

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

PLANNING DEPARTMENT


21 MAR 2025

RECEIVED

20<sup>th</sup> March 2025

**Re: Residential Zoned Land Tax: Parcel ID: DCC000064140, DCC000064139,  
DCC000064138 Park West Business Park, Park West, Dublin 12**

To Whom It May Concern,

The above Parcels of land have been listed on the Dublin City Council Map for inclusion in the Residential Zoned Land Tax (RZLT). This has been done in error. The Land is owned by  Please see attached OSI map for identification purposes, the lands form part of the Cherry Orchard / Park West LAP.

We note the RZLT aims to incentivise landowners to activate existing planning permissions for housing on identified lands, or to engage with planning authorities and seek planning permission on land which is suitably zoned and appropriately serviced. In both instances the subject lands meet the aims of the tax already.

Commencement notices have been lodged and validated on DCC000064140 (Sector 3) for 710 apartments (ABP-312290-21), construction has already commenced.

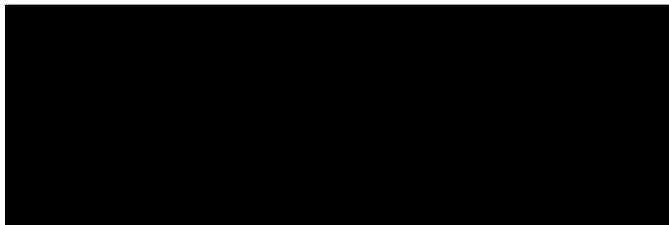
Simultaneously, we are actively engaged with Dublin City Council on DCC000064139 (Sector 2) and following several pre-planning meetings intend to lodge a planning application for approx. 560 additional apartments in Q2 2025.

Finally DCC000064138 (Sector 1) will form the final phase of the masterplan of our sites, in accordance with the LAP. This will be done once sector 3 and 2 are more progressed.

Given the above, we refer to the Dublin City Council "RZLT Your Questions" document, section 17 "What are the exclusions from RZL" (page 10), which states; zoned land which is subject to a statutory objective within a statutory land use plan to phase development of land in accordance with a development plan core strategy for the county is exempt from the RZLT.

In addition, the lands form part of DART+ South West Electrified Heavy Railway Order (ABP NA06S.316119). In particular DCC000064140 has been ear marked for the following:





- 10.11 – Establish temporary construction compound for directional drilling. The southern compound will be accessed via an existing access and gravel road off Park West Road.
- 10.12 – Use of an existing gravel access track as a temporary site access route from an existing access at Park West Road to the temporary construction compound.

While we are actively engaged with CIE on the matter, it is likely that some form of sterilisation will occur on our sites for an unspecified amount of time by virtue of their proximity to the proposed works. This again exclude the land from the scope of the RZLT in our view.

Given the above, we ask that the subject lands be excluded from the RZLT. Should you have any queries, please do not hesitate to contact me.

Yours Faithfully,