

RZLT Map – Rezoning Request
Active Land Management Unit
Planning and Property Development Department
Dublin City Council
Block 4, Floor 2
Civic Offices
Wood Quay
Dublin 8
D08 RF3F

1 April 2025

Dear Sir/Madam

Residential Zoned Land Tax - Final Map for 2025

Land at Davitt Road, Dublin 12

Parcel IDs DCC000064123, DCC000064291 and DCC000064292

Section 653I of the Taxes Consolidation Act 1997 (as amended)

1. Introduction

This submission for rezoning is made on behalf of [REDACTED] and seeks that the Dublin City Development Plan 2022-2028 be varied to change the zoning objective that applies to the above land from Objective Z10 to Objective Z15: 'To protect and provide for community uses and social infrastructure'.

As it is in respect of land identified on Final Residential Zoned Land Tax Map for 2025, this submission is made in accordance with section 653I(1)(d) of the Taxes Consolidation Act 1997 (as amended).

The policy intention is for landowners who are carrying out an ongoing economic activity to be facilitated to make requests to change the zoning of their land to allow for the existing economic activity to continue without being subject to the tax.

The subject land is currently subject to existing bona fide economic activity but is zoned for the purposes of providing residential development; however, the owner does not wish to develop the land for that purpose.

The applicants are seeking to change the zoning of the subject land to allow for the existing economic activity to continue without being subject to the tax.

[REDACTED]

2. Subject Land

The subject land comprises approximately 5.69 hectares and is bounded to the north by Davitt Road and the Grand Canal, to the south by Carrow Road, to the east by Galtymore Road and to the west by Kilworth Road. The site once accommodated a large industrial building that has been demolished.

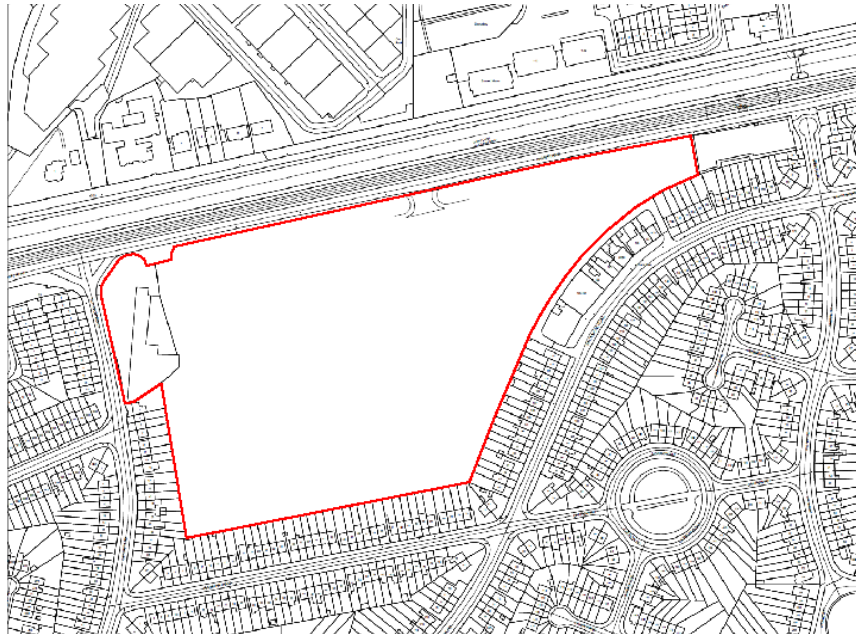


Figure 1: Extent of Subject Land

The existing uses on the site comprise:

- A [REDACTED] building in the northwest that the [REDACTED]
- The [REDACTED]
- [REDACTED]
[REDACTED]
[REDACTED]



Figure 2: Current uses on Subject Land

3. Background

The subject land once accommodated a large industrial building that has been demolished. [REDACTED] for the development of a clinical support hub for the Dublin-Midlands Hospital Group to accommodate a wide range of medical and related supporting uses.

The planning application for the ambulance centre on the site in 2015 included a Framework Plan that set out broad parameters for the future development of the site over a 20-year period to facilitate a range of functions relating to healthcare in the city and wider region in a logical and progressive fashion that responds to the character of the area whilst also reflecting the future healthcare needs of the region.

The land was acquired as it is strategically located in relation to [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Elective
and planned procedures could be carried out on the site away from the

environment of a more [REDACTED] It is also envisaged that complementary [REDACTED]

[REDACTED] outline of this Development Control Plan to local city councillors, TD's, public representatives and community representatives in November 2024.

This presentation was supported by these local stakeholders, in defining a proposal for the redevelopment of this important site for the benefit of healthcare for the community and regional demographic population.

It is the intention of the [REDACTED] to submit planning applications for the first phases of this development in the coming months.

4. Land included on the Residential Zoned Land Tax Final Map for 2025

The land within the applicant's ownership on the Final Map for 2025 comprises three separate parcels – DCC000064123, DCC000064291 and DCC000064292 - as set out in Figure 3 overleaf.

