

SLA

Stephen Little
& Associates

Submission on
South Dublin
County Council
Annual
Residential
Zoned Land
Tax 2025 Draft
Maps

Lands at
Adamstown SDZ

For Quintain
Developments
Ireland Limited

MARCH 2024

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Table of Contents

| | | |
|-----------|---|-----------|
| 1 | <i>Executive summary</i> | 1 |
| 2 | <i>INTRODUCTION</i> | 3 |
| 3 | <i>BACKGROUND TO RZLT</i> | 24 |
| 3.1 | Finance Act 2023 | 24 |
| 3.2 | RZLT Guidelines and Circular Letter NRUP 01/2024 | 25 |
| 4 | <i>Strategic Development Zone</i> | 25 |
| 4.1 | Planning and Development Act 2000..... | 25 |
| 4.2 | Statutory Instruments..... | 25 |
| 5 | <i>Development Plan: Guidelines for planning authorities</i> | 26 |
| 6 | <i>SDCC Development Plan</i> | 26 |
| 6.1 | Core Strategy..... | 26 |
| 6.1.1 | Infrastructure Assessment | 28 |
| 6.2 | Zoning..... | 29 |
| 6.3 | Circular Letter NRUP: 01/2024 | 31 |
| 6.4 | Strategic Development Zones | 32 |
| 6.4.1 | Clonburris Strategic Development Zone- South Dublin County Council | 32 |
| 6.4.2 | Poolbeg West Strategic Development Zone | 32 |
| 6.4.3 | North Lotts and Grand Canal Dock Strategic Development Zone | 33 |
| 6.4.4 | Adamstown Strategic Development Zone | 34 |
| 6.5 | Adamstown Planning Scheme | 35 |
| 6.5.1 | Phasing and Implementation | 35 |
| 6.5.2 | Development Areas..... | 36 |
| 7 | <i>Development Area 2: Somerton</i> | 37 |
| 7.1 | Site Location & Description | 37 |
| 7.2 | RZLT Land Parcels Subject of this Submission..... | 38 |
| 7.3 | Scoping Exercise | 42 |
| 8 | <i>Development Area 6: Tandy's lane Village</i> | 44 |
| 8.1 | Site Location & Description | 44 |
| 8.2 | RZLT Land Parcels Subject of this Submission..... | 46 |
| 8.3 | Scoping Exercise | 47 |
| 9 | <i>Development Area 7: St. Helen's</i> | 49 |
| 9.1 | Site Location & Description | 49 |
| 9.2 | RZLT Land Parcels Subject of this Submission..... | 50 |
| 9.3 | Scoping Exercise | 65 |
| 10 | <i>Development Area 8: Aderrig</i> | 67 |
| 10.1 | Site Location & Description..... | 67 |
| 10.2 | RZLT Land Parcels Subject of this Submission | 68 |

| | | |
|-------------|--|-----------|
| 10.3 | Scoping Exercise..... | 69 |
| 11 | <i>Development Area 9: Adamstown Square</i> | 71 |
| 11.1 | Site Location & Description..... | 71 |
| 11.2 | RZLT Land Parcels Subject of this Submission | 72 |
| 11.3 | Scoping Exercise..... | 73 |
| 12 | <i>Development Area 10: Adamstown Boulevard</i> | 74 |
| 12.1 | Site Location & Description..... | 74 |
| 12.2 | RZLT Land Parcels Subject of this Submission | 75 |
| 12.3 | Scoping Exercise..... | 76 |
| 13 | <i>Development Area 11: Adamstown Station.....</i> | 78 |
| 13.1 | Site Location & Description..... | 78 |
| 13.2 | RZLT Land Parcels Subject of this Submission | 79 |
| 13.3 | Scoping Exercise..... | 80 |

1 EXECUTIVE SUMMARY

Residential Zoned Land Tax Annual Draft 2025 Map. Quintain Developments Ireland Limited, as Development Manager holds land in the Adamstown SDZ and opposes its inclusion in the RZLT. The exclusion of the lands from RZLT is justified on the following grounds: -

Phased Lands

As instructed with Circular Letter NRUP 01/2024, land is to be excluded from the RZLT maps if it is subject to phasing objectives in a development plan or local area plan.

Adamstown is an SDZ whereby a Planning Scheme has been put in place which imposes a clear phasing and sequencing arrangement to accommodate the development of the lands. However, this phasing and sequencing relies upon multiple landowners and public agencies to enable the required infrastructure to be delivered. This means that there are significant third-party ownership issues that must be resolved/addressed before the required infrastructure can be delivered. The lands at Adamstown are therefore strategic in nature, phased, and results in the delivery of residential and other development across a number of Development Plan periods, such that none of the lands in Adamstown should be included in the RZLT Maps as a result.

Notwithstanding this, Quintain Developments Ireland Limited continues to work with SDCC in securing development at Adamstown in line with their business plan, albeit there are significant obstacles to progressing through the phases to be addressed. That fact does not diminish the planned phased release of development in Adamstown.

As part of the preparation of the South Dublin County Development Plan 2022-2028, a 'Residential Development Capacity Audit' was undertaken in order to inform the Core Strategy. The Core Strategy for the life of the Plan does not include all of the residual residential units in Adamstown. The Core Strategy does not therefore require the remaining dwellings in Adamstown to be developed in order to meet the Core Strategy requirements. It would therefore be entirely unreasonable, and contrary to the stated basis of the RZLT, to apply a tax in circumstances where the Development Plan has not identified the units in Adamstown as being required to deliver on the Core Strategy.

Furthermore, as illustrated within this submission, the delivery of the required phasing infrastructure is not under the control / ownership of our client and/or relies upon multiple landowners and public agencies to enable delivery.

We note that the approach to exclude lands within Clonburris SDZ, North Lotts & Grand Canal Dock SDZ and Poolbeg West SDZ from the RZLT Maps differs greatly to the approach taken in Adamstown SDZ.

We refer also to the determination by An Bord Pleanála in respect of An Bord Pleanála Ref. No. ABP-316611-23 (SDCC Reg. Ref. SD-C259-06) (lands located within Adamstown SDZ). The Inspector found that where the delivery of infrastructure lies outside of the developer's control, and has not been delivered, the lands subject of the Appeal should not be included with the Draft RZLT Maps. For the avoidance of doubt, these lands have therefore not been included on the Draft RZLT Maps 2025.

SDCC appear to acknowledge certain lands are constrained by the phasing and sequencing under the Planning Scheme and have excluded these from the RZLT Maps. This includes the lands to the west of the Planning Scheme in Development Area 5- Tubber Lane. We respectfully submit that this omission from the RZLT on that basis is the correct one but demonstrates an entirely inconsistent application of the RZLT provisions in Adamstown. We would again submit that the lands in Adamstown SDZ should be excluded from the RZLT Maps as they are Not in Scope for RZLT due to the phased nature of delivery of housing in Adamstown under the Planning Scheme itself and the Core Strategy of the Development Plan itself.

It is evident that these lands are: -

1. Identified as a Strategic Residential Reserve in the Core Strategy and should be out of scope as a principle.
2. These lands are subject to Phased Management.
3. Require further infrastructure.
4. An amendment to the Planning Scheme is currently under the consideration of An Bord Pleanála.

And as such are not liable to the tax. In this instance we would respectfully submit that the lands as identified in the map enclosed with this submission should be removed in the RZLT Final Maps.

The purpose of the tax is to encourage the activation of lands that are suitably zoned, serviced and required to meet the Core Strategy requirements of delivery of the required number of units, but lands whereby development is restricted due to phasing under the Development Plan/Planning Scheme should not be included. In the case of Adamstown, the delivery of lands fall outside of the phased requirement of the Core Strategy.

The primary purpose of an SDZ is to promote the creation of a new town with scale residential development and supporting infrastructure. It is acknowledged within the Planning Scheme that a town of this size and ambition will require time to deliver. It is relevant to note that since 2017, Quintain Developments Ireland and the other landowners, have delivered over 2,602no. residential units and the required supporting infrastructure in line with the SDZ. As of the date of submission, Quintain Developments Ireland have a further 1,481no. residential units under construction. The purpose of the Residential Zoned Land Tax is to activate vacant land for residential purposes, the numbers above demonstrate that Adamstown is the largest and most active residential development site in Ireland and therefore the inclusion of the Adamstown lands on the RZLT Map is in direct contradiction to the intent of the tax.

As a result, the inclusion of the lands within the RZLT runs entirely contrary to the stated intention under Housing for All and they should be excluded from the RZLT Maps.

We are therefore requesting that the subject lands are considered 'Out of Scope' as they do not satisfy the qualifying criteria and should be excluded from the 'Supplemental Map' and 'Final Map'.

In making this submission our client is aware that any dwellings that have been constructed and occupied are not liable to the RZLT in any event. Equally, our client is aware that where developments have commenced that these are also exempt from the RZLT. However, as it is our clients contention that none of the Adamstown SDZ lands should be In Scope for RZLT in the first place, this submission is referring to all of their lands, irrespective of the state of construction on site.

2 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, D02 X361, are instructed by our Client, Quintain Developments Ireland Limited, Fitzwilliam Court, Leeson Close, Dublin 2, D02YW24, (acting as Development Manager on behalf of the landowners) to prepare this submission in response to the published Residential Zoned Land Tax (RZLT) Annual Draft 2025 Map, currently on public display until 1 April 2024. We refer the Planning Authority to the enclosed letters, provided by the landowners confirming proof of ownership and their consent to this submission being made. These annual draft maps show the lands to be considered to be in scope for the RZLT as of 1 January 2024 in accordance with Section 653C, as modified by Section 653M of the Taxes Consolidation Act 1997.

This submission is made on behalf of Quintain Developments Ireland Limited in respect of their landholdings in the Adamstown SDZ. Quintain Developments Ireland Limited are responsible for delivering various projects across the Adamstown SDZ. A Site Location Map accompanies this submission.

The conclusion of Circular Letter NRUP: 01/2024 states: -

*The amendments within the Finance (No.2) Act 2023 will ensure that **land identified in and supported by core strategies and associated policies within development plans as being necessary for strategic residential reserve and the phased management of land are not liable to the tax.***

We note that the approach to exclude lands within Clonburris SDZ, North Lotts & Grand Canal Dock SDZ and Poolbeg West SDZ from the RZLT Maps differs greatly to the approach taken in Adamstown SDZ.

We refer also to the determination by An Bord Pleanála in respect of An Bord Pleanála Ref. No. ABP-316611-23 (SDCC Reg. Ref. SD-C259-06). The Inspector found that where the delivery of infrastructure lies outside of the developer's control, and has not been delivered, the lands subject of the Appeal should not be included with the Draft RZLT Maps.

From the above it is evident that these lands are: -

1. Identified as a Strategic Residential Reserve in the Core Strategy and should be out of scope as a principle.
2. These lands are subject to Phased Management.
3. Require further infrastructure.
4. An amendment to the Planning Scheme is currently under the consideration of An Bord Pleanála.

And as such are not liable to the tax. In this instance we would respectfully submit that the lands as identified in the map enclosed with this submission should be removed in the RZLT Final Maps.

In making this submission our client is aware that any dwellings that have been constructed and occupied are not liable to the RZLT in any event. Equally, our client is aware that where developments have commenced that these are also exempt from the RZLT. However, as it is our clients contention that none of the Adamstown SDZ lands should be In Scope for RZLT in the first place, this submission is referring to all of their lands, irrespective of the state of construction on site.

We respectfully submit that the lands subject of this submission, should be excluded from the final maps for the reasons set out in sections 3 – 13 below. We refer to the enclosed map identifying the area of land subject of the submission. By reference to the Draft Annual RZLT 2025 Maps available online, these lands are identified in Figure 1 (approximate outline in red) and Table 1 below. An OS Map accompanies this submission also identifying the lands in question.

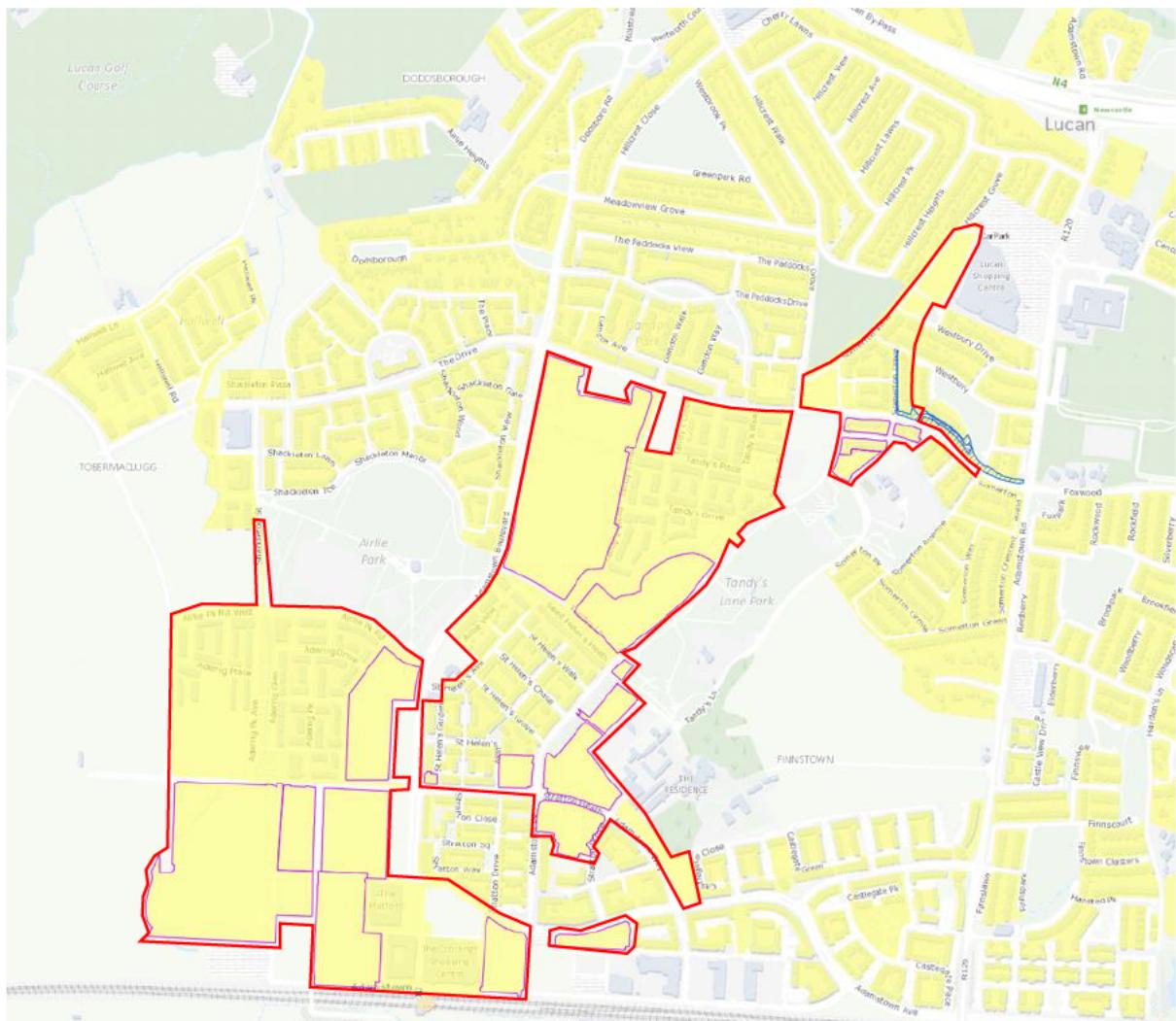


Figure 1: Identification of subject lands in reference to the Draft RZLT Maps 2025 (approximate outline in red of Quintain Developments Ireland lands- SLA overlay)

