

[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

01<sup>st</sup> April 2025

**Re: REZONING SUBMISSION OF [REDACTED] LANDS AT FITZWILLIAM LANE [REDACTED]  
[REDACTED] FROM RZLT DRAFT MAP**

Dear Sir/Madam,

This submission by [REDACTED] ([REDACTED]), [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 its [REDACTED] [REDACTED], located on Fitzwilliam Lane, Dublin 2 (see map Appendix A).

**Site Ownership & Uses**

The property comprises a [REDACTED] located on Fitzwilliam Lane which links to Fitzwilliam Street Lower [REDACTED]. The [REDACTED] structure was acquired by [REDACTED]. The [REDACTED] is used by staff located in F27 and current contains [REDACTED].

**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 liable for commercial rates.

Under Section 653I of the Taxes Consolidation Act 1997 (as amended), [REDACTED] seek the alternative zoning of **Z6 – Employment/Enterprise**, on its lands at Fitzwilliam Lane, to ensure the economic activity of the [REDACTED] [REDACTED] can continue for the duration of the current Dublin City Development Plan 2022-2028. Land Use Zoning Objective Z6 considered [REDACTED] as a Permissible Use. Development principles applied to Z6 in the Dublin City CDP focused on an enhanced focus on promoting employment and providing a wide range of local services for these lands. The [REDACTED] [REDACTED] on Fitzwilliam Lane provides an extended service to the [REDACTED] Head Office on Fitzwilliam Street Lower as there was a lacking of capacity for [REDACTED] in the development of the Head Office building.

[REDACTED] is liable for Commercial Rates for its [REDACTED] [REDACTED] on Fitzwilliam Lane. The rateable valuation for this property was [REDACTED] for 2024. [REDACTED] is fully up to date with its rateable obligations for this property for 2024.



## Conclusion

■■■■ 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 energy strategies that support the transition of Ireland to a low-carbon and ultimately post-carbon economy to become a competitive, resilient, and sustainable region. We request that due consideration is given to the issues raised in this submission, and we seek the rezoning of the ■■■■ lands at Fitzwilliam Lane, ■■■■ from the 2026 Draft RZLT Map as.

- ■■■■ is liable for Commercial Rates at this location and wish for the economic activity at this location to continue.

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

