

Webform submission from: Residential Zoned Land Tax- Submission Form

From Tipperary County Council - Consultation Portal <socialmedia@tipperarycoco.ie>
Date Mon 30 Mar 2026 11:14 AM
To Residential Zoned Land Tax <rzlt@tipperarycoco.ie>
Cc [REDACTED]

5 attachments (3 MB)

Tipperary County Council.docx; Folio Map from chief planning officer.pdf; Irish Water Confirmation of Feasibility January 13th 2026.pdf; William Mansfield Valuation and Report June 5th 2025.pdf; Tipperary County Council_0.docx;

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A new submission has been received for RZLT 2026

--Submitted Information for Redaction--

Submission ID: RZLT.2026.10
Submitted on Mon, 30/03/2026 - 10:54

Submitted values are:

Site Reference No.
TY20159

Site Address (if known)
Manna South Templemore Co Tipperary

Your Status
Landowner

OS Map Upload

- [Tipperary County Council.docx](#) (24.88 KB)

Requested action

Exclusion and Zoning Change

Details of Submission Request

The details of my submission request are clearly outlined in my attached letter addressed to Tipperary Co. Council dated March 26th 2026 on behalf of The Mockler Family

Supporting documentation

- [Folio Map from chief planning officer.pdf](#) (1.78 MB)
- [Irish Water Confirmation of Feasibility January 13th 2026.pdf](#) (281.94 KB)
- [William Mansfield Valuation and Report June 5th 2025.pdf](#) (1.1 MB)
- [Tipperary County Council 0.docx](#) (24.88 KB)

Full Name

Mary Mullally

Email Address

[REDACTED]

Phone Number

[REDACTED]

Address

[REDACTED]

Eircode

[REDACTED]

Tipperary County Council

Clonmel

Co. Tipperary

March 26th 2026

To Whom It Concerns.

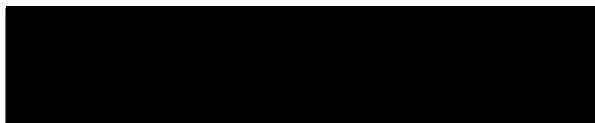
With reference to the zoning of Folio TY20159 and cont. circa 3.81 Hectares or 9.42 Acres in the Townland of Manna South, Templemore, Co. Tipperary please reference zoning map attached from Senior Executive Planner Mr Fergal O'Donnell received on May16th 2025, the lands are divided into Northern Portion the site is outlined in red reference TYLA 00005434 and Southern Portion the site is outlined in blue reference TYLA 00005435. We apply for these lands to be excluded from Residential Zoned Land Tax (RZLT) on the grounds they are not fully serviced please reference the Uisce Eireann Confirmation of Feasibility letter dated 13 January 2026 from Mr Dermot Phelan Connections and Developer Services the letter states the Southern portion does not have water services until an upgrade of the Templemore RWSS is complete "which may be some years away from being delivered". The Northern Portion may have scope for some houses "depending on the number of houses and the headroom available" as there is currently minimal headroom in the Templemore RWSS to accommodate the overall development.

On the re valuation of the lands having received the Uisce Eireann Letter reference the updated valuation from Mr William Mansfield Auctioneer Valuer and Chartered Surveyor dated 3rd March 2026 he also points out from his inspection of the lands the protruding rocks mainly visible on the Northern Portion.