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|-------------|----------------|------------------------------|-------------|
| SDL00045283 | 0.376029 | Development Area 2- Somerton | Residential |
| SDL00027580 | 0.102019 | Development Area 2- Somerton | Residential |
| SDL00048147 | 0.137653 | Development Area 2- Somerton | Residential |
| SDL00045279 | 0.231984 | Development Area 2- Somerton | Residential |
| SDL00027497 | 0.041241 | Development Area 2- Somerton | Residential |
| SDL00045278 | 0.133543 | Development Area 2- Somerton | Residential |

| | | | |
|-------------|-----------|---------------------------------|-------------|
| SDL00027511 | 0.083171 | Development Area 2- Somerton | Residential |
| SDL00049202 | 0.021565 | Development Area 2- Somerton | Residential |
| SDL00049201 | 0.022981 | Development Area 2- Somerton | Residential |
| SDL00049200 | 0.0203621 | Development Area 2- Somerton | Residential |
| SDL00049199 | 0.020694 | Development Area 2- Somerton | Residential |
| SDL00049197 | 0.030133 | Development Area 2- Somerton | Residential |
| SDL00049203 | 0.020489 | Development Area 2- Somerton | Residential |
| SDL00048459 | 0.017351 | Development Area 2- Somerton | Residential |
| SDL00048462 | 0.017325 | Development Area 2- Somerton | Residential |
| SDL00048464 | 0.017174 | Development Area 2- Somerton | Residential |
| SDL00048467 | 0.027022 | Development Area 2- Somerton | Residential |
| SDL00048454 | 0.024684 | Development Area 2- Somerton | Residential |
| SDL00048455 | 0.019119 | Development Area 2- Somerton | Residential |
| SDL00048456 | 0.018604 | Development Area 2- Somerton | Residential |
| SDL00048457 | 0.018842 | Development Area 2- Somerton | Residential |
| SDL00048458 | 0.023924 | Development Area 2- Somerton | Residential |
| SDL00045280 | 0.332371 | Development Area 2- Somerton | Residential |
| SDL00045320 | 0.020342 | Development Area 2- Somerton | Residential |
| SDL00045316 | 0.019009 | Development Area 2- Somerton | Residential |
| SDL00045314 | 0.034032 | Development Area 2- Somerton | Residential |
| SDL00045313 | 0.021688 | Development Area 2- Somerton | Residential |
| SDL00045310 | 0.016331 | Development Area 2- Somerton | Residential |

| | | | |
|-------------|----------|---------------------------------|---------------------------|
| SDL00048481 | 0.017328 | Development Area 2- Somerton | Residential |
| SDL00048479 | 0.017191 | Development Area 2- Somerton | Residential |
| SDL00048478 | 0.017133 | Development Area 2- Somerton | Residential |
| SDL00048471 | 0.027896 | Development Area 2- Somerton | Residential |
| SDL00048474 | 0.022600 | Development Area 2- Somerton | Residential |
| SDL00048473 | 0.017723 | Development Area 2- Somerton | Residential |
| SDL00048472 | 0.017489 | Development Area 2- Somerton | Residential |
| SDL00045282 | 0.852083 | Development Area 2- Somerton | Residential/ Flexible Use |
| SDL00045281 | 0.295528 | Development Area 2- Somerton | Residential |
| SDL00045330 | 0.022111 | Development Area 2- Somerton | Residential |
| SDL00045328 | 0.022314 | Development Area 2- Somerton | Residential |
| SDL00045326 | 0.021708 | Development Area 2- Somerton | Residential |
| SDL00045325 | 0.016741 | Development Area 2- Somerton | Residential |
| SDL00045323 | 0.017116 | Development Area 2- Somerton | Residential |
| SDL00045321 | 0.024529 | Development Area 2- Somerton | Residential |
| SDL00027528 | 0.011898 | Development Area 2- Somerton | Residential |
| SDL00045317 | 0.032142 | Development Area 2- Somerton | Residential |
| SDL00045312 | 0.026743 | Development Area 2- Somerton | Residential |
| SDL00048482 | 0.021992 | Development Area 2- Somerton | Residential |
| SDL00048480 | 0.025269 | Development Area 2- Somerton | Residential |
| SDL00048477 | 0.025233 | Development Area 2- Somerton | Residential |
| SDL00048475 | 0.019003 | Development Area 2- Somerton | Residential |

| | | | |
|-------------|----------|------------------------------------|--|
| SDL00048470 | 0.018282 | Development Area 2- Somerton | Residential |
| SDL00048468 | 0.021734 | Development Area 2- Somerton | Residential |
| SDL00048465 | 0.027908 | Development Area 2- Somerton | Residential |
| SDL00048463 | 0.017272 | Development Area 2- Somerton | Residential |
| SDL00048460 | 0.017318 | Development Area 2- Somerton | Residential |
| SDL00048451 | 0.023883 | Development Area 2- Somerton | Residential |
| SDL00049198 | 0.007357 | Development Area 2- Somerton | Residential |
| SDL00049196 | 0.023785 | Development Area 2- Somerton | Residential |
| SDL00049192 | 0.020893 | Development Area 2- Somerton | Residential |
| SDL00113720 | 0.221693 | Development Area 2- Somerton | Residential |
| SDL00049175 | 0.123409 | Development Area 2- Somerton | Residential |
| SDL00113722 | 0.198349 | Development Area 2- Somerton | Residential |
| SDL00113562 | 0.283607 | Development Area 2- Somerton | Possible site for fire station/Flexible Use |
| SDL00048147 | 0.137653 | Development Area 3- Airlie Stud | Residential |
| SDL00045279 | 0.231984 | Development Area 3- Airlie Stud | Residential |

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|-------------|----------------|---|---------------------------|
| SDL00113564 | 7.312686 | Development Area 6- Tandy's Lane Village | Residential/ Flexible Use |
| SDL00113571 | 8.111005 | Development Area 6- Tandy's Lane Village | Residential/ Flexible Use |
| SDL00113565 | 2.153874 | Development Area 6- Tandy's Lane Village | Residential |

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|-----------|----------------|------------------|--------|
| | | | |

| | | | |
|-------------|----------|---------------------------------|---------------------------|
| SDL00113560 | 0.768922 | Development Area 7: St. Helen's | Residential |
| SDL00113561 | 1.296595 | Development Area 7: St. Helen's | Residential |
| SDL00113716 | 0.438774 | Development Area 7: St. Helen's | Residential |
| SDL00071233 | 0.074881 | Development Area 7: St. Helen's | Residential |
| SDL00113574 | 1.950425 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071232 | 0.017185 | Development Area 7: St. Helen's | Residential |
| SDL00071231 | 0.013853 | Development Area 7: St. Helen's | Residential |
| SDL00071230 | 0.014732 | Development Area 7: St. Helen's | Residential |
| SDL00071229 | 0.025311 | Development Area 7: St. Helen's | Residential |
| SDL00071228 | 0.019273 | Development Area 7: St. Helen's | Residential |
| SDL00071227 | 0.016335 | Development Area 7: St. Helen's | Residential |
| SDL00071225 | 0.015964 | Development Area 7: St. Helen's | Residential |
| SDL00071223 | 0.019569 | Development Area 7: St. Helen's | Residential |
| SDL00071218 | 0.029257 | Development Area 7: St. Helen's | Residential |
| SDL00048386 | 0.017771 | Development Area 7: St. Helen's | Residential |
| SDL00048387 | 0.018701 | Development Area 7: St. Helen's | Residential |
| SDL00048388 | 0.021286 | Development Area 7: St. Helen's | Residential |
| SDL00048385 | 0.018233 | Development Area 7: St. Helen's | Residential |

| | | | |
|-------------|----------|---------------------------------|-------------|
| SDL00048384 | 0.014629 | Development Area 7: St. Helen's | Residential |
| SDL00048383 | 0.014659 | Development Area 7: St. Helen's | Residential |
| SDL00048375 | 0.042695 | Development Area 7: St. Helen's | Residential |
| SDL00048382 | 0.020039 | Development Area 7: St. Helen's | Residential |
| SDL00048381 | 0.015954 | Development Area 7: St. Helen's | Residential |
| SDL00048380 | 0.016457 | Development Area 7: St. Helen's | Residential |
| SDL00048377 | 0.019246 | Development Area 7: St. Helen's | Residential |
| SDL00048369 | 0.030170 | Development Area 7: St. Helen's | Residential |
| SDL00048373 | 0.017934 | Development Area 7: St. Helen's | Residential |
| SDL00048374 | 0.022119 | Development Area 7: St. Helen's | Residential |
| SDL00048360 | 0.018088 | Development Area 7: St. Helen's | Residential |
| SDL00048357 | 0.014604 | Development Area 7: St. Helen's | Residential |
| SDL00048355 | 0.014780 | Development Area 7: St. Helen's | Residential |
| SDL00048353 | 0.014828 | Development Area 7: St. Helen's | Residential |
| SDL00048351 | 0.014789 | Development Area 7: St. Helen's | Residential |
| SDL00048349 | 0.014413 | Development Area 7: St. Helen's | Residential |
| SDL00048348 | 0.018314 | Development Area 7: St. Helen's | Residential |
| SDL00027465 | 0.055617 | Development Area 7: St. Helen's | Residential |

| | | | |
|-------------|----------|---------------------------------|-------------|
| SDL00048345 | 0.018199 | Development Area 7: St. Helen's | Residential |
| SDL00048344 | 0.014892 | Development Area 7: St. Helen's | Residential |
| SDL00048342 | 0.014857 | Development Area 7: St. Helen's | Residential |
| SDL00048340 | 0.014907 | Development Area 7: St. Helen's | Residential |
| SDL00048338 | 0.014847 | Development Area 7: St. Helen's | Residential |
| SDL00048336 | 0.014662 | Development Area 7: St. Helen's | Residential |
| SDL00048334 | 0.015090 | Development Area 7: St. Helen's | Residential |
| SDL00048333 | 0.018130 | Development Area 7: St. Helen's | Residential |
| SDL00027462 | 0.120622 | Development Area 7: St. Helen's | Residential |
| SDL00048366 | 0.025217 | Development Area 7: St. Helen's | Residential |
| SDL00048364 | 0.017724 | Development Area 7: St. Helen's | Residential |
| SDL00048362 | 0.017725 | Development Area 7: St. Helen's | Residential |
| SDL00048359 | 0.015558 | Development Area 7: St. Helen's | Residential |
| SDL00048356 | 0.015142 | Development Area 7: St. Helen's | Residential |
| SDL00048354 | 0.017939 | Development Area 7: St. Helen's | Residential |
| SDL00048352 | 0.017991 | Development Area 7: St. Helen's | Residential |
| SDL00048350 | 0.022596 | Development Area 7: St. Helen's | Residential |
| SDL00048363 | 0.017501 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00048365 | 0.014698 | Development Area 7: St. Helen's | Residential |
| SDL00048367 | 0.014650 | Development Area 7: St. Helen's | Residential |
| SDL00071376 | 0.018329 | Development Area 7: St. Helen's | Residential |
| SDL00071377 | 0.018034 | Development Area 7: St. Helen's | Residential |
| SDL00071378 | 0.014731 | Development Area 7: St. Helen's | Residential |
| SDL00071379 | 0.014678 | Development Area 7: St. Helen's | Residential |
| SDL00071380 | 0.012431 | Development Area 7: St. Helen's | Residential |
| SDL00071381 | 0.012646 | Development Area 7: St. Helen's | Residential |
| SDL00048376 | 0.014398 | Development Area 7: St. Helen's | Residential |
| SDL00048378 | 0.014125 | Development Area 7: St. Helen's | Residential |
| SDL00048379 | 0.020851 | Development Area 7: St. Helen's | Residential |
| SDL00048372 | 0.030564 | Development Area 7: St. Helen's | Residential |
| SDL00048370 | 0.017361 | Development Area 7: St. Helen's | Residential |
| SDL00048368 | 0.031187 | Development Area 7: St. Helen's | Residential |
| SDL00071215 | 0.028773 | Development Area 7: St. Helen's | Residential |
| SDL00071213 | 0.017752 | Development Area 7: St. Helen's | Residential |
| SDL00071211 | 0.017873 | Development Area 7: St. Helen's | Residential |
| SDL00071210 | 0.014655 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071209 | 0.015525 | Development Area 7: St. Helen's | Residential |
| SDL00071208 | 0.018098 | Development Area 7: St. Helen's | Residential |
| SDL00071207 | 0.017673 | Development Area 7: St. Helen's | Residential |
| SDL00071382 | 0.021089 | Development Area 7: St. Helen's | Residential |
| SDL00071212 | 0.019961 | Development Area 7: St. Helen's | Residential |
| SDL00071214 | 0.014274 | Development Area 7: St. Helen's | Residential |
| SDL00071216 | 0.014679 | Development Area 7: St. Helen's | Residential |
| SDL00071248 | 0.019855 | Development Area 7: St. Helen's | Residential |
| SDL00071249 | 0.018547 | Development Area 7: St. Helen's | Residential |
| SDL00071250 | 0.016743 | Development Area 7: St. Helen's | Residential |
| SDL00071251 | 0.015186 | Development Area 7: St. Helen's | Residential |
| SDL00071252 | 0.015809 | Development Area 7: St. Helen's | Residential |
| SDL00071253 | 0.014702 | Development Area 7: St. Helen's | Residential |
| SDL00071222 | 0.015112 | Development Area 7: St. Helen's | Residential |
| SDL00071224 | 0.014167 | Development Area 7: St. Helen's | Residential |
| SDL00071226 | 0.019356 | Development Area 7: St. Helen's | Residential |
| SDL00071221 | 0.024765 | Development Area 7: St. Helen's | Residential |
| SDL00071220 | 0.017695 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071219 | 0.017736 | Development Area 7: St. Helen's | Residential |
| SDL00071217 | 0.023982 | Development Area 7: St. Helen's | Residential |
| SDL00071361 | 0.022022 | Development Area 7: St. Helen's | Residential |
| SDL00071359 | 0.017777 | Development Area 7: St. Helen's | Residential |
| SDL00071358 | 0.017787 | Development Area 7: St. Helen's | Residential |
| SDL00071356 | 0.017878 | Development Area 7: St. Helen's | Residential |
| SDL00071355 | 0.017875 | Development Area 7: St. Helen's | Residential |
| SDL00071354 | 0.017685 | Development Area 7: St. Helen's | Residential |
| SDL00071353 | 0.017725 | Development Area 7: St. Helen's | Residential |
| SDL00071352 | 0.032184 | Development Area 7: St. Helen's | Residential |
| SDL00071357 | 0.018727 | Development Area 7: St. Helen's | Residential |
| SDL00071364 | 0.022447 | Development Area 7: St. Helen's | Residential |
| SDL00071366 | 0.018072 | Development Area 7: St. Helen's | Residential |
| SDL00071360 | 0.014834 | Development Area 7: St. Helen's | Residential |
| SDL00071368 | 0.018609 | Development Area 7: St. Helen's | Residential |
| SDL00071362 | 0.015489 | Development Area 7: St. Helen's | Residential |
| SDL00071369 | 0.018356 | Development Area 7: St. Helen's | Residential |
| SDL00071363 | 0.015068 | Development Area 7: St. Helen's | Residential |

