

Tipperary County Council
Residential Zoned Land Tax
Planning Policy and Projects Unit
Civic Offices
Nenagh
Co. Tipperary

Date: 30 March 2026

Re: Submission on Final Residential Zoned Land Tax Map 2026 – Newport

Land Reference: TYLA00005949

Dear Sir / Madam,

We wish to make a formal submission in relation to the inclusion of our lands, referenced TYLA00005949, on the Final Residential Zoned Land Tax (RZLT) Map 2026 for Newport, County Tipperary.

Request

We respectfully request that the zoning of the above-referenced lands be amended from Residential to Agricultural, and that the lands be removed from the Final RZLT Map 2026.

Grounds for Request

(a) Active agricultural use

The lands identified as TYLA00005949 form an integral part of our actively farmed agricultural property. The continued agricultural use of these lands is fundamental to the sustainable operation of our farm. The lands are used solely for agricultural purposes and are involved in no other economic activity. The residential zoning currently applied to these lands does not reflect their established use, character, or function. Retaining residential zoning on lands that are demonstrably and actively farmed conflicts with the intent of RZLT, which is to target underutilised or vacant residentially zoned land rather than land in productive agricultural use.

(b) Restriction of access to agricultural lands

The proposed residential zoning would restrict and effectively prevent our continued access to adjoining agricultural lands that form part of our overall holding. These lands are located outside the town plan boundary, and the proposed zoning configuration would sever access, leaving us unable to reach or properly farm that portion of our property. This would significantly undermine the viable and sustainable operation of our farm.

Planning Context

We note that Tipperary County Council is progressing a variation to the Tipperary County Development Plan 2022 in response to new Section 28 Ministerial Guidelines on "National Planning Framework Implementation: Housing Growth Requirements", including the identification of additional residential lands in towns such as Newport. In this context, we submit that residential growth objectives for Newport can be met through more suitable and accessible lands, without the need to retain residential zoning on lands that are actively farmed as part of a larger farm holding.

Conclusion

For the reasons outlined above, we respectfully request that Tipperary County Council:

1. Rezone lands TYLA00005949 from Residential to Agricultural, and
2. Exclude the lands from the Final Residential Zoned Land Tax Map 2026 for Newport.

We thank the Council for its consideration of this submission.

Yours faithfully,

A black rectangular box redacting the signature of Pat Keating.

Pat Keating

Mackney O'Brien,
Newport,
Co Tipperary

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The land identified as **TYLA00005949** is marked with a red line on the attached draft RZLT Map 2026 covering Newport, County Tipperary.