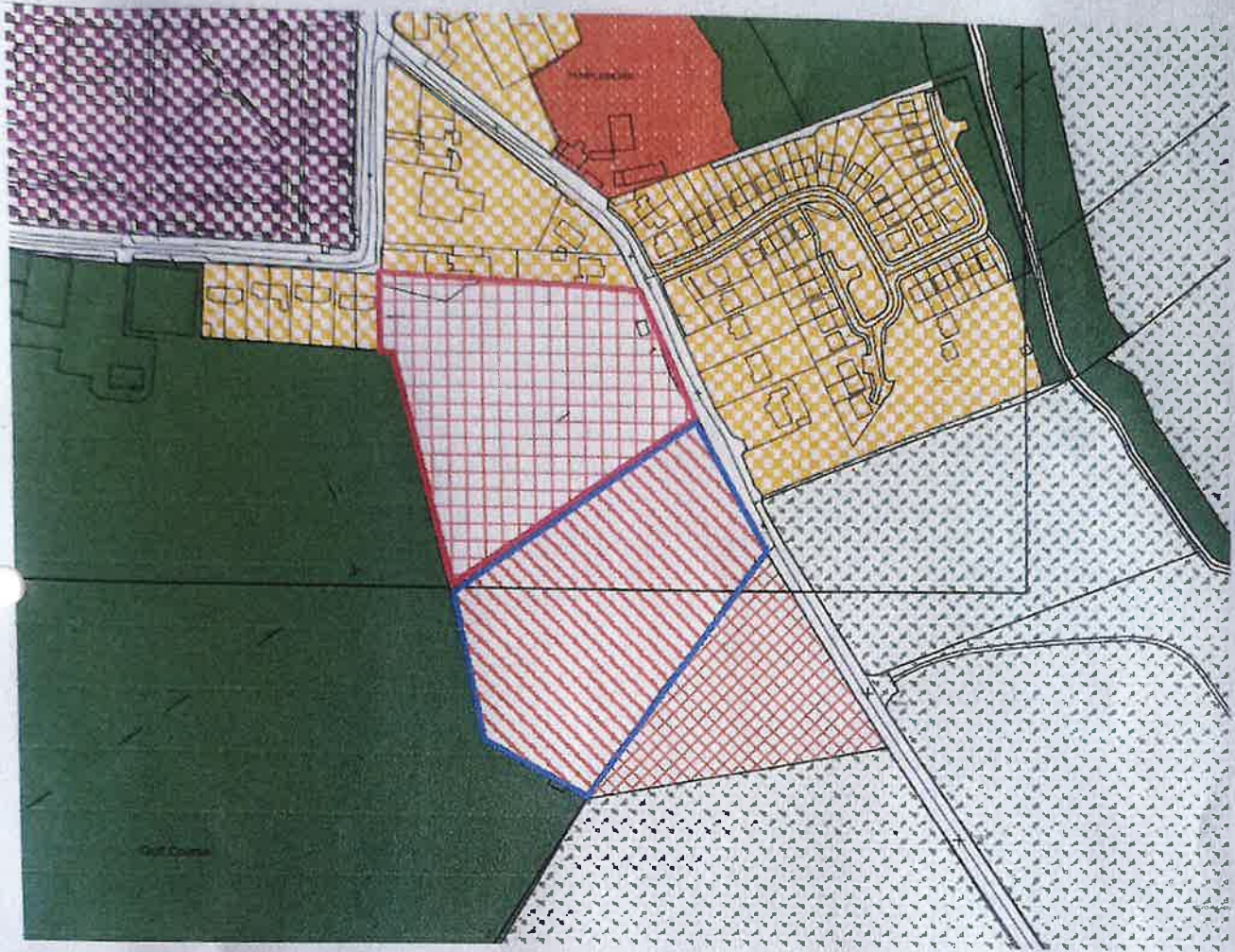
The lands have always been and continue to be leased to a local farming family for grazing purposes only as they are not suited to tillage due to the rock protrusions. The family are taking the lands again this year and will sign their 2026 lease.

Taking the lack of water services in Templemore until an upgrade is carried out and the protruding rocks into account I request on behalf of The Mockler Family that these lands are excluded from RZLT until Uisce Eireann have completed an upgrade of the Templemore RWSS.

Yours faithfully

A large black rectangular redaction box covering the signature of the sender.

Mary Mullally (nee Mockler) on behalf of the Mockler family.