| | | | |
|-------------|----------|---------------------------------|-------------|
| SDL00071370 | 0.018377 | Development Area 7: St. Helen's | Residential |
| SDL00071365 | 0.015143 | Development Area 7: St. Helen's | Residential |
| SDL00071371 | 0.021820 | Development Area 7: St. Helen's | Residential |
| SDL00071367 | 0.018101 | Development Area 7: St. Helen's | Residential |
| SDL00071375 | 0.017965 | Development Area 7: St. Helen's | Residential |
| SDL00071374 | 0.014425 | Development Area 7: St. Helen's | Residential |
| SDL00071373 | 0.014601 | Development Area 7: St. Helen's | Residential |
| SDL00071372 | 0.014820 | Development Area 7: St. Helen's | Residential |
| SDL00071444 | 0.014959 | Development Area 7: St. Helen's | Residential |
| SDL00071442 | 0.014471 | Development Area 7: St. Helen's | Residential |
| SDL00071440 | 0.015129 | Development Area 7: St. Helen's | Residential |
| SDL00071437 | 0.019444 | Development Area 7: St. Helen's | Residential |
| SDL00071308 | 0.021931 | Development Area 7: St. Helen's | Residential |
| SDL00071306 | 0.018439 | Development Area 7: St. Helen's | Residential |
| SDL00071304 | 0.017636 | Development Area 7: St. Helen's | Residential |
| SDL00071302 | 0.018428 | Development Area 7: St. Helen's | Residential |
| SDL00071296 | 0.017806 | Development Area 7: St. Helen's | Residential |
| SDL00071295 | 0.017951 | Development Area 7: St. Helen's | Residential |

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| SDL00071291 | 0.018002 | Development Area 7: St. Helen's | Residential |
| SDL00071423 | 0.029602 | Development Area 7: St. Helen's | Residential |
| SDL00071311 | 0.028669 | Development Area 7: St. Helen's | Residential |
| SDL00071303 | 0.018171 | Development Area 7: St. Helen's | Residential |
| SDL00071240 | 0.029074 | Development Area 7: St. Helen's | Residential |
| SDL00071307 | 0.015057 | Development Area 7: St. Helen's | Residential |
| SDL00071309 | 0.019474 | Development Area 7: St. Helen's | Residential |
| SDL00071247 | 0.018328 | Development Area 7: St. Helen's | Residential |
| SDL00071246 | 0.014156 | Development Area 7: St. Helen's | Residential |
| SDL00071245 | 0.014210 | Development Area 7: St. Helen's | Residential |
| SDL00071244 | 0.014681 | Development Area 7: St. Helen's | Residential |
| SDL00071243 | 0.014033 | Development Area 7: St. Helen's | Residential |
| SDL00071318 | 0.013594 | Development Area 7: St. Helen's | Residential |
| SDL00071312 | 0.014732 | Development Area 7: St. Helen's | Residential |
| SDL00071310 | 0.021821 | Development Area 7: St. Helen's | Residential |
| SDL00071627 | 0.010034 | Development Area 7: St. Helen's | Residential |
| SDL00071623 | 0.009962 | Development Area 7: St. Helen's | Residential |
| SDL00071621 | 0.009961 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|---------------------------|
| SDL00071617 | 0.009967 | Development Area 7: St. Helen's | Residential |
| SDL00071554 | 0.009954 | Development Area 7: St. Helen's | Residential |
| SDL00071551 | 0.009973 | Development Area 7: St. Helen's | Residential |
| SDL00071549 | 0.009945 | Development Area 7: St. Helen's | Residential |
| SDL00071547 | 0.009982 | Development Area 7: St. Helen's | Residential |
| SDL00071546 | 0.011138 | Development Area 7: St. Helen's | Residential |
| SDL00071620 | 0.019925 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071631 | 0.014455 | Development Area 7: St. Helen's | Residential |
| SDL00071629 | 0.013420 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071628 | 0.014002 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071630 | 0.014272 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071633 | 0.027189 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071626 | 0.014932 | Development Area 7: St. Helen's | Residential |
| SDL00071624 | 0.011645 | Development Area 7: St. Helen's | Residential |
| SDL00071622 | 0.012837 | Development Area 7: St. Helen's | Residential |
| SDL00071619 | 0.012197 | Development Area 7: St. Helen's | Residential |
| SDL00071555 | 0.011680 | Development Area 7: St. Helen's | Residential |
| SDL00071553 | 0.012502 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071550 | 0.012364 | Development Area 7: St. Helen's | Residential |
| SDL00071545 | 0.023351 | Development Area 7: St. Helen's | Residential |
| SDL00071544 | 0.014910 | Development Area 7: St. Helen's | Residential |
| SDL00071543 | 0.012802 | Development Area 7: St. Helen's | Residential |
| SDL00071542 | 0.013271 | Development Area 7: St. Helen's | Residential |
| SDL00071541 | 0.012473 | Development Area 7: St. Helen's | Residential |
| SDL00071540 | 0.016477 | Development Area 7: St. Helen's | Residential |
| SDL00071550 | 0.012364 | Development Area 7: St. Helen's | Residential |
| SDL00071553 | 0.012502 | Development Area 7: St. Helen's | Residential |
| SDL00071555 | 0.011680 | Development Area 7: St. Helen's | Residential |
| SDL00071619 | 0.012197 | Development Area 7: St. Helen's | Residential |
| SDL00071622 | 0.012837 | Development Area 7: St. Helen's | Residential |
| SDL00071624 | 0.011645 | Development Area 7: St. Helen's | Residential |
| SDL00071626 | 0.012503 | Development Area 7: St. Helen's | Residential |
| SDL00071633 | 0.027189 | Development Area 7: St. Helen's | Residential |
| SDL00071634 | 0.018009 | Development Area 7: St. Helen's | Residential |
| SDL00071635 | 0.019901 | Development Area 7: St. Helen's | Residential |
| SDL00071636 | 0.020296 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071632 | 0.019554 | Development Area 7: St. Helen's | Residential |
| SDL00071443 | 0.018656 | Development Area 7: St. Helen's | Residential |
| SDL00071441 | 0.016967 | Development Area 7: St. Helen's | Residential |
| SDL00071439 | 0.017260 | Development Area 7: St. Helen's | Residential |
| SDL00071438 | 0.017655 | Development Area 7: St. Helen's | Residential |
| SDL00071436 | 0.014236 | Development Area 7: St. Helen's | Residential |
| SDL00071435 | 0.017722 | Development Area 7: St. Helen's | Residential |
| SDL00071433 | 0.017505 | Development Area 7: St. Helen's | Residential |
| SDL00071432 | 0.017228 | Development Area 7: St. Helen's | Residential |
| SDL00071430 | 0.018659 | Development Area 7: St. Helen's | Residential |
| SDL00071428 | 0.014386 | Development Area 7: St. Helen's | Residential |
| SDL00071426 | 0.013210 | Development Area 7: St. Helen's | Residential |
| SDL00071424 | 0.013739 | Development Area 7: St. Helen's | Residential |
| SDL00071421 | 0.016547 | Development Area 7: St. Helen's | Residential |
| SDL00071419 | 0.017800 | Development Area 7: St. Helen's | Residential |
| SDL00071418 | 0.017443 | Development Area 7: St. Helen's | Residential |
| SDL00071416 | 0.016426 | Development Area 7: St. Helen's | Residential |
| SDL00071539 | 0.014896 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071538 | 0.012942 | Development Area 7: St. Helen's | Residential |
| SDL00071506 | 0.012639 | Development Area 7: St. Helen's | Residential |
| SDL00071504 | 0.012744 | Development Area 7: St. Helen's | Residential |
| SDL00071503 | 0.013018 | Development Area 7: St. Helen's | Residential |
| SDL00071501 | 0.020735 | Development Area 7: St. Helen's | Residential |
| SDL00071434 | 0.012349 | Development Area 7: St. Helen's | Residential |
| SDL00071431 | 0.016756 | Development Area 7: St. Helen's | Residential |
| SDL00071429 | 0.016546 | Development Area 7: St. Helen's | Residential |
| SDL00071427 | 0.013067 | Development Area 7: St. Helen's | Residential |
| SDL00071425 | 0.011300 | Development Area 7: St. Helen's | Residential |
| SDL00071422 | 0.012251 | Development Area 7: St. Helen's | Residential |
| SDL00071417 | 0.013202 | Development Area 7: St. Helen's | Residential |
| SDL00071415 | 0.012999 | Development Area 7: St. Helen's | Residential |
| SDL00071505 | 0.017109 | Development Area 7: St. Helen's | Residential |
| SDL00071420 | 0.021301 | Development Area 7: St. Helen's | Residential |
| SDL00071414 | 0.022753 | Development Area 7: St. Helen's | Residential |
| SDL00071502 | 0.018033 | Development Area 7: St. Helen's | Residential |
| SDL00071500 | 0.018206 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|---------------------------|
| SDL00071497 | 0.018098 | Development Area 7: St. Helen's | Residential |
| SDL00071290 | 0.020241 | Development Area 7: St. Helen's | Residential |
| SDL00071294 | 0.029204 | Development Area 7: St. Helen's | Residential |
| SDL00071305 | 0.027283 | Development Area 7: St. Helen's | Residential |
| SDL00071498 | 0.027992 | Development Area 7: St. Helen's | Residential |
| SDL00071496 | 0.024295 | Development Area 7: St. Helen's | Residential |
| SDL00071495 | 0.026056 | Development Area 7: St. Helen's | Residential |
| SDL00071494 | 0.031039 | Development Area 7: St. Helen's | Residential |
| SDL00071293 | 0.023077 | Development Area 7: St. Helen's | Residential |
| SDL00071292 | 0.029304 | Development Area 7: St. Helen's | Residential |
| SDL00071525 | 0.088946 | Development Area 7: St. Helen's | Residential |
| SDL00071578 | 0.053813 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071585 | 0.020103 | Development Area 7: St. Helen's | Residential |
| SDL00071536 | 0.017990 | Development Area 7: St. Helen's | Residential |
| SDL00071535 | 0.016232 | Development Area 7: St. Helen's | Residential |
| SDL00071534 | 0.015793 | Development Area 7: St. Helen's | Residential |
| SDL00071533 | 0.016304 | Development Area 7: St. Helen's | Residential |
| SDL00071532 | 0.017874 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071527 | 0.012807 | Development Area 7: St. Helen's | Residential |
| SDL00071526 | 0.012195 | Development Area 7: St. Helen's | Residential |
| SDL00071586 | 0.011679 | Development Area 7: St. Helen's | Residential |
| SDL00071584 | 0.013419 | Development Area 7: St. Helen's | Residential |
| SDL00071583 | 0.013613 | Development Area 7: St. Helen's | Residential |
| SDL00071582 | 0.011223 | Development Area 7: St. Helen's | Residential |
| SDL00071581 | 0.011411 | Development Area 7: St. Helen's | Residential |
| SDL00071580 | 0.011164 | Development Area 7: St. Helen's | Residential |
| SDL00071579 | 0.011594 | Development Area 7: St. Helen's | Residential |
| SDL00071577 | 0.013054 | Development Area 7: St. Helen's | Residential |
| SDL00071529 | 0.018465 | Development Area 7: St. Helen's | Residential |
| SDL00071528 | 0.018482 | Development Area 7: St. Helen's | Residential |
| SDL00071493 | 0.018143 | Development Area 7: St. Helen's | Residential |
| SDL00071492 | 0.018226 | Development Area 7: St. Helen's | Residential |
| SDL00071491 | 0.018388 | Development Area 7: St. Helen's | Residential |
| SDL00071490 | 0.018288 | Development Area 7: St. Helen's | Residential |
| SDL00071489 | 0.017946 | Development Area 7: St. Helen's | Residential |
| SDL00071488 | 0.018197 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|---------------------------|
| SDL00071487 | 0.019313 | Development Area 7: St. Helen's | Residential |
| SDL00071486 | 0.012245 | Development Area 7: St. Helen's | Residential |
| SDL00071484 | 0.011910 | Development Area 7: St. Helen's | Residential |
| SDL00071482 | 0.011368 | Development Area 7: St. Helen's | Residential |
| SDL00071480 | 0.012210 | Development Area 7: St. Helen's | Residential |
| SDL00071576 | 0.013145 | Development Area 7: St. Helen's | Residential |
| SDL00071575 | 0.011329 | Development Area 7: St. Helen's | Residential |
| SDL00071574 | 0.011249 | Development Area 7: St. Helen's | Residential |
| SDL00071477 | 0.011332 | Development Area 7: St. Helen's | Residential |
| SDL00071351 | 0.011204 | Development Area 7: St. Helen's | Residential |
| SDL00071350 | 0.011390 | Development Area 7: St. Helen's | Residential |
| SDL00071349 | 0.011354 | Development Area 7: St. Helen's | Residential |
| SDL00071348 | 0.011421 | Development Area 7: St. Helen's | Residential |
| SDL00071347 | 0.011308 | Development Area 7: St. Helen's | Residential |
| SDL00071476 | 0.385311 | Development Area 7: St. Helen's | Residential/ Flexible Use |

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|-------------|----------------|-----------------------------|---------------------------|
| SDL00113567 | 5.012926 | Development Area 8: Aderrig | Residential |
| SDL00113573 | 6.831495 | Development Area 8: Aderrig | Residential/ Flexible Use |

| | | | |
|--------------|----------|--------------------------------|--------------------------|
| SDLA00113558 | 2.067863 | Development Area 8: Aderrig | Residential/Flexible Use |
|--------------|----------|--------------------------------|--------------------------|

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|--------------|----------------|---|--------------------------|
| SDLA00113559 | 0.922382 | Development Area 9: Adamstown Square | Residential |
| SDLA00113715 | 0.469621 | Development Area 9: Adamstown Square | Residential/Flexible Use |

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|--------------|----------------|---|--------------------------|
| SDLA00113552 | 7.148598 | Development Area 10: Adamstown Boulevard | Residential/Flexible Use |
| SDLA00113714 | 1.008947 | Development Area 10: Adamstown Boulevard | Residential/Flexible Use |
| SDLA00113712 | 1.961762 | Development Area 10: Adamstown Boulevard | Residential/Flexible Use |

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|--------------|----------------|---|--------------------------------------|
| SDLA00113703 | 2.286549 | Development Area 11: Adamstown Station | Residential/Flexible Use |
| SDLA00113579 | 3.701806 | Development Area 11: Adamstown Station | Residential/Flexible Use |
| SDLA00113569 | 0.996693 | Development Area 11: Adamstown Station | Residential/Flexible Use/Park & Ride |

Table 1: List of lands subject to this submission in reference to the Draft RZLT Maps 2025

The Finance Act 2021 introduced the taxation measure to activate land which is suitably zoned and connected to, or has access to services for the provision of housing. This has since been amended by the Finance Act 2023, this is discussed further below.

