

[REDACTED]

Active Land Management Unit,
Planning and Property Development Department,
Block 4, Floor 3, Civic Offices,
Wood Quay,
Dublin 8,
D08 RF3F

Submitted via Consultation Portal

01st April 2025

Re: REZONING SUBMISSION OF [REDACTED] AT BEATTYS AVE FROM RZLT DRAFT MAP

Dear Sir/Madam,

This submission by [REDACTED] is in response to an invitation by Dublin City Council to comment on land that is within the scope of the Residential Zoning Land Tax (RZLT) and identified on the 2026 Draft Maps prepared by Dublin City Council.

[REDACTED] supports the overall objective of the tax to activate land that is serviced and zoned for residential use or mixed use in order to increase housing supply and to ensure the regeneration of vacant and idle lands at appropriate urban locations. However, in this instance, [REDACTED] are seeking the rezoning of its lands at Beatty's Ave, located on Merrion Road, Dublin 4 (see map Appendix A).

Site Ownership & Uses

The (Site Area) [REDACTED] The site is accessed from Beatty's Ave. The site was [REDACTED] and [REDACTED] are currently progressing the design for its delivery.

Rezoning Submission Justification

Policy and Objective 1 (a) in the Guidelines for Planning Authorities, relating to Change in Zoning of Lands Subject to Existing Economic Activity, sets out the certain criteria required for a landowner to request a change of rezoning of their land in the RZLT Draft Maps. As outlined below [REDACTED] lands at this location are operating an economic activity.

Under Section 653I of the Taxes Consolidation Act 1997 (as amended), [REDACTED] seek the alternative zoning of **Z6 – Employment/Enterprise**, on its lands at Beatty's Ave, to ensure the future economic activity of the Beatty's Ave Substation can be delivered in the near future through supportive zoning in the current Dublin City Development Plan 2022-2028. [REDACTED] finances, builds and maintains the transmission and distribution system through which electricity flows from generation stations to bulk supply points. Due to the existing network for the Ballsbridge area being at near capacity, there is requirement for strengthening the network in this area.

[REDACTED] ownership of this site creates the perfect opportunity to develop [REDACTED], where it will accommodate critical electricity infrastructure, serving thousands of commercial and domestic customers in Ballsbridge and the wider area.

[REDACTED] carry out all the functions relating to the electricity distribution system which includes planning, construction, maintenance and operation of the distribution networks and metering of customer end use.

[REDACTED]

As outlined above, the [REDACTED] site at Beatty's Avenue is intended to accommodate [REDACTED]

Conclusion

[REDACTED] supports the overall objective of the tax to activate land for residential use, however as a strong diversified utility operating right across the electricity market our focus is on implementing [REDACTED]

[REDACTED] We request that due consideration is given to the issues raised in this submission, and we seek the rezoning of the [REDACTED] lands at Beatty's Avenue from the 2026 Draft RZLT Map as.

- The lands at Beatty's Ave are required for, or are integral to, the future occupation by [REDACTED] [REDACTED] in Dublin City.

If we can be of any further assistance, or if you wish to clarify any of the points raised, please do not hesitate in contacting the undersigned.

Yours sincerely,



APPENDIX A

