

From: [REDACTED]
Sent: Wednesday 31 May 2023 22:43
To: RZLT <rzlt@mayococo.ie>
Cc: Planning <planning@mayococo.ie>
Subject: RZLT Submission

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Dear Sir Madam,

Please find attached our submission to seek de-zoning of our family farmlands at [REDACTED] County Mayo.

Attached;

00 Submission Statement

01 Copy Westport Zoning Map (2010 - 2016)

02 Copy Folio [REDACTED]


03 Copy Folio Boundary Map [REDACTED]

04 Copy Land Registry Map Showing Location of Map [REDACTED]

If any of the attachments listed above are not accessible please let me know.

Yours Sincerely,

[REDACTED]






Residential Zoned Land Tax/The Planning Department,
Mayo County Council,
The Mall,
Castlebar, County Mayo.
31st May 2023

By email to; rzlt@mayococo.ie
planning@mayococo.ie

Re.; Residential Zoned Land Tax Submission

A Chara,

I,  am the registered owner of the lands described in the documents enclosed;

1. 01 Westport Zoning Map 2010 – 2016 (lands outlined in red)
2. Folio 
3. Folio 
4. Land Registry Map confirming location of 

The lands identified on these maps have recently been included in Mayo County Councils revised online RZLT mapping system.

My family has farmed these lands for more than a century, and I as the current active farmer along with my husband and children, continue to farm cattle and sheep on the same lands.

Given the location of the zoned portion of our farm (6.5 acres excluding the house and garden), the inclusion of them on the RZLT system will accrue a huge tax liability for us which will be due for payment on the 1st March 2024.

Even a conservative estimate of the “value” of the land would result in a tax liability that would be unmanageable on a once-off basis, let alone the annual recurring basis that will apply.

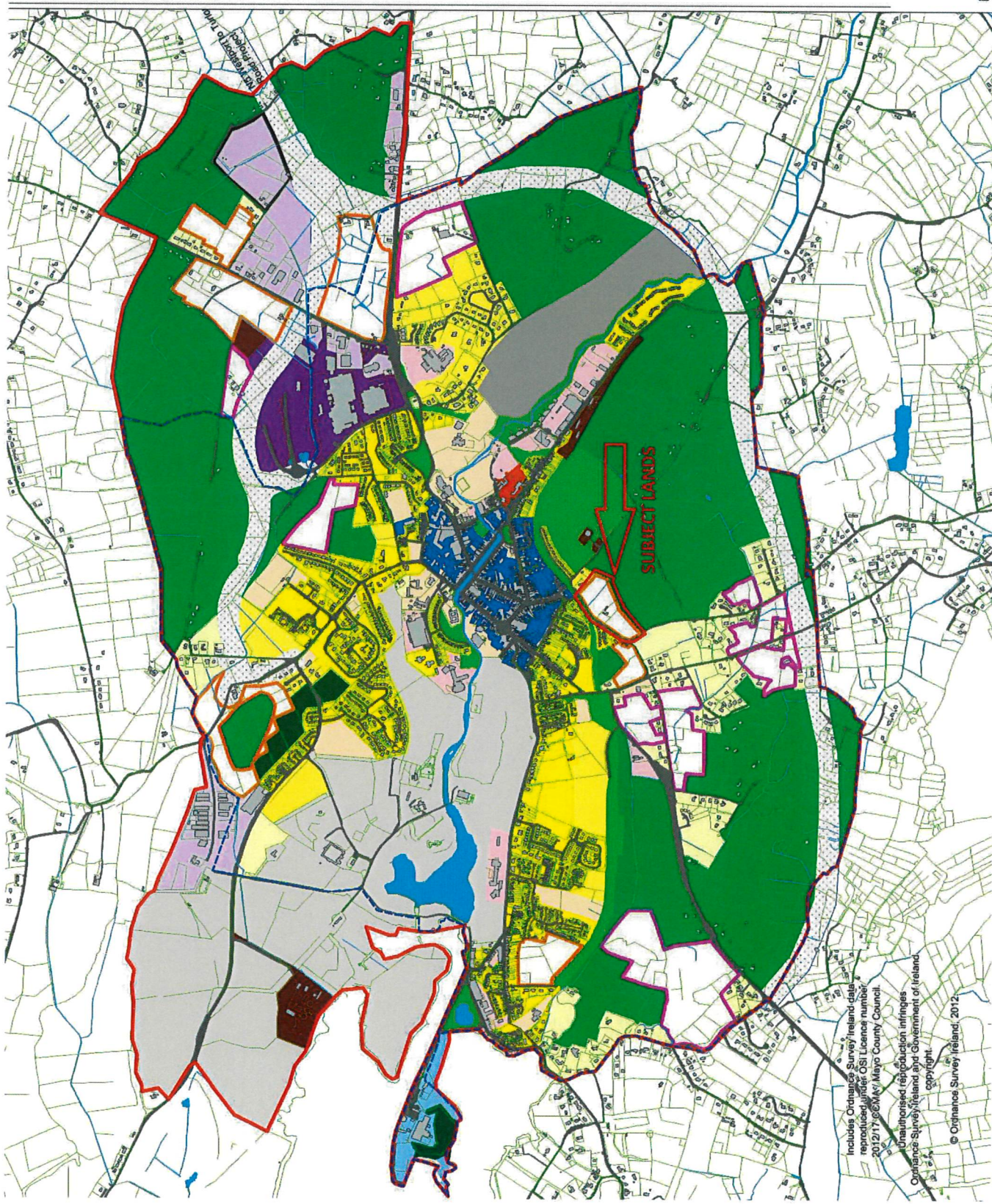
The fear of an annual tax, at 3% of the value of 6.5 acres of residential zoned land, is very real for us.

We have no choice but to request that the lands in question are de-zoned. Even a portion of the lands in question remaining zoned for residential use would result in an annual tax that we could not afford.

Yours Sincerely,



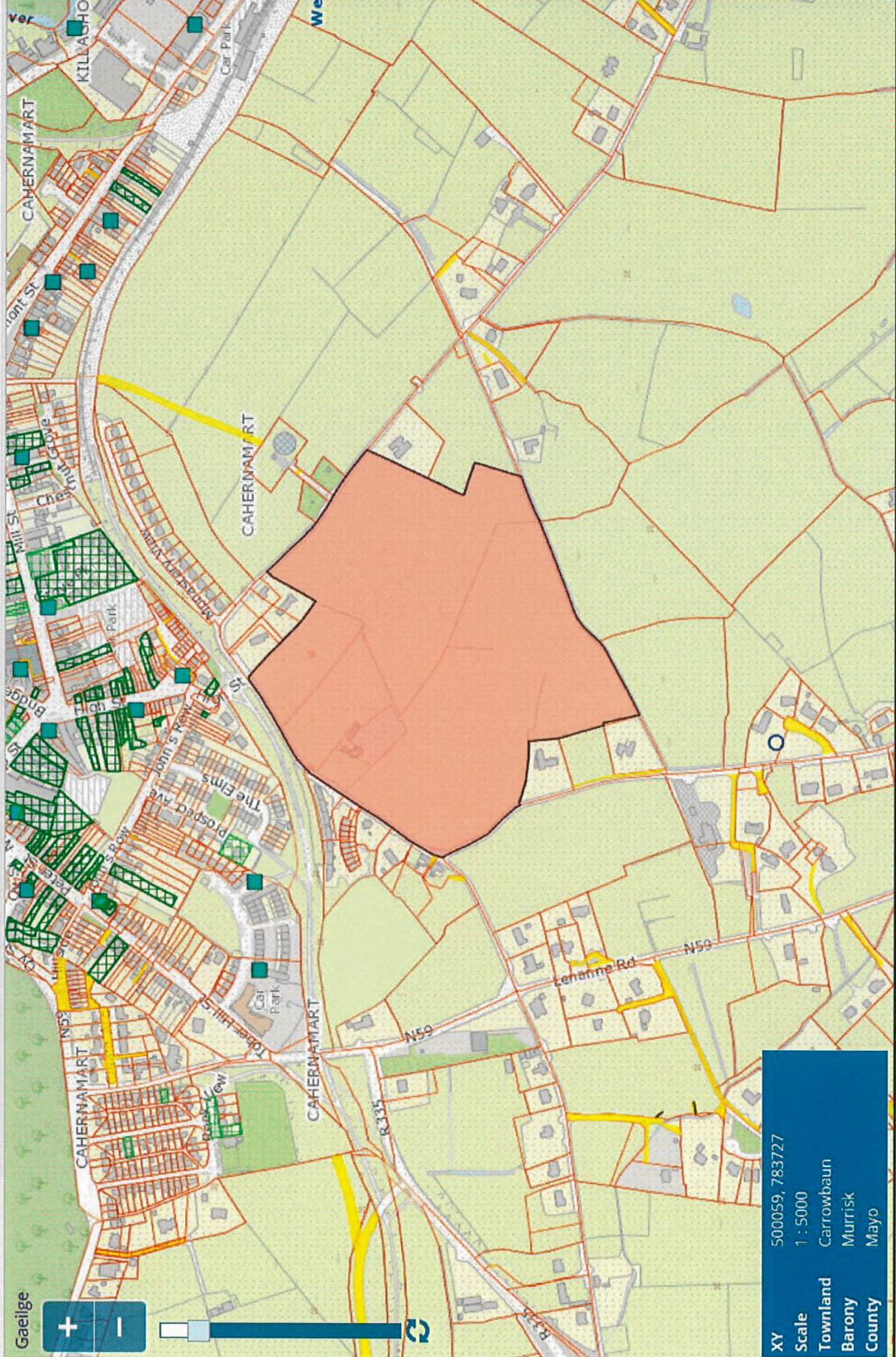
- LEGEND**
- Westport Town Council Boundary
 - Plan Boundary
 - Residential Phase II
 - Residential Phase III
 - A1 Residential Phase I High Density (10 units/acre or 25 units/ha)
 - A2 Residential Phase I Medium Density (6 units/acre or 15 units/ha)
 - A3 Residential Phase I Low Density (4 units/acre or 10 units/ha)
 - B Town Centre
 - C Residential/Commercial
 - D Industrial
 - E Industrial/Commercial
 - E Industrial/Commercial Phase II
 - F Institutional/Community Facilities/Offices
 - G Community Facilities
 - H Open Space
 - I Woodlands
 - J Marine Related Tourism
 - K Agriculture/High Amenity
 - M Utilities
 - Proposed Road Corridor
 - Colone's Wood Refer to Section 6 Area Plan & Map 1(a)
 - L Westport House & Demense Refer to Section 6 Area Plan & Map 1(b)



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Map 1
Westport
Town & Environs
Development Plan
2010-2016
 Incorporating variations 1, 2 & 3

Gaeilge



Property Details

> Back

Folio Number
Title Level
Plan Number
Property Number
Area of selected plans
Number of Plans on this folio:
Address

Add to Basket

Create Alert

*PRA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

View Basket

Print Current View

Help

XY 500059, 783727

Scale 1 : 5000

Townland Carrowbaun

Barony Murrisk

County Mayo

The Property Registration Authority An tÚdarás Clárúcháin Maoinne



Official Property Registration Map
This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(6)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

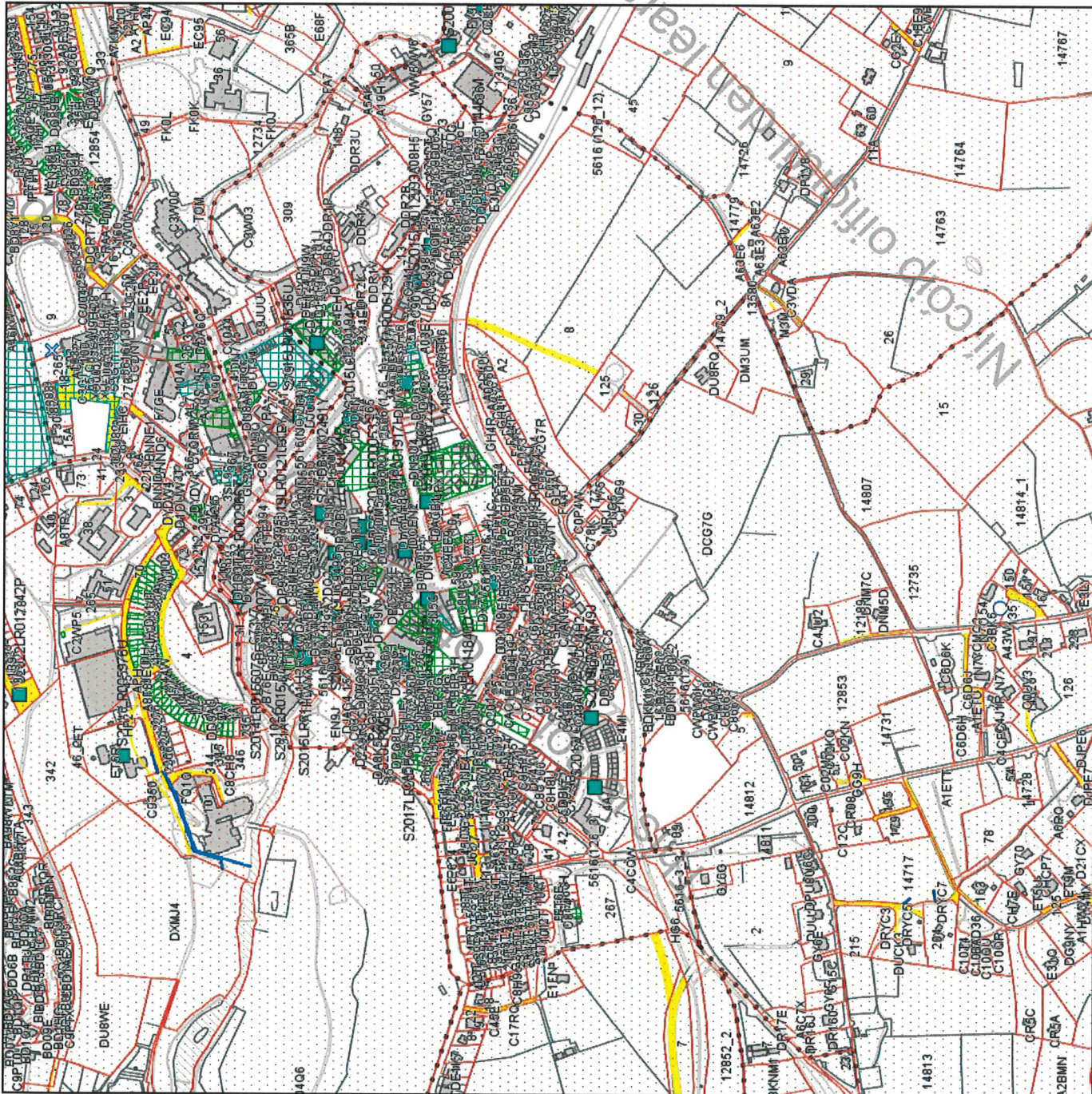
Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▽ Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



Land Registry


County Mayo



Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The property shown coloured Red as plan(s) [redacted] on the Registry Map, situate in the Parish of [redacted], in the [redacted]</p> <p>The Registration does not extend to the mines and minerals</p>	

Land Registry

County Mayo



Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
1	1					


Land Registry

County Mayo



Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	

Land Registry

County Mayo



Part 3 - Burdens and Notices of Burdens

No.	Particulars	
1	07-NOV-2002 [REDACTED]	The rights and privileges specified in Instrument No. [REDACTED] during his lifetime. Note: Burden added under Rule 7- Instrument Q2021LR007901K 29-Jun-2021
2	29-APR-2016 [REDACTED]	The right of [REDACTED] reside in the dwellinghouse her life .