From initial review of the published Draft Annual RZLT 2025 Maps, our Client's landholdings, have been identified as land within scope for residential zoned tax. Our Client is opposed to the inclusion of the lands in question on the Draft RZLT Maps.

We confirm that we have carefully considered the content of the Draft Annual RZLT 2025 Maps prior to preparing this formal submission. We request that South Dublin County Council (SDCC) has due regard to the contents of this submission when preparing the final map which will form the basis for the administration of the tax measure by the Revenue Commissioners.

3 BACKGROUND TO RZLT

3.1 Finance Act 2023

The Finance Act 2021 introduced the taxation measure to activate land which is suitably zoned and connected to, or has access to services for the provision of housing. The RZLT aims to increase the supply of housing in line with the “*Housing for All: A New Housing Plan for Ireland*”, prepared by the Department of Housing, Local Government and Heritage (DHLGH) in 2021.

RZLT has been amended under Section 653B under the Finance Act 2023. This Section has been amended to exclude from the scope of RZLT land which, while zoned for residential purposes, is subject to land management objectives in the relevant local authority development plan or local area plan which have identified such land for phased, and not immediate, development.

For clarity, the Finance Act 2023 now states the below which satisfies the relevant criteria for inclusion on the RZLT Maps is set out. The following text highlights in bold those areas of significance to the lands in question. Section 653B sets out the following criteria:—

Land which satisfies the relevant criteria is a reference to land that—

(a) is included in a development plan, in accordance with section 10(2) (a) of the Act of 2000, or local area plan, in accordance with section 19(2)(a) of the Act of 2000, zoned—

(i) solely or primarily for residential use, or

*(ii) **for a mixture of uses**, including residential use,*

(b) it is reasonable to consider may have access, or be connected, to public infrastructure and facilities, including roads and footpaths, public lighting, foul sewer drainage, surface water drainage and water supply, necessary for dwellings to be developed and with sufficient service capacity available for such development, and

(c) it is reasonable to consider is not affected, in terms of its physical condition, by matters to a sufficient extent to preclude the provision of dwellings, including contamination or the presence of known archaeological or historic remains,

but which is not land—

(i) that is referred to in paragraph (a)(i) and, having regard only to development (within the meaning of the Act of 2000) which is not unauthorised development (within the meaning of the Act of 2000), is in use as premises, in which a trade or profession is being carried on, that is liable to commercial rates, that it is reasonable to consider is being used to provide services to residents of adjacent residential areas,

(ii) that is referred to in paragraph (a)(ii), unless it is reasonable to consider that the land is vacant or idle,

(iia) the development of which would not conform with—

(i) in a case in which the land is zoned in a development plan, the phased basis in accordance with which development of land is to take place under the plan, as detailed in the core strategy included in that plan in accordance with section 10(2A)(d) of the Act of 2000, or

(ii) in a case in which the land is zoned in a local area plan, the objective, consistent with the objectives and core strategy of the development plan for the area in respect of which the local area plan is prepared, of development of land on a phased basis, included in the local area plan in accordance with section 19(2) of the Act of 2000,

on the date on which satisfaction of the criteria in this section is being assessed,

(iii) that it is reasonable to consider is required for, or is integral to, occupation by—

I. social, community or governmental infrastructure and facilities, including infrastructure and facilities used for the purposes of public administration or the provision of education or healthcare,

II. transport facilities and infrastructure,

III. energy infrastructure and facilities,

IV. telecommunications infrastructure and facilities,

- V. water and wastewater infrastructure and facilities,
- VI. waste management and disposal infrastructure, or
- VII. recreational infrastructure, including sports facilities and playgrounds,
- (iv) that is subject to a statutory designation that may preclude development, or
- (v) on which the derelict sites levy is payable in accordance with the Derelict Sites Act 1990.

3.2 RZLT Guidelines and Circular Letter NRUP 01/2024

When considering the RZLT Guidelines for Planning Authorities, in light of the introduction of 'phasing' as a material consideration in such matters, consideration must now also be given to the provisions of Circular Letter NRUP 01/2024 dated 12 January 2024, when considering whether or not lands in question fall 'In Scope' or not in the context of the RZLT Maps.

*Section 653B of the TCA has been amended by insertion of paragraph (iia) which identifies an **exclusion for land which is subject to phasing objectives in a development plan or a local area plan, and the development of which would not conform with those objectives.***

*In recognition of the fact that **written and mapped phasing objectives relating to core strategy** requirements regarding the managed release of land for housing in settlements may prevent the activation of land for housing, the latter being the core objective of the tax measure, the Finance (No.2) Act 2023 amended the legislation to permit lands to be **excluded from scope in these circumstances.***

And furthermore, the CL goes on to clarify further that: -

*The policy intention is that where such **land is identified in the core strategy of the development plan as being subject to the phased management** or delivery of land in order to ensure sequential development, or to ensure land identified is not available until preceding lands are developed, then such land would not be in-scope for the tax. Furthermore, where **land is identified as being strategic residential reserve or other similar zoning description, with supporting policy objectives indicating that the land will not be developed during the lifetime of the development plan**, then such land would **benefit from an exclusion** from the scope of the tax.*

And: -

The deferral of the liability to the RZLT until 2025 will facilitate the amendments to the legislation by way of Finance (No.2) Act 2023 to be reflected in the annual draft map to be published on 1 February 2024 to allow for the removal of land subject to a strategic residential reserve zoning, or phasing designation in a development plan or local area plan from the scope of the tax.

4 STRATEGIC DEVELOPMENT ZONE

4.1 Planning and Development Act 2000

It should be noted, that Adamstown is designated as a Strategic Development Zone (SDZ) in accordance with a Government Order on 1st July 2001. This Order was made in accordance with Part IX of the Planning & Development Act 2000 (Statutory Instrument no 272 of 2001 refers).

4.2 Statutory Instruments

Statutory Instrument No. 272 of 2001 - Planning and Development Act, 2000 (Designation of Strategic Development Zone - Adamstown, Lucan) Order, 2001 was the Statutory Instrument that made Adamstown a Strategic Development Zone. The Statutory Instrument, *inter alia*, identifies the basis for designating the lands an SDZ and identifies the uses that are capable of being delivered, as well the number of units and their phasing.

*The site referred to in paragraph 4 has been designated for the establishment of a strategic development zone for the development specified in that paragraph, taking into consideration the deficiency in the supply of housing nationally and in the Greater Dublin Area particularly, the **number and phasing of the housing units which would be delivered by the inclusion of the lands within a strategic development zone**, the potential for comprehensive planning and development of the site due to its scale and configuration, the efficient use of public investment in infrastructural facilities, including public transport, water, waste water and roads and that development of the*

site will help give effect to the policies in the Strategic Planning Guidelines for the Greater Dublin Area for development within the Metropolitan Area.

The Finance Act 2023 and associated Circular Letter confirm that lands which are zoned in the Development Plan on a phased basis should not be subject to RZLT. Therefore, lands within Adamstown SDZ should be scoped out in their entirety.

5 DEVELOPMENT PLAN: GUIDELINES FOR PLANNING AUTHORITIES

As noted in Section 2.2 above, it is the policy intention that where land is identified in the core strategy of the development plan as being subject to the phased management then such land would not be in-scope for the tax.

The South Dublin County Development Plan came into effect on 03 August 2022 and is implemented for a period of six-years.

Section 4 of the Development Plan Guidelines address the preparation of a Core Strategy. The requirement of the Core Strategy is to set out clear housing supply targets for the relevant six-year plan period.

Section 4.4.3 relates to facilitating sufficient provision of housing lands/sites. In making provision for housing within settlements in the Core Strategy, the planning authority may identify additional sites/lands to ensure sufficient choice for development, this is known as Additional Provision. When making these additional provisions the Planning Authority must consider a number of items, including but not limited to: -

(d) Any parts of strategic and sustainable development sites that will be phased and built out over a longer period than the six-year development plan (such as large-scale urban regeneration areas, transport-led development sites or SDZs), which may be included over and above as Additional Provision lands (per section 4.4.4 below);

Section 4.4.4, which is mentioned above deals with Long Term Strategic and Sustainable Development Sites. These sites may be subject to SDZ zoning. These sites are characterised by a number of elements including their potential for significant residential development to be delivered over a timescale greater than a single six-year development plan period. Lands that are 'not likely' to be developed within the plan period should be identified by a '*Long-Term Strategic and Sustainable Development Site*' designation. As such SDZ's should be taken in to account here due to extended period of time they will be delivered (more than a 6-year plan period).

As noted in Section 2.2 above the circular letter states that lands subject to strategic residential reserve zoning, or phasing designation in a development plan should be removed from the Annual Draft maps 2025 and hence be scoped out of the RZLT.

6 SDCC DEVELOPMENT PLAN

6.1 Core Strategy

Chapter 2 of the South Dublin County Development Plan 2022-2028 addressed the Core Strategy and Settlement Strategy for the County over the period of the Plan.

The Land Capacity Study identified at Section 2.6.1 of the Plan identifies ***Strategic Long Term Development Areas*** (SDA's). South Dublin County has strategic long term development potential within the Strategic Development Zones (SDZs) and zoned regeneration areas. The SDAs also include the Strategic Residential Reserve Lands. Adamstown SDZ is identified in table 8 of the development plan as having capacity for 5,240 units from 2022 on 80 Ha of green field sites, see Figure 2 below.

Table 8: Total Land Capacity within Strategic Development Areas

| Settlement | Strategic Development Zones (SDZs) | Overall Unit Capacity from 2022 | Total Land (Hectares) | |
|---|--|---------------------------------|-----------------------|------------|
| | | | Brownfield | Greenfield |
| Dublin City and Suburbs (Within and Contiguous) | Adamstown SDZ Planning Scheme | 5,240 | 0 | 80 |
| | Clonburris SDZ Planning Scheme | 7,730-11,098 | 0 | 252 |
| | City Edge lands | * | 267 | 13 |
| | Tallaght Local Area Plan (Regen Lands) | 8,400 - 11,144 | 108 | 0 |
| | Sub-Totals of SDAs | - | 375 (51%) | 345 (49%) |
| Rathcoole | West Rathcoole Strategic Residential Reserve | 70-80 | | 2 |
| Totals | | 21,440 - 27,562 | 722 | |

* Final figure will be subject to the City Edge Local Area Plan / statutory plan.

Figure 2: Extract from Table 8 of the South Dublin County Development Plan 2022-2028.

SDCC note however that of the SDZ lands identified above just approximately 150Ha of the 722 Ha available can be delivered over the Development Plan period.

Under **Land Capacity and Zoning Requirements** the plan recognise that lands identified for strategic long-term development will happen beyond the timescale of this development plan within SDZ's. However, in Table 9 of the Development Plan a breakdown of the capacity per neighbourhood area and settlement and analysis of capacity against housing need is provided (see Figure 3 below).

Table 9: Capacity of undeveloped lands within South Dublin

| Greenfield sites | | | Brownfield sites | | | | | | | | |
|-------------------------|--|------------------|---------------------|-------|----------------|-------|-------------------|-------|----------------------|-------------------------|-------|
| Settlement Type | Settlement Name | Residential (Ha) | Residential (Units) | | Mixed-Use (Ha) | | Mixed-Use (Units) | | Total Potential (Ha) | Total Potential (Units) | |
| Dublin City and Suburbs | Tallaght | 22.5 | 0 | 661 | 0 | 0 | 25.43 | 0 | 2,767 | 48 | 3,428 |
| | Naas Road / Ballymount (City Edge) | 0 | 0 | 0 | 0 | 0 | 21.73 | 0 | 1,123 | 21.73 | 1,123 |
| | Templeogue, Walkinstown, Rathfarnham, Firhouse | 91.5 | 0 | 3,946 | 0 | 0 | 11.88 | 0 | 890 | 103.38 | 4,836 |
| | Clondalkin, Clonburris and Grange Castle | 4.05 | 10.84 | 286 | 798 | 70.39 | 17.62 | 2,660 | 1,355 | 101.9 | 5,099 |
| | Lucan, Adamstown, Palmerstown | 5.92 | 0.36 | 464 | 20 | 39.62 | 16.93 | 1,099 | 1,226 | 62.83 | 2,809 |

Figure 3: Extract from Table 9 of the South Dublin County Development Plan 2022-2028.

As per the above, Adamstown is noted under the Settlement of Lucan, Adamstown and Palmerstown with a total of 2,890 potential units being provided. There is no indication on how these units are split across the 3no. settlements.

The above shows that whilst there is 5,340 units available in Adamstown SDZ, that the Core Strategy has only provided for a small portion of this, with 2,809 units provided across the wider Lucan, Adamstown, Palmerstown area of the County, with the remainder of the units in Adamstown considered to be **Strategic Long Term Development Areas**.

As noted in the Circular Letter, where lands are identified as being strategic residential reserve or other similar zoning description, with supporting policy objectives indicating that the land will not be developed during the lifetime of the development plan, then such land would benefit from an exclusion from the scope of the tax. As such, Adamstown SDZ should be excluded from the Annual Draft RZLT Map 2025 as these lands are being identified as a Strategic Development Zone in the Development Plan, and the core strategy does not allow for the delivery of the total 5,340no. units within the timeframe of the development plan.

6.1.1 Infrastructure Assessment

Appendix 2 (Part 1) – Developing the Core Strategy of the County Development Plan notes:

Adamstown already has 2,613 homes built and over 3,500 new homes granted planning permission. When built out, it will provide up to c. 9,000 homes and associated amenities, retail, services and schools. Significant levels of physical and social infrastructure have been provided in tandem with housing development in Adamstown, with more to come as further phases of housing are built out. Central Government's URDF support will deliver key elements of supplementary strategic infrastructure in the SDZ Planning Scheme. The infrastructure will facilitate the development of the Adamstown town centre element of the SDZ lands and the continued roll-out of suitably located and scaled housing.

