



Comhairle Contae Mhuineacháin Monaghan County Council

DS 54/24

Acmhainní Daonna
Human Resources
047 30586

Airgeadas
Finance
047 30589

Na Bóithre
Roads
047 30597

Clár na dToghthóirí
Register of Electors
047 30551

Comhshaol
Environment
042 9661240

Na hEalaíona
Arts
047 38162

Sachtaí /Deontais Tithíochta
Housing Loans/Grants
047 30527

Leabharlann an Chontae
County Library
047 74700

Mótarcháin
Motor Tax
047 81175

Músaem an Chontae
County Museum
047 82928

Pleanáil
Planning
047 30532

Pobal
Community
047 73719

Rialú Dóiteáin/Foirgnimh
Fire/Building Control
047 30521

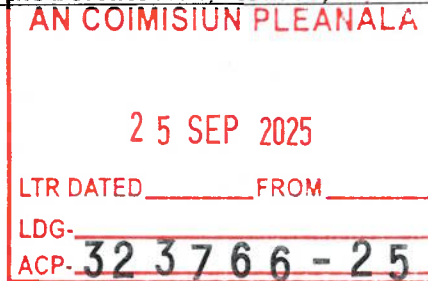
Oifig Fiontair Áitiúil
Local Enterprise Office
047 71818

Seirbhísí Uisce
Water Services
047 30504/30571

Section 22(3) Notice

Notice under Section 22(3) of the Derelict Sites Act 1990, as amended.

Owner / Occupier
Muckno Street
Castleblayney
Co. Monaghan
A75 V184



I refer to property at **Muckno Street, Castleblayney Co. Monaghan A75 V184** details of which were entered in the Derelict Sites Register on 28th August 2024.

I wish to also advise that the property will continue to remain on the register until such a time as Monaghan County Council are satisfied that the property is no longer derelict as defined by the act.

The Council has had the property valued for the purposes of charging the Derelict Sites Levy, as prescribed by Section 23 of the Act. This levy will be seven per cent of the market value of the property per annum.

The Council has determined the market value of the property at **€40,000** thus incurring a levy of €2,800 per annum, such amount being payable on demand.

You may appeal the market value of this property as determined by the Local Authority to the Valuation Tribunal. In accordance with Section 22 (7) of the Derelict Sites Act, 1990, you must set out the **specific** grounds of appeal. You should, outline the precise reason(s) for appealing against the determination of the Market Value. An appeal is valid **only** if accompanied by the appropriate fee. You can contact the Valuation Tribunal by emailing info@valuationtribunal.ie, or by correspondence to The Registrar, Valuation Tribunal, Third Floor, Holbrook House, Holles Street, Dublin 2, D02 EY84.

This appeal must be made within 28 days of the date of this notice.

Fáláilonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

☎ 00353 47 30500 📠 00353 47 82739 🌐 www.monaghan.ie

💻 eolas@monaghancoco.ie ✉ info@monaghancoco.ie

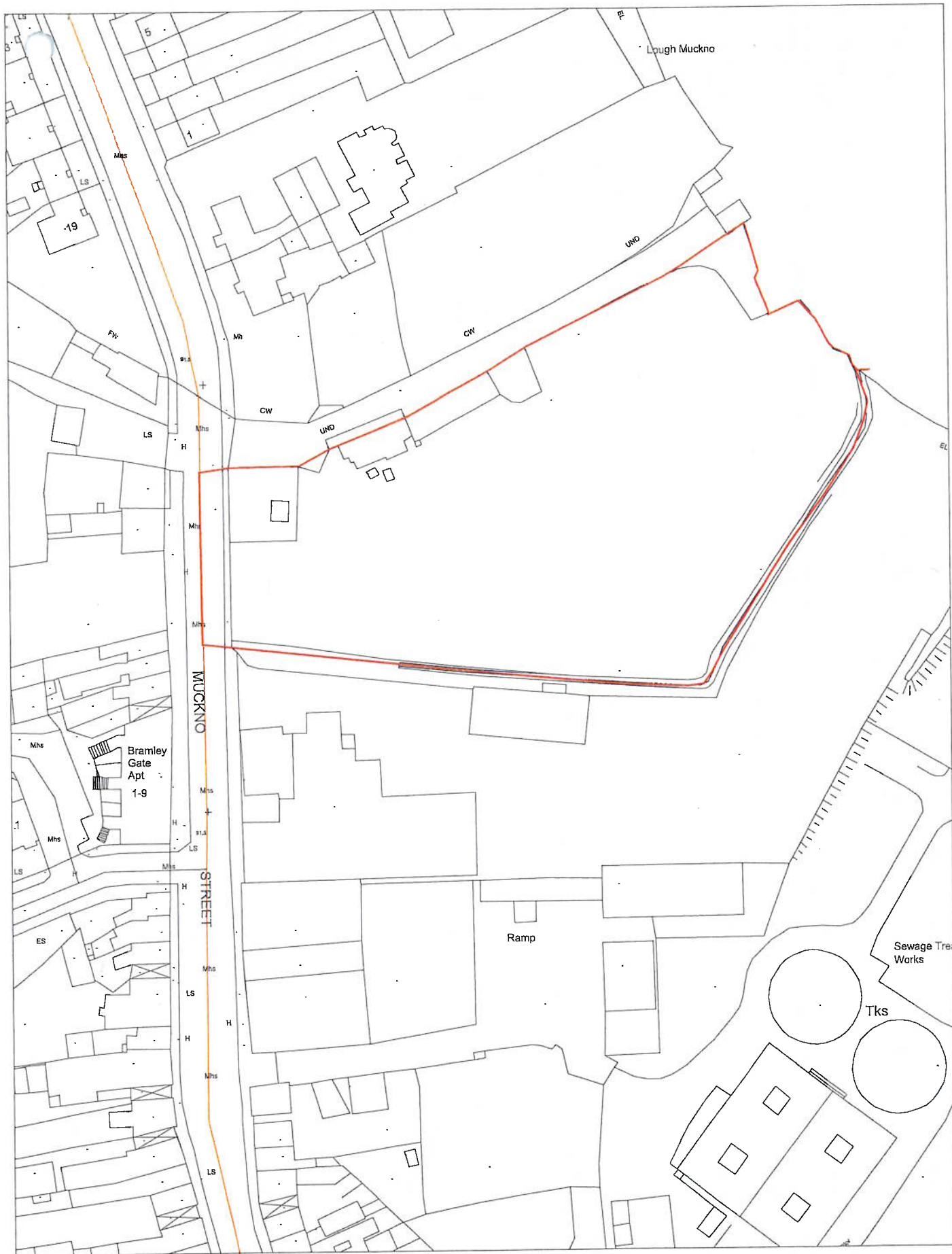
Where an amount of derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, interest at the rate of 1.25% for each month or part of a month of the period is chargeable. The amount of the levy and the interest due and payable there on shall, on the date on which it becomes so due and payable, become and shall remain until payment thereof, a charge on the relevant land/property.

The Council intends to demand payment of the levy on the expiry of the period of 28 days for making an appeal in relation to the Council's determination or, if an appeal is made, as soon as may be on being notified by the Valuation Tribunal of its decision.

There are a number of funding schemes available to property owners. Please contact the Vacant Homes Officer for details of above schemes.


Kevin McNally
Town Regeneration Officer

Date: 16/11/24



Comhairle Chontae Mhuineacháin,
Oifigí Contae,
An Gleann,
Mhuineachán.
Guthá 047 30500

Monaghan County Council,
County Offices,
The Glen, Monaghan
Phone: 047 30500
Fax: 047 82739



Project: Muckno Street A75 V184

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Drawn By:

Survey By:

Date:

01:05:24

Scale:

1:1000



For office use
Appeal No. _____
Valid _____

NOTICE OF APPEAL TO THE VALUATION TRIBUNAL UNDER SECTION 22(4) OF THE
DERELICT SITES ACT, 1990, AGAINST THE DETERMINATION OF MARKET VALUE
OF URBAN LAND BY THE LOCAL AUTHORITY

1. DETAILS OF DERELICT SITE

Exact Postal Address _____

Area M² _____

2. APPELLANT DETAILS

I/ We _____ the owner (s)
of the above derelict site, HEREBY GIVE NOTICE OF APPEAL against the determination of Market Value by the
planning authority.