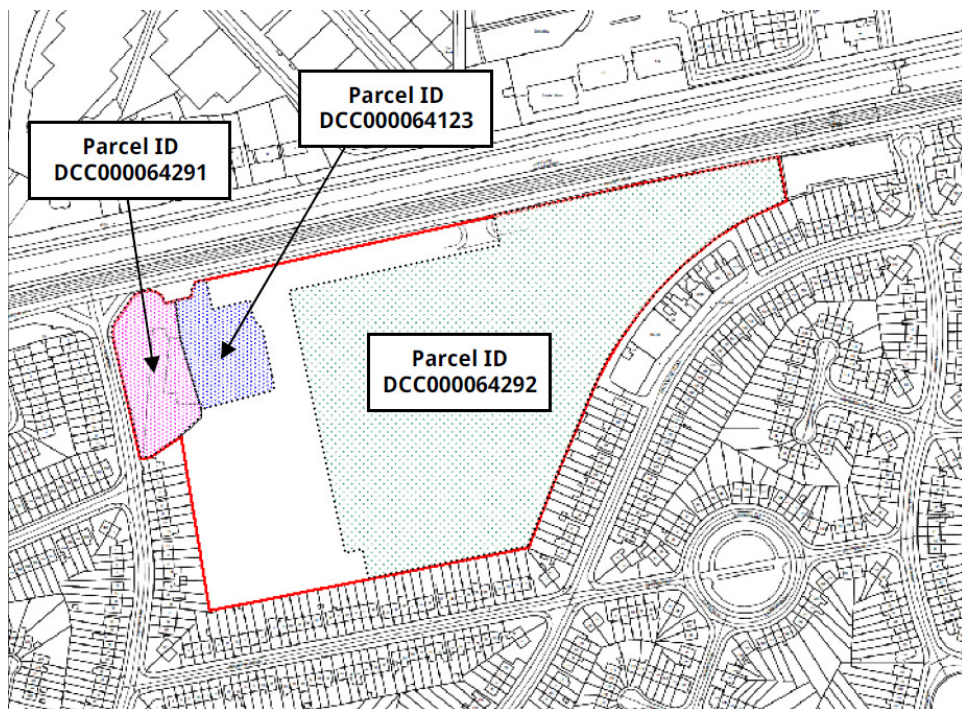


Figure 3: Relevant land parcels included on the Final Map for 2025

5. Current Zoning Objective

The subject land is currently zoned Objective Z10: 'To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses' in the Dublin City Development Plan 2022-2028.

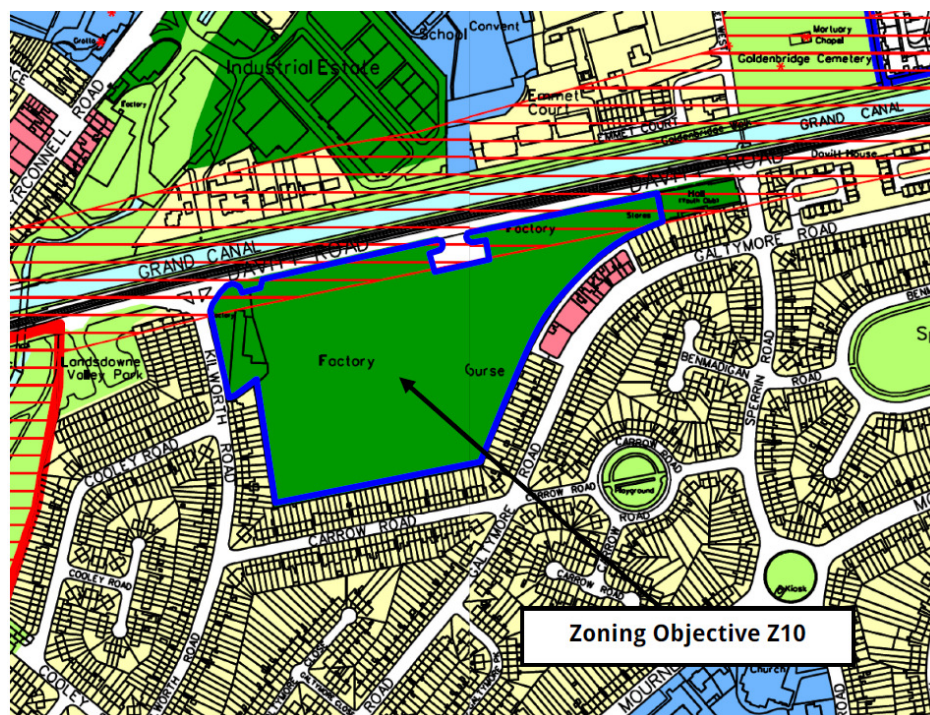


Figure 4: Current Zoning Objective
(Dublin City Development Plan 2022-2028: Maps D and E (extract))

6. Provisions of 'Residential Zoned Land Tax Change in zoning of lands subject to existing economic activity - Guidelines for Planning Authorities'

Policy and Objective 1(a) of the Guidelines states that:

"it is a policy and objective [of the Guidelines], that where an owner of land which is:-

- subject to an existing bona fide economic activity other than to serve the purposes of residential development;*
- zoned for the purposes of residential development in a development plan or local area plan;*

submits a request to a local authority seeking an alternative zoning of their land, stating that they wish the economic activity to continue for the duration of the life of the development plan, such a request should be facilitated by the planning authority".