We note that the Urban Regeneration and Development Fund covers only a very small element of the infrastructure required under Adamstown SDZ phasing which includes: -

- Central Boulevard Park
- Construction of a civic/library
- Construction of a district/town centre plaza/square

Appendix 2 (Part 1) of the County Development Plan highlights that 1% of the total land capacity (154ha) within Lucan, Palmerstown & Adamstown Neighbourhood is categorised as Tier 2 lands. Tier 2 lands are zoned and serviceable within the lifetime of the plan. The other 99% of the lands are zoned Tier 1 (serviced lands), however, Adamstown SDZ District/Town Centre Plaza/Square is noted as requiring Roads infrastructure (see Figure 10 below).

| Tier 2 | Infrastructure Requirements | Costings | Agency |
|--|--|---|--|
| | | Low: €0-€200,000 Medium: €200,000 - €1,000,000 High: €1,000,000 + | |
| Roads | Upgrade of The Square on the north with footpath and cycle provision. Upgrade the Saggart Park Road on the east. Provision of footpaths and cycle access. Public lighting improvements. | Medium | Developer/SDCC led |
| | Celbridge Link Road | High | Developer/SDCC led LIHAF and Council Funded |
| | Adamstown SDZ District/Town Centre Plaza/Square | High | Developer/SDCC led URDF and Council Funded |
| Water Supply (Relevant to Tier 1 sites also) | Area served by Ballymore Eustace Water Treatment Plant via the Treated Water Reservoir at Saggart and the Ballymore Eustace Water Treatment Plant via the Peamount Reservoir. No issues in relation to the strategic network. However, local distribution upgrades or network extensions may be required depending on development content. | Irish Water unable to provide costings. | Irish Water/Developer led |
| Wastewater Drainage (Relevant to Tier 1 sites also) | The 9B Strategic Sewer near capacity & is constrained. Capacity upgrades required & storm water storage. Provision for the 9B Drainage Area Plan has been provided for in the Irish Water Investment Plan. New connections in the 9B Catchment will be on a first come / first served basis. Local network upgrades will be delivered as part of the 9B Project on the IW Capital Investment Plan. | Irish Water unable to provide costings. | Irish Water/Developer led |
| Drainage / Flood Risk | Provision of Sustainable Urban Drainage System (SuDS) measures on a site by site basis to manage surface water run-off. | Low – Medium | Developer / SDCC led |

Figure 10: Extract from Appendix 2 (Part 1) of the South Dublin County Development Plan 2022-2028 (SLA overlay in red)

Adamstown SDZ District/Town Centre Plaza/Square should therefore be scoped out of the RZLT maps as these lands require further Road Infrastructure. It should also be noted that the Water Supply and Wastewater Drainage infrastructure is relevant to Tier 1 lands also, which make up 99% of the Lucan, Palmerstown & Adamstown Neighbourhood.

Infrastructural requirements to service such a land bank (to include the Town Centre) are considerably complex requiring easements, land rectifications, complex engineering not to mention land acquisitions and third party consents. The complex arrangement of such infrastructure is recognized in the Planning Scheme itself and takes years to assemble. Therefore, the lands should be scoped out and should be removed from the Draft RZLT Maps as a result.

6.2 Zoning

As can be seen in Figure 4 below the lands in Adamstown SDZ have a Mixed-Use Zoning Objective and as such can be open to the tax.

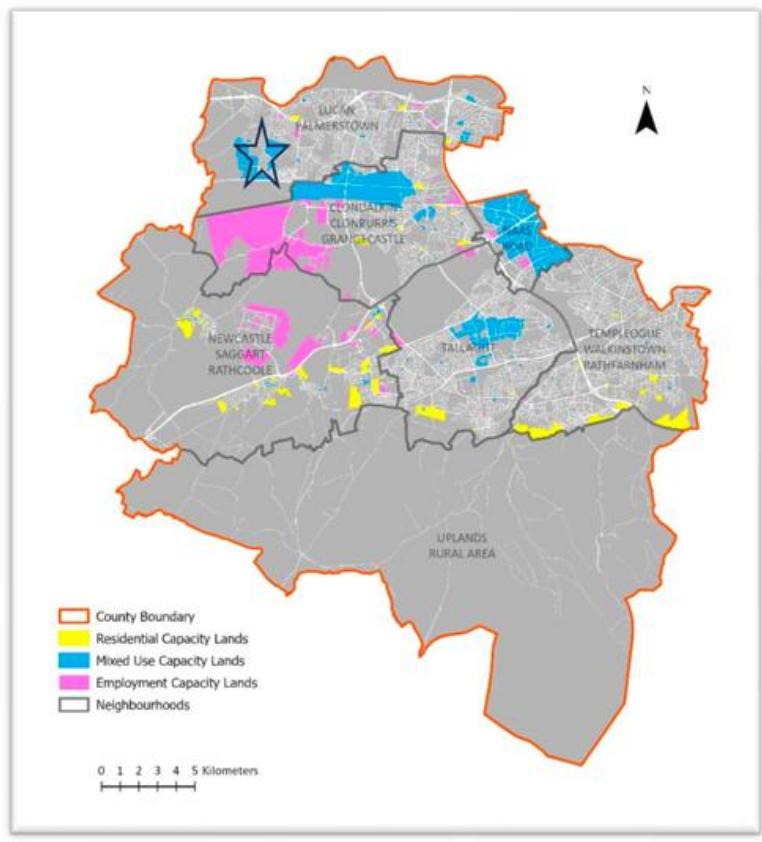


Figure 2: Extract of Figure 2 from Appendix 2 (part 1), with site marked with a blue star.

However, we refer the Planning Authority to Zoning Map 1 (See figure 5 below) which notes the following for Adamstown “Strategic Development Zone see Planning Scheme for Details”.



Figure 3: Extract from Zoning Map 1 showing Adamstown lands marked “Strategic Development Zone see Planning Scheme for Details”.

Policy CS7 Objective 4 of the Development Plan notes: -

*To promote and facilitate development at the **Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements, whilst adapting to and facilitating emerging transport service level pattern needs.***

Policy CS7 Objective 4 supports that these lands are phased and as such should not be in-scope for the tax.

6.3 Circular Letter NRUP: 01/2024

The conclusion of Circular Letter NRUP: 01/2024 states: -

*The amendments within the Finance (No.2) Act 2023 will ensure that **land identified in and supported by core strategies and associated policies** within development plans as being necessary for **strategic residential reserve** and the **phased management** of land are not liable to the tax.*

We note that the approach to exclude lands within Clonburris SDZ, North Lotts & Grand Canal Dock SDZ and Poolbeg West SDZ from the RZLT Maps differs greatly to the approach taken in Adamstown SDZ.

We refer also to the determination by An Bord Pleanála in respect of An Bord Pleanála Ref. No. ABP-316611-23 (SDCC Reg. Ref. SD-C259-06). The Inspector found that where the delivery of infrastructure lies outside of the developer’s control, and has not been delivered, the lands subject of the Appeal should not be included with the Draft RZLT Maps.

From the above it is evident that these lands are: -

5. Identified as a Strategic Residential Reserve in the Core Strategy and should be out of scope as a principle.
6. These lands are subject to Phased Management.
7. Require further infrastructure.

8. An amendment to the Planning Scheme is currently under the consideration of An Bord Pleanála.

And as such are not liable to the tax. In this instance we would respectfully submit that the lands as identified in the map enclosed with this submission should be removed in the RZLT Final Maps.

6.4 Strategic Development Zones

It is worth identifying how other SDZ's have been addressed through the RZLT process.

6.4.1 Clonburris Strategic Development Zone- South Dublin County Council

The Clonburris Strategic Development Zone (2008) was approved by An Bord Pleanála on 05 November 2008. Following that, on 30 September 2019, An Bord Pleanála published a notice of approval on the Clonburris Strategic Development Zone (2019). This Planning Scheme is currently used by the Planning Authority in assessing all planning applications in the SDZ.

On review of the Draft RZLT Maps 2025, we would like to highlight that just **one parcel** of lands within the Clonburris Strategic Development Zone (2019) (Parcel ID SDLA00113616) is included within the Draft RZLT Maps 2025, see extract below (approximate location outlined in red).

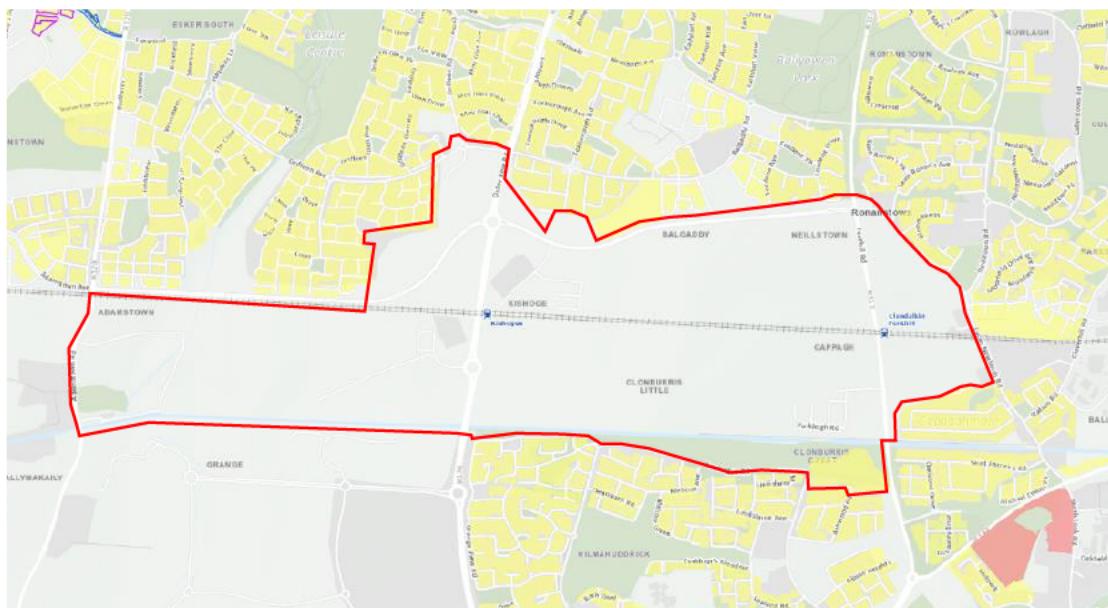


Figure 6: Extract from RZLT Draft Map 2025 with approximate outline of Clonburris SDZ outlined in red (SLA overlay)

6.4.2 Poolbeg West Strategic Development Zone

The Poolbeg West Strategic Development Zone (2019) was approved by An Bord Pleanála on 09 April 2019. This Planning Scheme is currently used by the Planning Authority in assessing all planning applications in the SDZ.

On review of the Draft RZLT Maps 2025, we would like to highlight that **no lands** within the Poolbeg West Strategic Development Zone (2019) are included within the Draft RZLT Maps 2025, see extract below (approximate location outlined in red).



Figure 7: Extract from RZLT Draft Map 2025 with approximate outline of Poolbeg West SDZ outlined in red (SLA overlay)

6.4.3 North Lotts and Grand Canal Dock Strategic Development Zone

Dublin City Council (DCC), at its meeting on 5th November 2013, decided by resolution to make the North Lotts & Grand Canal Dock Planning Scheme. The planning scheme, together with modifications, was approved by An Bord Pleanála on 16th May 2014.

This Planning Scheme is currently used by the Planning Authority in assessing all planning applications in the SDZ.

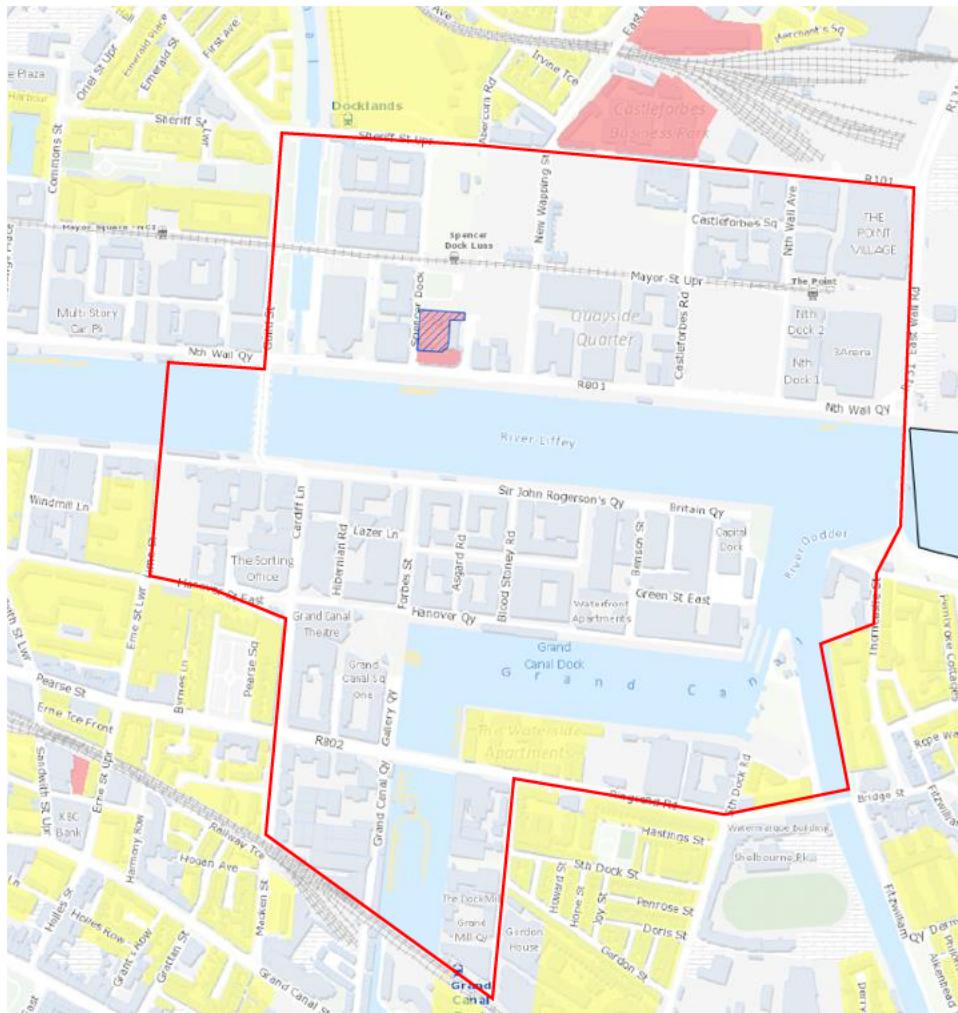


Figure 8: Extract from RZLT Draft Map 2025 with approximate outline of North Lotts and Grand Canal Dock SDZ outlined in red (SLA overlay)

On review of the Draft RZLT Maps 2025, we would like to highlight that just **two parcels** of land within the North Lotts & Grand Canal Dock Strategic Development Zone (Parcel IDs DCC000062268 & DCC000062267) are included within the Draft RZLT Maps 2025, see extract below (approximate location outlined in red).

6.4.4 Adamstown Strategic Development Zone

In contrast to the above, there are 343no. parcels of land within the Adamstown Strategic Development Zone, within our Client's control, included within the Draft RZLT Maps 2025.

We note the case of An Bord Pleanála Ref. No. ABP-316611-23 (SDCC Reg. Ref. SD-C259-06) in respect of lands included within the RZLT Draft Maps 2024 at Tandy's Lane, Finnstown, Lucan, Co. Dublin.