Northern portion of site (outlined red)

Area: 1.7ha approx

Zoning: Serviced Sites

Density expected (approx.): 10 units per hectare

Southern portion of site (outlined blue)

Area: 2.23 ha approx

Zoning: New residential Low Density Phase 1

Density expected (approx.): 15 units per hectare

CONFIRMATION OF FEASIBILITY

Declan Glynn

Mchugh Glynn & Associates Ltd
Bank Street
Templemore
Co. Tipperary
E41PH66

13 January 2026

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

**Our Ref: CDS25008194 Pre-Connection Enquiry
Manna South, Templemore, Tipperary**

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Housing Development of 58 unit(s) at Manna South, Templemore, Tipperary, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible Subject to upgrades
 - There is currently minimal headroom in the Templemore RWSS to accommodate the overall development in terms of water supply however an upgrade (including water exploration) for the Templemore RWSS is being looked at but may be some years away from being delivered. The entirety of this proposed development could be accommodated upon completion of the upgrade, however in the meantime, there may be scope for the initial phases of the development to connect depending on the number of houses proposed and the headroom available. Further details on this can be discussed at connection application stage.
- **Wastewater Connection** - Feasible without infrastructure upgrade by Uisce Éireann

Stiúrthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.

Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/


Where can you find more information?

- **Section A** - What is important to know?

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,



Dermot Phelan
Connections and Developer Services

Section A - What is important to know?

What is important to know?	Why is this important?
<p>Do you need a contract to connect?</p>	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Uisce Éireann.
<p>When should I submit a Connection Application?</p>	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
<p>Where can I find information on connection charges?</p>	<ul style="list-style-type: none"> • Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
<p>Who will carry out the connection work?</p>	<ul style="list-style-type: none"> • All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. <p>*Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works</p>
<p>Fire flow Requirements</p>	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
<p>Plan for disposal of storm water</p>	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
<p>Where do I find details of Uisce Éireann's network(s)?</p>	<ul style="list-style-type: none"> • Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

<p>What are the design requirements for the connection(s)?</p>	<ul style="list-style-type: none"> • The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
<p>Trade Effluent Licensing</p>	<ul style="list-style-type: none"> • Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ <p>**trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p>

PROPERTY PARTNERS

Main Street, Rathdowney, Co. Laois, R32R86K
T: 0505 46211

MANSFIELD

VALUATION and REPORT

www.propertypartners.ie

I, William Mansfield, Auctioneer Valuer and Chartered Surveyor, Main Street, Rathdowney, Co. Laois have been requested by the following, [REDACTED]

[REDACTED] to carry out a valuation on the lands of the Late Frances Mockler, Talavara House, Templemore, Co. Tipperary. Lands are situated in the Townsland of Manna South, Templemore, Co. Tipperary and Held in part of Folio TY20159 and cont. circa 3.81 Hectares or 9.42 Acres.

The purpose of the said valuation is to ascertain the Open Market Value of the said lands as at todays date 5th June 2025.

Part of the above lands and particularly on the Northern portion of the Site outlined in Red the area contains 1.6 Hectares approximately are Zoning Serviced Sites on the enclosed Map, Density expected approximately 10 Units per Hectare. The remainder of the said lands in the Southern Portion of the said Folio Site outlined in Blue the area is 2.23 Hectares approximately stating Zoning New Residential Low Density Phase 1, the Density expected to be approximately 15 Units per Hectare. It is my opinion after inspecting these lands there is extensive pertruding Rock on the entire lands. It is my experience and knowledge over the years in order to secure a Developer for the said lands, it is a known fact there would be considerable cost involved with a Rock Bracker for the Developer, therefore it is my opinion it maybe difficult to sell these lands because of the following factors. Residential Development Land or Arable Agricultural Land due to the extensive Rock on the lands and in the area, in particular for Building Construction.

Having inspected the said lands and taken into account that these lands are not serviced, and the sewerage system in the town of Templemore is not adequate to take any more or any further potential Buildings, also I understand it may take three to five years for the sewerage and water system to be upgraded and extended to be capable of supporting any further connections to the systems of the zoned land or service sites in the town of Templemore. Therefore I am reflecting my valuation of the said lands as Agricultural Lands and not zoned Residential lands, as at todays Date 5th June 2025, it would be my opinion that the said lands would have an open Market Value as agricultural land of:

SIGNED [REDACTED]

WILLIAM MANSFIELD
F.S.C.S.I., F.R.I.C.S

Dated: 5th June 2025