7. Proposed Zoning Objective

This submission seeks that the zoning objective to apply to the subject site be changed from Objective Z10 Objective Z15: 'To protect and provide for community uses and social infrastructure'.

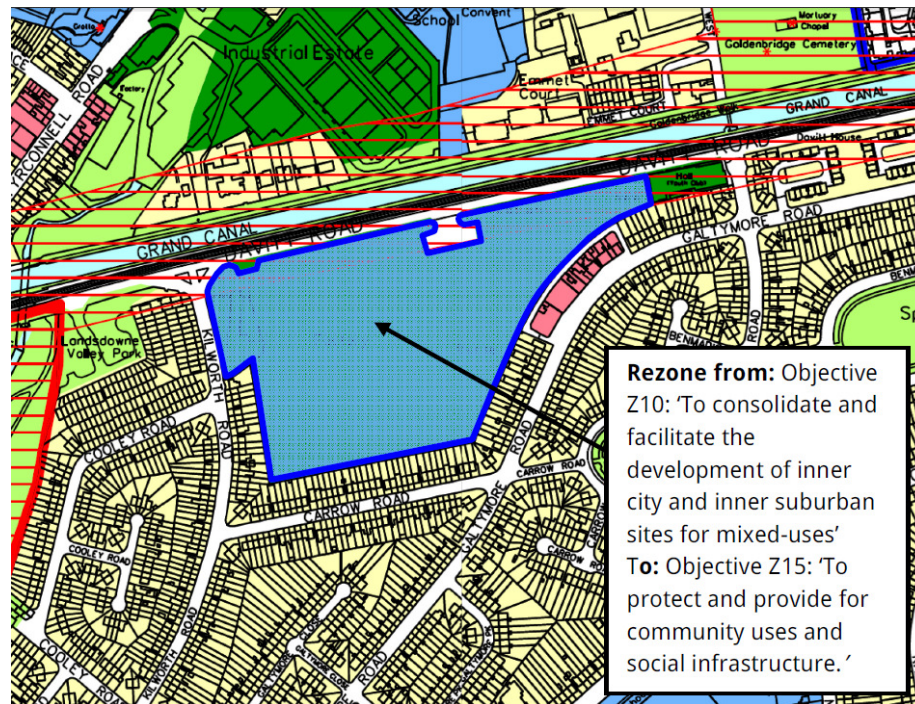


Figure 5: Proposed Zoning Objective
(Dublin City Development Plan 2022-2028: Maps D and E (extract))

8. Reasons in support of the variation of the Development Plan

It is submitted that the Development Plan should be varied such that the subject property is zoned Objective Z15 and this should be facilitated by the City Council as:

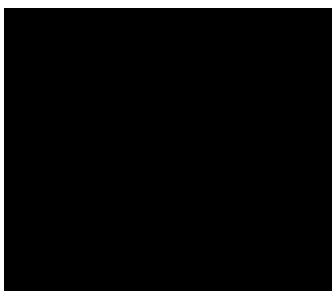
1. The uses on the subject site are established and there is no prospect that these will change in the medium to long term.
2. The subject land is currently subject to an existing bona fide economic activity but is zoned for mixed use purposes including the provision of residential development; however, the owner does not wish to develop the land for that purpose.
3. The existing uses are directly related to social, community or governmental infrastructure and facilities, including infrastructure and facilities used for the purposes of [REDACTED]

4. The proposed zoning Z15 objective is consistent with and reflective of the existing bona fide [REDACTED] related economic activity on the site ('community uses and social infrastructure').
5. There is no extant planning permission in place on the site for a development other than related to the continuation of the existing economic activity, nor is there is a planning application or appeal under consideration for a development which seeks to develop the land for other purposes which do not relate to maintaining the existing economic use.
6. The proposed zoning objective would facilitate the development of strategically important healthcare facilities for the city and the wider region would act as a catalyst for the renewal of the physical and social fabric of the area.
7. On the basis of the foregoing, the current residential zoning objective is not reflective of the existing bona fide economic activity currently on the site.

9. Conclusion

We trust that this submission will be given due consideration and that, in accordance with Policy and Objective 1(a) of the 'Residential Zoned Land Tax Change in zoning of lands subject to existing economic activity - Guidelines for Planning Authorities', the City Council will facilitate the variation of the Dublin City Development Plan 2022-2028 to change the zoning objective that applies to the above land to Objective Z15.

Yours faithfully

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