The Local Authority decided to retain this land parcel on the map, the decision was ultimately appealed by the landowner on the basis that: -

'On 1st January 2022, there was no ability to connect to services and appropriate access to serve the subject lands was not available and thus, the lands are clearly 'Out of Scope'.

The residential development of the lands is dependent upon the facilitation of a connection to adjacent services in the ownership of a Third Party. It has not been possible to obtain consent for a connection to the services.

The residential development of the lands subject to this appeal is dependent upon the delivery of an access road, footpaths and public lighting on lands in third party ownership.

The residential properties on the lands subject to this appeal are permanently occupied and continually subject to Local Property Tax'.

The Board inspector determined that, *'having regard to the provisions of Section 653b b) of the Act, I am satisfied that it is reasonable to consider that the lands may not have access, or be connected, to public infrastructure and facilities, including roads and footpaths, public lighting, foul sewer drainage, surface water drainage and water supply, necessary for dwellings to be developed'.*

6.5 Adamstown Planning Scheme

The Adamstown Planning Scheme in its present form was adopted in 2014. There was an Amendment made in 2017, which has since been superseded by the Apartment Guidelines 2023, with a further Amendment in 2020 which increased the potential dwelling numbers that could be achieved having regard to the Urban Density and Building Height Guidelines (2018).

In March 2020, the Adamstown SDZ Planning Scheme (2014) was reviewed in light of the publication of national and regional policy guidance including, the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES), updated Apartment Guidelines and the Building Height Guidelines.

At present there is a further Amendment to the Adamstown Planning Scheme with An Bord Pleanála for approval. This Amendment was prepared by South Dublin County Council and submitted to An Bord Pleanála under Section 170 of the Planning & Development Act 2000, as amended, as Non-Material Amendments to the Planning Scheme. This was lodged with An Bord Pleanála in early 2023 and was due for determination by the 26th June 2023. Unfortunately, due to delays in the Board at present that decision has been delayed and has been with the Bord for in excess of 1 year at this time. There is no timeframe for a decision in that case. This has caused a delay to further residential developments being processed by our clients.

6.5.1 Phasing and Implementation

Chapter 4 of the Planning Scheme 2014 (as amended) addresses Phasing and Implementation and notes that all development within the Adamstown SDZ will be subject to phasing requirements, per Section 4.1: -

It is proposed that all development within the Adamstown SDZ be subject to a schedule of phasing. The purpose of phasing is to ensure that infrastructure, services, facilities and amenities are provided together with residential development.

[SLA emphasis in bold]

Section 4.2 of the Planning Scheme identifies the sequence of such phasing: -

To ensure flexibility, the proposed phasing schedule is sequential rather than time-specific. There are thirteen sequential phases of development in the Adamstown Planning Scheme, with the critical first phase being split into phases 1A and 1B. Phase 1 comprises 1,000 units, evenly split between the two sub-phases. The remaining phases with the exception of the last phase, which allows for maximum roll out of the scheme, each have 800 units.

A 'Roll - Over' mechanism may operate between any two phases. In the event of the maximum permissible number of units being completed before the required facilities and infrastructure in any phase, a 'Roll - Over' of up to 200 dwelling units may be constructed in the following phase, subject to planning permission. These residential units may not be occupied until the required facilities and infrastructure in the previous phase have been completed.

[SLA emphasis in bold]

The Planning Scheme Identifies 13no. sequential phases of development within the Adamstown Planning Scheme Area, each to be implemented on a 'roll-over' basis through the provision of infrastructure. Hence, requiring certain infrastructure, such as roads, public open space, public

transport links, water services, etc., to be in place prior to the occupation of residential units each phase. This is further reiterated in Section 4.3.1 of the Planning Scheme: -

There are a certain amount of works, i.e. infrastructure, services, facilities and/or amenities required for each phase of residential development, i.e. per 800 dwellings units

[SLA emphasis in bold]

This Section confirms that planning permission can be sought for development for residential units that lie outside of the sequential phase but stipulates that the implementation of permission granted will be subject to the Planning Scheme phasing requirements: -

There is no limit on the number of dwellings that may be included in any single planning application, but the implementation of permissions granted will be subject to a sequence of phasing that accords with this Planning Scheme

This is particularly significant in the context of this submission. While the Planning Authority can grant permission for residential development, the occupation of same is dependent on the infrastructure and phasing requirements of the Planning Scheme. Thus, whilst our clients can obtain permissions, the occupation of same is entirely linked to the phasing of the Planning Scheme. Phasing & Sequencing is outlined in Chapter 4 of the Planning Scheme.

6.5.2 Development Areas

The lands subject of this submission are located within the following Development Areas within the Adamstown Planning Scheme Area: -

- Development Area 1: Adamstown Castle
- Development Area 2: Somerton
- Development Area 6: Tandy's lane Village
- Development Area 7: St. Helen's
- Development Area 8: Aderrig
- Development Area 9: Adamstown Square
- Development Area 10: Adamstown Boulevard
- Development Area 11: Adamstown Station

Section 4.3 of the Planning Scheme which highlights that '*there are a certain amount of works i.e. infrastructure, services, facilities and/or amenities required for each phase of development, i.e. per 800 dwellings*'. It then goes on to state that '*Any required works may be brought forward and completed sooner than scheduled. However, unless all required works for a particular phase of residential development are completed, the total number of dwelling units that may be occupied will not increase beyond that phase*'.

There have been planning applications made for up to 7,658 dwellings, with permitted units currently standing at 7,101 dwelling units.

South Dublin County Council have reviewed the Planning Scheme in order to provide more flexibility in the occupation of permitted dwellings. This has led to the current amendment being proposed. This amendment is not a deviation from the Planning Scheme, the phasing requirements still stand at this time. Thus reiterating the need to remove the lands subject of this submission from the RZLT Draft Maps 2025.

The primary purpose of an SDZ is to promote the creation of a new town with scale residential development and supporting infrastructure. It is acknowledged within the Planning Scheme that a town of this size and ambition will require time to deliver. It is relevant to note that since 2017, Quintain Developments Ireland and the other landowners, have delivered over 2,602no. residential units and the required supporting infrastructure in line with the SDZ. As of the date of submission, Quintain Developments Ireland have a further 1,481no. residential units under construction. The purpose of the

Residential Zoned Land Tax is to activate vacant land for residential purposes, the numbers above demonstrate that Adamstown is the largest and most active residential development site in Ireland and therefore the inclusion of the Adamstown lands on the RZLT Map is in direct contradiction to the intent of the tax.

7 DEVELOPMENT AREA 2: SOMERTON

7.1 Site Location & Description

The lands subject to this Submission are located in the Townlands of Doddsborough and Finnstown, Adamstown, Lucan, Co. Dublin, approximately 1 kilometre (as the crow flies) to the south-southwest of Lucan Main Street. As shown in the figure below, the lands subject to this Submission are generally bound to the north by Hillcrest Residential Development, to the south by the L1030 (Local Road), to the east by Westbury Residential Development, with Lucan Shopping Centre to the north-east and to the west by Hillcrest Pitches, with The Paddocks Residential Development further west.



Figure 11: Google Maps image of lands located within Development Area 2 subject of this submission (SLA overlay in red)

Lands located to the north of Tandy's Lane Park; subject of this submission (Parcel ID SDLA00113562) are identified within the Planning Scheme as a possible location for a fire station. Residential development, therefore, cannot occur at this site as of 1 January 2024 and should be omitted from the RZLT Map as a result.



Figure 12: Extract from Section 3 of Adamstown Planning Scheme (2014) as amended.

7.2 RZLT Land Parcels Subject of this Submission

These lands are highlighted on the Residential Zoned Land Tax Annual Draft Map 2025 per Figure 13 and are listed below: -

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|-------------|----------------|------------------------------|-------------|
| SDL00045283 | 0.376029 | Development Area 2- Somerton | Residential |
| SDL00027580 | 0.102019 | Development Area 2- Somerton | Residential |
| SDL00048147 | 0.137653 | Development Area 2- Somerton | Residential |
| SDL00045279 | 0.231984 | Development Area 2- Somerton | Residential |
| SDL00027497 | 0.041241 | Development Area 2- Somerton | Residential |
| SDL00045278 | 0.133543 | Development Area 2- Somerton | Residential |
| SDL00027511 | 0.083171 | Development Area 2- Somerton | Residential |

| | | | |
|-------------|-----------|---------------------------------|-------------|
| SDL00049202 | 0.021565 | Development Area 2- Somerton | Residential |
| SDL00049201 | 0.022981 | Development Area 2- Somerton | Residential |
| SDL00049200 | 0.0203621 | Development Area 2- Somerton | Residential |
| SDL00049199 | 0.020694 | Development Area 2- Somerton | Residential |
| SDL00049197 | 0.030133 | Development Area 2- Somerton | Residential |
| SDL00049203 | 0.020489 | Development Area 2- Somerton | Residential |
| SDL00048459 | 0.017351 | Development Area 2- Somerton | Residential |
| SDL00048462 | 0.017325 | Development Area 2- Somerton | Residential |
| SDL00048464 | 0.017174 | Development Area 2- Somerton | Residential |
| SDL00048467 | 0.027022 | Development Area 2- Somerton | Residential |
| SDL00048454 | 0.024684 | Development Area 2- Somerton | Residential |
| SDL00048455 | 0.019119 | Development Area 2- Somerton | Residential |
| SDL00048456 | 0.018604 | Development Area 2- Somerton | Residential |
| SDL00048457 | 0.018842 | Development Area 2- Somerton | Residential |
| SDL00048458 | 0.023924 | Development Area 2- Somerton | Residential |
| SDL00045280 | 0.332371 | Development Area 2- Somerton | Residential |
| SDL00045320 | 0.020342 | Development Area 2- Somerton | Residential |
| SDL00045316 | 0.019009 | Development Area 2- Somerton | Residential |
| SDL00045314 | 0.034032 | Development Area 2- Somerton | Residential |
| SDL00045313 | 0.021688 | Development Area 2- Somerton | Residential |
| SDL00045310 | 0.016331 | Development Area 2- Somerton | Residential |
| SDL00048481 | 0.017328 | Development Area 2- Somerton | Residential |

| | | | |
|-------------|----------|---------------------------------|---------------------------|
| SDL00048479 | 0.017191 | Development Area 2- Somerton | Residential |
| SDL00048478 | 0.017133 | Development Area 2- Somerton | Residential |
| SDL00048471 | 0.027896 | Development Area 2- Somerton | Residential |
| SDL00048474 | 0.022600 | Development Area 2- Somerton | Residential |
| SDL00048473 | 0.017723 | Development Area 2- Somerton | Residential |
| SDL00048472 | 0.017489 | Development Area 2- Somerton | Residential |
| SDL00045282 | 0.852083 | Development Area 2- Somerton | Residential/ Flexible Use |
| SDL00045281 | 0.295528 | Development Area 2- Somerton | Residential |
| SDL00045330 | 0.022111 | Development Area 2- Somerton | Residential |
| SDL00045328 | 0.022314 | Development Area 2- Somerton | Residential |
| SDL00045326 | 0.021708 | Development Area 2- Somerton | Residential |
| SDL00045325 | 0.016741 | Development Area 2- Somerton | Residential |
| SDL00045323 | 0.017116 | Development Area 2- Somerton | Residential |
| SDL00045321 | 0.024529 | Development Area 2- Somerton | Residential |
| SDL00027528 | 0.011898 | Development Area 2- Somerton | Residential |
| SDL00045317 | 0.032142 | Development Area 2- Somerton | Residential |
| SDL00045312 | 0.026743 | Development Area 2- Somerton | Residential |
| SDL00048482 | 0.021992 | Development Area 2- Somerton | Residential |
| SDL00048480 | 0.025269 | Development Area 2- Somerton | Residential |
| SDL00048477 | 0.025233 | Development Area 2- Somerton | Residential |
| SDL00048475 | 0.019003 | Development Area 2- Somerton | Residential |
| SDL00048470 | 0.018282 | Development Area 2- Somerton | Residential |

| | | | |
|-------------|----------|---------------------------------|--|
| SDL00048468 | 0.021734 | Development Area 2- Somerton | Residential |
| SDL00048465 | 0.027908 | Development Area 2- Somerton | Residential |
| SDL00048463 | 0.017272 | Development Area 2- Somerton | Residential |
| SDL00048460 | 0.017318 | Development Area 2- Somerton | Residential |
| SDL00048451 | 0.023883 | Development Area 2- Somerton | Residential |
| SDL00049198 | 0.007357 | Development Area 2- Somerton | Residential |
| SDL00049196 | 0.023785 | Development Area 2- Somerton | Residential |
| SDL00049192 | 0.020893 | Development Area 2- Somerton | Residential |
| SDL00113720 | 0.221693 | Development Area 2- Somerton | Residential |
| SDL00049175 | 0.123409 | Development Area 2- Somerton | Residential |
| SDL00113722 | 0.198349 | Development Area 2- Somerton | Residential |
| SDL00113562 | 0.283607 | Development Area 2- Somerton | Possible site for fire station/Flexible Use |

Table 2: List of lands subject to this submission and located within Development area 2 in reference to the Draft RZLT Maps 2025



Figure 43: Identification of subject lands located within Development Area 2 in reference to the Draft RZLT Maps 2025 (approximate outline in red of Quintain Developments Ireland lands- SLA overlay)

7.3 Scoping Exercise

| Step 1 |
|---|
| Is Residential Zoning Permitted in Principle and are the lands included within the Core Strategy to be developed within the lifetime of the Development Plan? |
| <p>The lands subject to this Submission in the Townlands of Doddsborough and Finnstown, Adamstown, Lucan, Co. Dublin are principally located in Development Area 2 (Somerton) of the <i>Adamstown Strategic Development Zone Planning Scheme</i>, whilst a small component thereof is located in Development Area 3 (Arlie Stud) of the <i>Adamstown Strategic Development Zone Planning Scheme</i>, which has been designated for Residential Development.</p> <p>However, as noted in the first section of this Report, the subject lands are: -</p> <ol style="list-style-type: none"> 1. Identified as a Strategic Residential Reserve in the Core Strategy. 2. These lands are subject to Phased Management. 3. Require further infrastructure to complete. |

And are therefore not in scope.

This landholding also comprises lands identified as a site for a future fire station, therefore, residential development cannot occur at this location. Therefore, those lands are not in scope.

Notwithstanding the above, an assessment of the subject lands is provided below.

