

► Submission information

Site Reference No.

TYLA00002614

Site Address (if known). Note: map can be uploaded as supporting documentation below

Folio TY14514 - Inishlounaght (McGrath Lands)

Your Status

Third Party

Requested action

Exclusion

Details of Submission Request

See attached

Supporting documentation

• FOLIOT~1.PDF (89.55 KB)

Full Name

Cllr John Fitzgerald

Email Address

Phone Number
{Empty}
Address
D'Arcys Cross, Clerihan, Clonmel
Eircode
{Empty}



Folio TY14514 – Northern section is zoned residential as per hatching on map below. (ca. 4ha)

We are requesting that the zoned lands are excluded from the final RZLT Maps for the following reasons:

- No footpath serving the lands.
- Water (potable) infrastructure is seriously deficient in the area. By way of example, not a
 week goes by during the summer when drinking water is not shut off during the
 evening/nighttime.
- There is no existing lighting infrastructure.
- There is no access to the lands.
- There is no wastewater infrastructure serving the lands.
- Future Farm Viability The purpose of the RZLT is to activate zoned landbanks acquired and held by speculative developers. It is not intended to make existing farms unviable as it will do so in this case.
- There is no masterplan for the lands, and it is not within the gift of us as the landowners to deliver one.
- The site forms part of the greenbelt separating the town from the village.
- The farm is presently contiguous i.e. all in one block and therefore accessible from the farm without using the surrounding road network. The proposal as it stands will break up

the farm by landlocking the remaining unzoned lands to the south meaning agricultural traffic will be diverted through Marlfield village.

• Sequential Planning - The Council is not short of land in the area i.e. the Mental Hospital Site, Ballingarrane ca. 350acres. These should be rezoned instead of contributing to sprawl at the edge of town.