Contact Address _____

Daytime Telephone No. _____ Email _____

3. PLANNING AUTHORITY & DATE OF NOTICE OF VALUATION/ REVISED VALUATION

Name of Planning Authority: _____

Date of Notice of Valuation/ Revised Valuation: _____

4. MARKET VALUE OF DERELICT SITE AS DETERMINED BY PLANNING AUTHORITY

AMOUNT € _____

5. GROUNDS OF APPEAL:

Please state the specific grounds for appealing against the determination of market value made by the Planning
Authority. _____

6. STATE NAME AND ADDRESS OF EVERY PERSON WHO APPEARS TO THE APPELLANT TO BE AN INTERESTED PERSON

7. An appeal is valid *only* if the appropriate fee is paid. Fee bands are set out below. Please note the Tribunal no longer accepts cheques or bank drafts as payment for appeal fees. To pay by phone contact us on 01-676 0130.

Market value of urban land as determined by planning authority	Appeal fee
Not exceeding €65,000	€60
Exceeding €65,000 but not exceeding €130,000	€125
Exceeding €130,000	€190

8. AGENT DETAILS (IF APPLICABLE)

Name: -----

Address: -----

Telephone No. ----- Email -----

Privacy Policy:

The processing of personal data by the Valuation Tribunal is lawful to the extent necessary for the Tribunal to hear and determine appeals in accordance with Section 34 of the Valuation Act 2001. The Tribunal collects the minimum amount of personal information necessary in order to contact the Appellant and to process the appeal. All personal data is stored securely in accordance with relevant principles of data protection law. Pursuant to the Tribunal's statutory duty, the personal information contained in this form is shared with occupier of the property to which the appeal relates (if not the Appellant), the Rating Authority, the Commissioner of Valuation and any other party who appears to the Tribunal that will be directly affected by the decision made on the appeal. By lodging an Appeal you are consenting to our Privacy Policy. Further information is available at www.valuationtribunal.ie.

8. SIGNATURE OF APPELLANT/AGENT

Signed: -----	Date: -----
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PLEASE RETURN THIS FORM TO:

The Registrar
Valuation Tribunal
3rd Floor
Holbrook House
Holles Street
Dublin 2

An Cláraitheoir
An Binse Luachála
An Tríú Uirlár
Teach Holbrook
Sráid Holles
Baile Átha Cliath 2

Phone: 01-676 0130 Email: appeals@valuationtribunal.ie

**GUIDELINES FOR COMPLETION OF NOTICE OF APPEAL
DERELICT SITES ACT 1990**

Under Section 22 (4) of the Derelict Sites Act, 1990 an **OWNER** of urban land may appeal to the Valuation Tribunal against a determination of the **Market Value** of the land by the local authority. The following guidelines are merely an aid to the appellant and do not purport to have any legal interpretation.

Question

No.

1. Fill in details of the site under appeal (type, location, size etc.).
2. Fill in the name and contact address of the **OWNER** of the urban land which is the subject of the appeal, the name of the local authority concerned and the date of **receipt*** of the determination made by the Local Authority. [*The appeal must be made to the Tribunal **within 28 days** from the date of receipt.]
3. Fill in the Market Value as determined by the Local Authority.
4. In accordance with Section 22 (7) of the Derelict Sites Act, 1990, you must set out the **specific** grounds of appeal. In other words, briefly outline the precise reason(s) for appealing against the determination of the Market Value.
5. Fill in the name and address of any other person who is, in your opinion, affected by the market value determination of the local authority.
6. The fee which must accompany the Notice of Appeal to the Tribunal is as follows. An appeal is valid *only* if accompanied by the appropriate fee.

Market Value of property as determined by the Local Authority	Appeal Fee
Less than €65,000	€ 60
€65,000 but less than €130,000	€125
€130,000 or over	€190

Cheques etc. should be made payable to the Valuation Tribunal.

7. For completion where it is required that correspondence be forwarded to a Solicitor or Agent (strike out words not applicable).

The Registrar
Valuation Tribunal
3rd Floor
Holbrook House
Holles Street
Dublin 2

An Cláraitheoir
An Binse Luachála
An Tríú Uirlár
Teach Holbrook
Sráid Holles
Baile Átha Cliath 2

Phone: 01-676 0130

Fax: 01-642 5990