Step 2

| | |
|---|--|
| Connected to or Capacity for Road Infrastructure? | Yes |
| Connected to or Capacity for Footpaths? | Yes |
| Connected to or Capacity for Public Lighting? | Yes |
| Connected to or Capacity for Surface Water? | Yes |
| Connected to or Capacity for Wastewater? | Whilst Irish Water have confirmed that it is feasible for the Residential Development permitted under South Dublin County Council Reg. Ref. SDZ19A/0004 on the lands subject to this Submission to connect to the Irish Water Network, the majority of which is constructed and occupied, the Residential Development also requires an Easement allowing a connection to Wastewater Drainage Infrastructure in Third Party Ownership. The Third Party Landowner and our Client reached a Legal Agreement which allowed the constructed Residential Development at the site to proceed but an additional Legal Agreement is required with the Third Party to facilitate the Wastewater Drainage Connections from the permitted but not yet constructed elements (Block Nos. 2, 3, 4 and 5) and we are advised by Quintain Ireland that to date an Agreement has not been reached with the Third Party regarding connecting to same. Thus, the development cannot be completed as the final stage does not have capacity for wastewater. |
| Connected to or Capacity for Water Supply? | Yes |

Step 3

| | |
|---|-----|
| Is the Land in the Section 22 EPA Register Maintained By the Local Authority? | No. |
| Is the Land Identified on the Record of Monuments and Places? | No. |
| Is a Trade or Profession Being Carried Out on the Land? | No. |

Step 4

Is a Trade or Profession Being Carried Out on the Land?

| | |
|---|--|
| No. | |
| <p>Step 5</p> <p>Is the Land Identified on a Statutory Land Use Plan as Being Required For, Or Integral to, Occupation By:</p> <ul style="list-style-type: none"> I Social, Community, Governmental, Public Administration, Education and Healthcare Infrastructure and Facilities II Transport Facilities and Infrastructure III Energy Infrastructure and Facilities IV Telecoms Infrastructure and Facilities V Water and Wastewater Infrastructure and Facilities VI Waste Management and Disposal Infrastructure VII Recreational Infrastructure, Playgrounds, Sports Facilities | |
| <p>For the majority of the handholding, no. However, Lands located to the north of Tandy's Lane Park; subject of this submission (Parcel ID SDLA00113562) are identified within the Planning Scheme as a possible location for a fire station. Residential development, therefore, cannot occur at this site</p> | |

| | |
|--|--|
| <p>Step 6</p> <p>Is the Land Subject to a Statutory Designation Which May Preclude Development?</p> | |
| No. | |

| | |
|--|--|
| <p>Step 7</p> <p>Is the Land Subject to the Derelict Site Levy?</p> | |
| No. | |

8 DEVELOPMENT AREA 6: TANDY'S LANE VILLAGE

8.1 Site Location & Description

The lands subject to this Submission are located within the overall Tandy's Lane Village Development Area. The overall Tandy's Lane Village Development Area is one of the larger development areas in the Adamstown SDZ planning scheme which is bounded on 3 sides by three primary loop roads. Each of these roads has now received planning permission and their alignments are confirmed as a result of this. Two of these roads (Adamstown Park and Adamstown Drive) are complete, Adamstown Boulevard has more recently been granted permission under Reg. Refs. SDZ18A/0002 and SDZ18A/0009 and is now complete and open to traffic.



Figure 14: Google Maps image of lands located within Development Area 6 subject of this submission (SLA overlay in red)

The Development Area is predominately earmarked for residential development, however, there are lands located within Parcel IDs SDLA00113564 and SDLA00113571 identified within the Planning Scheme for 'flexible uses'. The Planning Scheme has allocated a large area of public open space within Parcel ID SDLA00113565.



Figure 15: Extract from Section 3 of Adamstown Planning Scheme (2014) as amended.

8.2 RZLT Land Parcels Subject of this Submission

These lands are highlighted on the Residential Zoned Land Tax Annual Draft Map 2025 per Figure 16 and are listed below: -

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|-------------|----------------|---|---------------------------|
| SDL00113564 | 7.312686 | Development Area 6- Tandy's Lane Village | Residential/ Flexible Use |
| SDL00113571 | 8.111005 | Development Area 6- Tandy's Lane Village | Residential/ Flexible Use |
| SDL00113565 | 2.153874 | Development Area 6- Tandy's Lane Village | Residential |

Table 3: List of lands subject to this submission and located within Development area 6 in reference to the Draft RZLT Maps 2025

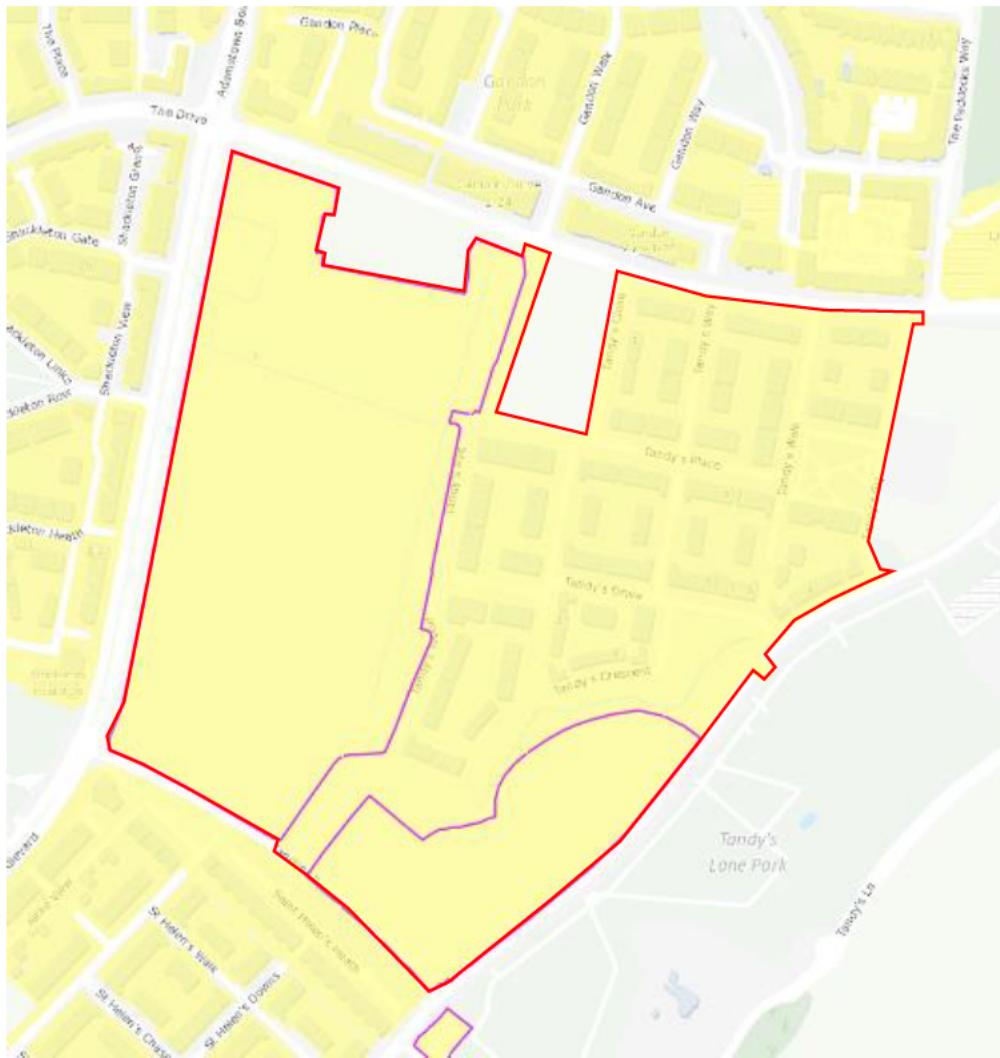


Figure 56: Identification of subject lands located within Development Area 6 in reference to the Draft RZLT Maps 2025 (approximate outline in red of Quintain Developments Ireland lands- SLA overlay)

8.3 Scoping Exercise

| Step 1 |
|---|
| Is Residential Zoning Permitted in Principle and are the lands included within the Core Strategy to be developed within the lifetime of the Development Plan? |
| The lands subject to this Submission in the Townlands of Golliertown and Adamstown, Lucan, Co. Dublin are principally located in Development Area 6 (Tandy's Lane Village) of the <i>Adamstown Strategic Development Zone Planning Scheme</i> , which has been designated for Residential Development. However, as noted in the first section of this Report, the subject lands are: - |
| <ol style="list-style-type: none"> 1. Identified as a Strategic Residential Reserve in the Core Strategy. 2. These lands are subject to Phased Management. 3. Require further infrastructure to complete. <p><u>And are therefore not in scope.</u></p> <p>Notwithstanding the above, an assessment of the subject lands is provided below.</p> |

| Step 2 | |
|---|-----|
| Connected to or Capacity for Road Infrastructure? | No |
| Connected to or Capacity for Footpaths? | No |
| Connected to or Capacity for Public Lighting? | No |
| Connected to or Capacity for Surface Water? | Yes |
| Connected to or Capacity for Wastewater? | Yes |
| Connected to or Capacity for Water Supply? | Yes |

| Step 3 | |
|---|----|
| Is the Land in the Section 22 EPA Register Maintained By the Local Authority? | No |
| Is the Land Identified on the Record of Monuments and Places? | No |
| Is a Trade or Profession Being Carried Out on the Land? | No |

| Step 4 | |
|---|--|
| Is a Trade or Profession Being Carried Out on the Land? | |
| No | |

| Step 5 | |
|---|--|
| Is the Land Identified on a Statutory Land Use Plan as Being Required For, Or Integral to, Occupation By: | |
| VIII | Social, Community, Governmental, Public Administration, Education and Healthcare Infrastructure and Facilities |
| IX | Transport Facilities and Infrastructure |
| X | Energy Infrastructure and Facilities |
| XI | Telecoms Infrastructure and Facilities |
| XII | Water and Wastewater Infrastructure and Facilities |
| XIII | Waste Management and Disposal Infrastructure |
| XIV | Recreational Infrastructure, Playgrounds, Sports Facilities |
| No | |

| |
|--|
| Step 6 |
| Is the Land Subject to a Statutory Designation Which May Preclude Development? |
| No |

| |
|--|
| Step 7 |
| Is the Land Subject to the Derelict Site Levy? |
| No |

9 DEVELOPMENT AREA 7: ST. HELEN'S

9.1 Site Location & Description

The lands subject to this Submission are located within the overall St. Helen's Development Area situated at the northeast of the SDZ, adjoining Tandy's Lane Park to the east, Tandy's Lane Village Development Area to the north and Adamstown Boulevard to the west, with the development at Alderlie (Adamstown Square Development Area) to the south.



Figure 17: Google Maps image of lands located within Development Area 7 subject of this submission (SLA overlay in red)

The St. Helen's Development Area is largely residential; however, the Planning Scheme identifies a number of locations for 'flexible uses', including lands subject of this submission (Parcel IDs

SDLA00113574, SDLA00071620, SDLA00071629, SDLA00071628, SDLA00071630, SDLA00071633, SDLA00071578 and SDLA00071476).

We note that a portion of Parcel ID SDLA00113560 is located within Development Area 1- Adamstown Castle.



Figure 18: Extract from Section 3 of Adamstown Planning Scheme (2014) as amended.

9.2 RZLT Land Parcels Subject of this Submission

These lands are highlighted on the Residential Zoned Land Tax Annual Draft Map 2025 and are listed below: -

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|--------------|----------------|--|---------------------------|
| SDLA00113560 | 0.768922 | Development Area 7: St. Helen's & Development Area 1: Adamstown Castle | Residential |
| SDLA00113561 | 1.296595 | Development Area 7: St. Helen's | Residential |
| SDLA00113716 | 0.438774 | Development Area 7: St. Helen's | Residential |
| SDLA00071233 | 0.074881 | Development Area 7: St. Helen's | Residential |
| SDLA00113574 | 1.950425 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDLA00071232 | 0.017185 | Development Area 7: St. Helen's | Residential |

| | | | |
|-------------|----------|---------------------------------|-------------|
| SDL00071231 | 0.013853 | Development Area 7: St. Helen's | Residential |
| SDL00071230 | 0.014732 | Development Area 7: St. Helen's | Residential |
| SDL00071229 | 0.025311 | Development Area 7: St. Helen's | Residential |
| SDL00071228 | 0.019273 | Development Area 7: St. Helen's | Residential |
| SDL00071227 | 0.016335 | Development Area 7: St. Helen's | Residential |
| SDL00071225 | 0.015964 | Development Area 7: St. Helen's | Residential |
| SDL00071223 | 0.019569 | Development Area 7: St. Helen's | Residential |
| SDL00071218 | 0.029257 | Development Area 7: St. Helen's | Residential |
| SDL00048386 | 0.017771 | Development Area 7: St. Helen's | Residential |
| SDL00048387 | 0.018701 | Development Area 7: St. Helen's | Residential |
| SDL00048388 | 0.021286 | Development Area 7: St. Helen's | Residential |
| SDL00048385 | 0.018233 | Development Area 7: St. Helen's | Residential |
| SDL00048384 | 0.014629 | Development Area 7: St. Helen's | Residential |
| SDL00048383 | 0.014659 | Development Area 7: St. Helen's | Residential |
| SDL00048375 | 0.042695 | Development Area 7: St. Helen's | Residential |
| SDL00048382 | 0.020039 | Development Area 7: St. Helen's | Residential |
| SDL00048381 | 0.015954 | Development Area 7: St. Helen's | Residential |
| SDL00048380 | 0.016457 | Development Area 7: St. Helen's | Residential |

| | | | |
|-------------|----------|---------------------------------|-------------|
| SDL00048377 | 0.019246 | Development Area 7: St. Helen's | Residential |
| SDL00048369 | 0.030170 | Development Area 7: St. Helen's | Residential |
| SDL00048373 | 0.017934 | Development Area 7: St. Helen's | Residential |
| SDL00048374 | 0.022119 | Development Area 7: St. Helen's | Residential |
| SDL00048360 | 0.018088 | Development Area 7: St. Helen's | Residential |
| SDL00048357 | 0.014604 | Development Area 7: St. Helen's | Residential |
| SDL00048355 | 0.014780 | Development Area 7: St. Helen's | Residential |
| SDL00048353 | 0.014828 | Development Area 7: St. Helen's | Residential |
| SDL00048351 | 0.014789 | Development Area 7: St. Helen's | Residential |
| SDL00048349 | 0.014413 | Development Area 7: St. Helen's | Residential |
| SDL00048348 | 0.018314 | Development Area 7: St. Helen's | Residential |
| SDL00027465 | 0.055617 | Development Area 7: St. Helen's | Residential |
| SDL00048345 | 0.018199 | Development Area 7: St. Helen's | Residential |
| SDL00048344 | 0.014892 | Development Area 7: St. Helen's | Residential |
| SDL00048342 | 0.014857 | Development Area 7: St. Helen's | Residential |
| SDL00048340 | 0.014907 | Development Area 7: St. Helen's | Residential |
| SDL00048338 | 0.014847 | Development Area 7: St. Helen's | Residential |
| SDL00048336 | 0.014662 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00048334 | 0.015090 | Development Area 7: St. Helen's | Residential |
| SDL00048333 | 0.018130 | Development Area 7: St. Helen's | Residential |
| SDL00027462 | 0.120622 | Development Area 7: St. Helen's | Residential |
| SDL00048366 | 0.025217 | Development Area 7: St. Helen's | Residential |
| SDL00048364 | 0.017724 | Development Area 7: St. Helen's | Residential |
| SDL00048362 | 0.017725 | Development Area 7: St. Helen's | Residential |
| SDL00048359 | 0.015558 | Development Area 7: St. Helen's | Residential |
| SDL00048356 | 0.015142 | Development Area 7: St. Helen's | Residential |
| SDL00048354 | 0.017939 | Development Area 7: St. Helen's | Residential |
| SDL00048352 | 0.017991 | Development Area 7: St. Helen's | Residential |
| SDL00048350 | 0.022596 | Development Area 7: St. Helen's | Residential |
| SDL00048363 | 0.017501 | Development Area 7: St. Helen's | Residential |
| SDL00048365 | 0.014698 | Development Area 7: St. Helen's | Residential |
| SDL00048367 | 0.014650 | Development Area 7: St. Helen's | Residential |
| SDL00071376 | 0.018329 | Development Area 7: St. Helen's | Residential |
| SDL00071377 | 0.018034 | Development Area 7: St. Helen's | Residential |
| SDL00071378 | 0.014731 | Development Area 7: St. Helen's | Residential |
| SDL00071379 | 0.014678 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071380 | 0.012431 | Development Area 7: St. Helen's | Residential |
| SDL00071381 | 0.012646 | Development Area 7: St. Helen's | Residential |
| SDL00048376 | 0.014398 | Development Area 7: St. Helen's | Residential |
| SDL00048378 | 0.014125 | Development Area 7: St. Helen's | Residential |
| SDL00048379 | 0.020851 | Development Area 7: St. Helen's | Residential |
| SDL00048372 | 0.030564 | Development Area 7: St. Helen's | Residential |
| SDL00048370 | 0.017361 | Development Area 7: St. Helen's | Residential |
| SDL00048368 | 0.031187 | Development Area 7: St. Helen's | Residential |
| SDL00071215 | 0.028773 | Development Area 7: St. Helen's | Residential |
| SDL00071213 | 0.017752 | Development Area 7: St. Helen's | Residential |
| SDL00071211 | 0.017873 | Development Area 7: St. Helen's | Residential |
| SDL00071210 | 0.014655 | Development Area 7: St. Helen's | Residential |
| SDL00071209 | 0.015525 | Development Area 7: St. Helen's | Residential |
| SDL00071208 | 0.018098 | Development Area 7: St. Helen's | Residential |
| SDL00071207 | 0.017673 | Development Area 7: St. Helen's | Residential |
| SDL00071382 | 0.021089 | Development Area 7: St. Helen's | Residential |
| SDL00071212 | 0.019961 | Development Area 7: St. Helen's | Residential |
| SDL00071214 | 0.014274 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071216 | 0.014679 | Development Area 7: St. Helen's | Residential |
| SDL00071248 | 0.019855 | Development Area 7: St. Helen's | Residential |
| SDL00071249 | 0.018547 | Development Area 7: St. Helen's | Residential |
| SDL00071250 | 0.016743 | Development Area 7: St. Helen's | Residential |
| SDL00071251 | 0.015186 | Development Area 7: St. Helen's | Residential |
| SDL00071252 | 0.015809 | Development Area 7: St. Helen's | Residential |
| SDL00071253 | 0.014702 | Development Area 7: St. Helen's | Residential |
| SDL00071222 | 0.015112 | Development Area 7: St. Helen's | Residential |
| SDL00071224 | 0.014167 | Development Area 7: St. Helen's | Residential |
| SDL00071226 | 0.019356 | Development Area 7: St. Helen's | Residential |
| SDL00071221 | 0.024765 | Development Area 7: St. Helen's | Residential |
| SDL00071220 | 0.017695 | Development Area 7: St. Helen's | Residential |
| SDL00071219 | 0.017736 | Development Area 7: St. Helen's | Residential |
| SDL00071217 | 0.023982 | Development Area 7: St. Helen's | Residential |
| SDL00071361 | 0.022022 | Development Area 7: St. Helen's | Residential |
| SDL00071359 | 0.017777 | Development Area 7: St. Helen's | Residential |
| SDL00071358 | 0.017787 | Development Area 7: St. Helen's | Residential |
| SDL00071356 | 0.017878 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071355 | 0.017875 | Development Area 7: St. Helen's | Residential |
| SDL00071354 | 0.017685 | Development Area 7: St. Helen's | Residential |
| SDL00071353 | 0.017725 | Development Area 7: St. Helen's | Residential |
| SDL00071352 | 0.032184 | Development Area 7: St. Helen's | Residential |
| SDL00071357 | 0.018727 | Development Area 7: St. Helen's | Residential |
| SDL00071364 | 0.022447 | Development Area 7: St. Helen's | Residential |
| SDL00071366 | 0.018072 | Development Area 7: St. Helen's | Residential |
| SDL00071360 | 0.014834 | Development Area 7: St. Helen's | Residential |
| SDL00071368 | 0.018609 | Development Area 7: St. Helen's | Residential |
| SDL00071362 | 0.015489 | Development Area 7: St. Helen's | Residential |
| SDL00071369 | 0.018356 | Development Area 7: St. Helen's | Residential |
| SDL00071363 | 0.015068 | Development Area 7: St. Helen's | Residential |
| SDL00071370 | 0.018377 | Development Area 7: St. Helen's | Residential |
| SDL00071365 | 0.015143 | Development Area 7: St. Helen's | Residential |
| SDL00071371 | 0.021820 | Development Area 7: St. Helen's | Residential |
| SDL00071367 | 0.018101 | Development Area 7: St. Helen's | Residential |
| SDL00071375 | 0.017965 | Development Area 7: St. Helen's | Residential |
| SDL00071374 | 0.014425 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071373 | 0.014601 | Development Area 7: St. Helen's | Residential |
| SDL00071372 | 0.014820 | Development Area 7: St. Helen's | Residential |
| SDL00071444 | 0.014959 | Development Area 7: St. Helen's | Residential |
| SDL00071442 | 0.014471 | Development Area 7: St. Helen's | Residential |
| SDL00071440 | 0.015129 | Development Area 7: St. Helen's | Residential |
| SDL00071437 | 0.019444 | Development Area 7: St. Helen's | Residential |
| SDL00071308 | 0.021931 | Development Area 7: St. Helen's | Residential |
| SDL00071306 | 0.018439 | Development Area 7: St. Helen's | Residential |
| SDL00071304 | 0.017636 | Development Area 7: St. Helen's | Residential |
| SDL00071302 | 0.018428 | Development Area 7: St. Helen's | Residential |
| SDL00071296 | 0.017806 | Development Area 7: St. Helen's | Residential |
| SDL00071295 | 0.017951 | Development Area 7: St. Helen's | Residential |
| SDL00071291 | 0.018002 | Development Area 7: St. Helen's | Residential |
| SDL00071423 | 0.029602 | Development Area 7: St. Helen's | Residential |
| SDL00071311 | 0.028669 | Development Area 7: St. Helen's | Residential |
| SDL00071303 | 0.018171 | Development Area 7: St. Helen's | Residential |
| SDL00071240 | 0.029074 | Development Area 7: St. Helen's | Residential |
| SDL00071307 | 0.015057 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071309 | 0.019474 | Development Area 7: St. Helen's | Residential |
| SDL00071247 | 0.018328 | Development Area 7: St. Helen's | Residential |
| SDL00071246 | 0.014156 | Development Area 7: St. Helen's | Residential |
| SDL00071245 | 0.014210 | Development Area 7: St. Helen's | Residential |
| SDL00071244 | 0.014681 | Development Area 7: St. Helen's | Residential |
| SDL00071243 | 0.014033 | Development Area 7: St. Helen's | Residential |
| SDL00071318 | 0.013594 | Development Area 7: St. Helen's | Residential |
| SDL00071312 | 0.014732 | Development Area 7: St. Helen's | Residential |
| SDL00071310 | 0.021821 | Development Area 7: St. Helen's | Residential |
| SDL00071627 | 0.010034 | Development Area 7: St. Helen's | Residential |
| SDL00071623 | 0.009962 | Development Area 7: St. Helen's | Residential |
| SDL00071621 | 0.009961 | Development Area 7: St. Helen's | Residential |
| SDL00071617 | 0.009967 | Development Area 7: St. Helen's | Residential |
| SDL00071554 | 0.009954 | Development Area 7: St. Helen's | Residential |
| SDL00071551 | 0.009973 | Development Area 7: St. Helen's | Residential |
| SDL00071549 | 0.009945 | Development Area 7: St. Helen's | Residential |
| SDL00071547 | 0.009982 | Development Area 7: St. Helen's | Residential |
| SDL00071546 | 0.011138 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|---------------------------|
| SDL00071620 | 0.019925 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071631 | 0.014455 | Development Area 7: St. Helen's | Residential |
| SDL00071629 | 0.013420 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071628 | 0.014002 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071630 | 0.014272 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071633 | 0.027189 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071626 | 0.014932 | Development Area 7: St. Helen's | Residential |
| SDL00071624 | 0.011645 | Development Area 7: St. Helen's | Residential |
| SDL00071622 | 0.012837 | Development Area 7: St. Helen's | Residential |
| SDL00071619 | 0.012197 | Development Area 7: St. Helen's | Residential |
| SDL00071555 | 0.011680 | Development Area 7: St. Helen's | Residential |
| SDL00071553 | 0.012502 | Development Area 7: St. Helen's | Residential |
| SDL00071550 | 0.012364 | Development Area 7: St. Helen's | Residential |
| SDL00071545 | 0.023351 | Development Area 7: St. Helen's | Residential |
| SDL00071544 | 0.014910 | Development Area 7: St. Helen's | Residential |
| SDL00071543 | 0.012802 | Development Area 7: St. Helen's | Residential |
| SDL00071542 | 0.013271 | Development Area 7: St. Helen's | Residential |
| SDL00071541 | 0.012473 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071540 | 0.016477 | Development Area 7: St. Helen's | Residential |
| SDL00071550 | 0.012364 | Development Area 7: St. Helen's | Residential |
| SDL00071553 | 0.012502 | Development Area 7: St. Helen's | Residential |
| SDL00071555 | 0.011680 | Development Area 7: St. Helen's | Residential |
| SDL00071619 | 0.012197 | Development Area 7: St. Helen's | Residential |
| SDL00071622 | 0.012837 | Development Area 7: St. Helen's | Residential |
| SDL00071624 | 0.011645 | Development Area 7: St. Helen's | Residential |
| SDL00071626 | 0.012503 | Development Area 7: St. Helen's | Residential |
| SDL00071633 | 0.027189 | Development Area 7: St. Helen's | Residential |
| SDL00071634 | 0.018009 | Development Area 7: St. Helen's | Residential |
| SDL00071635 | 0.019901 | Development Area 7: St. Helen's | Residential |
| SDL00071636 | 0.020296 | Development Area 7: St. Helen's | Residential |
| SDL00071632 | 0.019554 | Development Area 7: St. Helen's | Residential |
| SDL00071443 | 0.018656 | Development Area 7: St. Helen's | Residential |
| SDL00071441 | 0.016967 | Development Area 7: St. Helen's | Residential |
| SDL00071439 | 0.017260 | Development Area 7: St. Helen's | Residential |
| SDL00071438 | 0.017655 | Development Area 7: St. Helen's | Residential |
| SDL00071436 | 0.014236 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071435 | 0.017722 | Development Area 7: St. Helen's | Residential |
| SDL00071433 | 0.017505 | Development Area 7: St. Helen's | Residential |
| SDL00071432 | 0.017228 | Development Area 7: St. Helen's | Residential |
| SDL00071430 | 0.018659 | Development Area 7: St. Helen's | Residential |
| SDL00071428 | 0.014386 | Development Area 7: St. Helen's | Residential |
| SDL00071426 | 0.013210 | Development Area 7: St. Helen's | Residential |
| SDL00071424 | 0.013739 | Development Area 7: St. Helen's | Residential |
| SDL00071421 | 0.016547 | Development Area 7: St. Helen's | Residential |
| SDL00071419 | 0.017800 | Development Area 7: St. Helen's | Residential |
| SDL00071418 | 0.017443 | Development Area 7: St. Helen's | Residential |
| SDL00071416 | 0.016426 | Development Area 7: St. Helen's | Residential |
| SDL00071539 | 0.014896 | Development Area 7: St. Helen's | Residential |
| SDL00071538 | 0.012942 | Development Area 7: St. Helen's | Residential |
| SDL00071506 | 0.012639 | Development Area 7: St. Helen's | Residential |
| SDL00071504 | 0.012744 | Development Area 7: St. Helen's | Residential |
| SDL00071503 | 0.013018 | Development Area 7: St. Helen's | Residential |
| SDL00071501 | 0.020735 | Development Area 7: St. Helen's | Residential |
| SDL00071434 | 0.012349 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|-------------|
| SDL00071431 | 0.016756 | Development Area 7: St. Helen's | Residential |
| SDL00071429 | 0.016546 | Development Area 7: St. Helen's | Residential |
| SDL00071427 | 0.013067 | Development Area 7: St. Helen's | Residential |
| SDL00071425 | 0.011300 | Development Area 7: St. Helen's | Residential |
| SDL00071422 | 0.012251 | Development Area 7: St. Helen's | Residential |
| SDL00071417 | 0.013202 | Development Area 7: St. Helen's | Residential |
| SDL00071415 | 0.012999 | Development Area 7: St. Helen's | Residential |
| SDL00071505 | 0.017109 | Development Area 7: St. Helen's | Residential |
| SDL00071420 | 0.021301 | Development Area 7: St. Helen's | Residential |
| SDL00071414 | 0.022753 | Development Area 7: St. Helen's | Residential |
| SDL00071502 | 0.018033 | Development Area 7: St. Helen's | Residential |
| SDL00071500 | 0.018206 | Development Area 7: St. Helen's | Residential |
| SDL00071497 | 0.018098 | Development Area 7: St. Helen's | Residential |
| SDL00071290 | 0.020241 | Development Area 7: St. Helen's | Residential |
| SDL00071294 | 0.029204 | Development Area 7: St. Helen's | Residential |
| SDL00071305 | 0.027283 | Development Area 7: St. Helen's | Residential |
| SDL00071498 | 0.027992 | Development Area 7: St. Helen's | Residential |
| SDL00071496 | 0.024295 | Development Area 7: St. Helen's | Residential |

| | | | |
|-------------|----------|---------------------------------|---------------------------|
| SDL00071495 | 0.026056 | Development Area 7: St. Helen's | Residential |
| SDL00071494 | 0.031039 | Development Area 7: St. Helen's | Residential |
| SDL00071293 | 0.023077 | Development Area 7: St. Helen's | Residential |
| SDL00071292 | 0.029304 | Development Area 7: St. Helen's | Residential |
| SDL00071525 | 0.088946 | Development Area 7: St. Helen's | Residential |
| SDL00071578 | 0.053813 | Development Area 7: St. Helen's | Residential/ Flexible Use |
| SDL00071585 | 0.020103 | Development Area 7: St. Helen's | Residential |
| SDL00071536 | 0.017990 | Development Area 7: St. Helen's | Residential |
| SDL00071535 | 0.016232 | Development Area 7: St. Helen's | Residential |
| SDL00071534 | 0.015793 | Development Area 7: St. Helen's | Residential |
| SDL00071533 | 0.016304 | