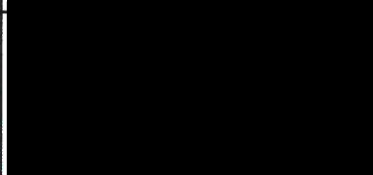
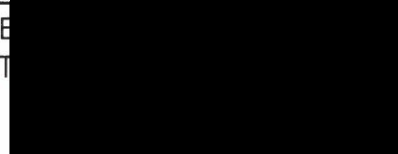


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CLARE  
COUNTY COUNCIL  
28 MAR 2022  
Received  
Planning Section  
Contact Details

### Clare County Development Plan 2023-2029 Submission/ Observation Sheet

Name	Address	Contact Details
Gerard Ryan		

# Clare County Development Plan 2023-2029

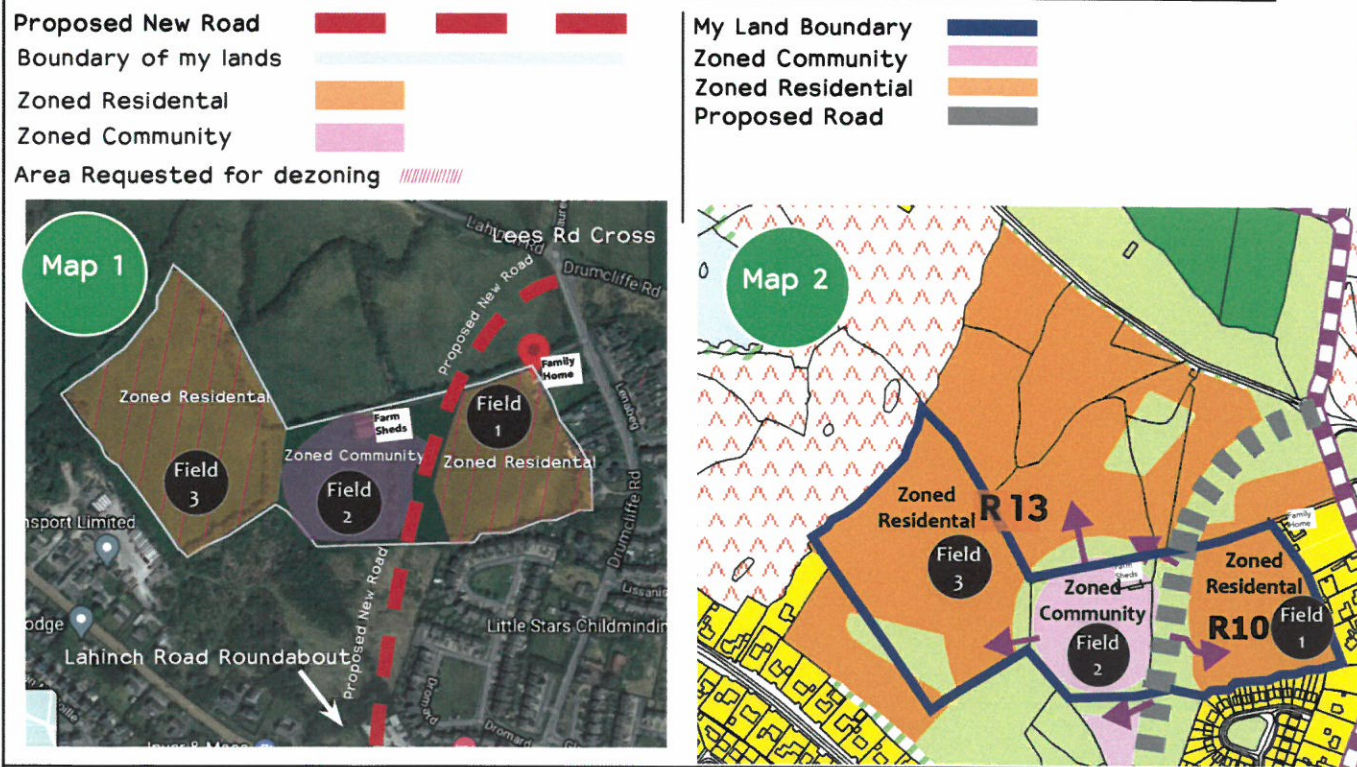
## Submission / Observation

In the current Development Plan, almost the entirety of my family farm at Drumcliffe Rd, Ennis, has been zoned. Fields 1 and 3 have been zoned residential and Field 2 has been zoned community (see maps below). While I am willing to retain the community zoning (proposed school) on Field 2, I wish to have the residential zoning removed from Fields 1 and 3. The reasons for this are as follows:

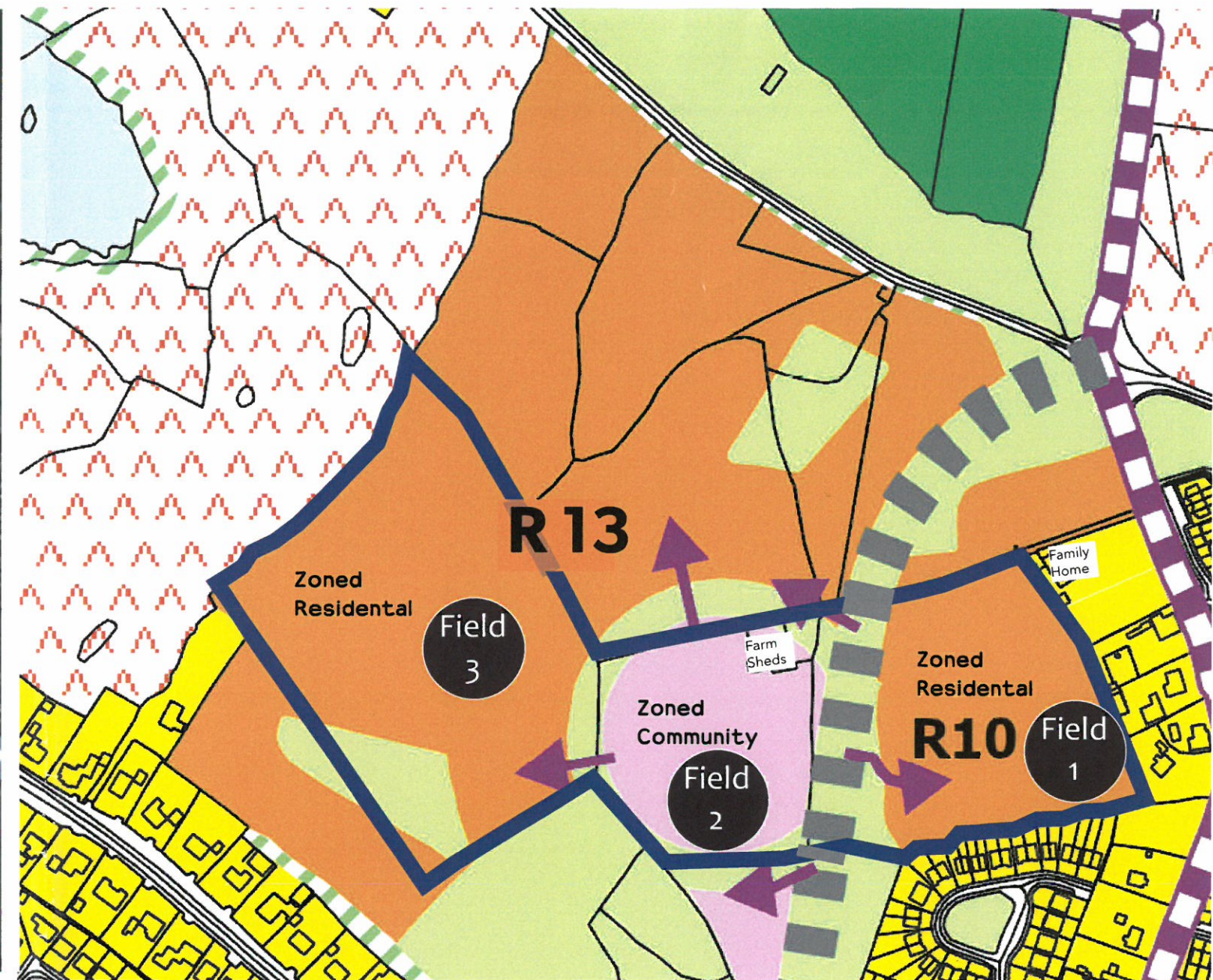
1. A government land tax comes into effect on Jan 1 2025 that will penalize landowners for unsold zoned land at a rate of 3% annually. In my case, this will mean a potential tax of between €50,000 and €65,000 annually collectible by revenue commissioners. The lands are not currently saleable for development, having no road frontage, no electricity, and no sewage. The land is currently in use as a working family-owned farm with a herd of cattle which I farm myself.
2. A proposed new road through my farm would open up my lands to potential development; however, this is stalled since September 2019 awaiting a judicial review with no definite date for a high court decision. Should the Council be successful in this review, it would take upwards of 2 years for this road to be built. If the high court finds against the Council, the road could be abandoned altogether.

In short, the proposed zoning exposes me to a massive tax bill in the near future. These lands cannot be developed at present due to a total lack of infrastructure. Furthermore, the current judicial review of the proposed road makes the completion of work on the road before January 2025 highly unlikely.

**I am therefore requesting dezoning of Field 1 and Field 3 (see maps below) in accordance with the Finance Act 2021, Part 22A, which allows for landowners to dezone their lands.**



Signature Date 28/3/2022



- Proposed New Road
- Boundary of my lands
- Zoned Residential
- Zoned Community
- Area Requested for dezoning

- My Land Boundary
- Zoned Residential
- Zoned Community

## Proposed Land De Zoning on Lands at Drumcliffe Road, Ennis.

I wish to dezone field 1 and 3 (residential zoning) in above maps and retain community zoning (proposed school) in field 2. See submission attached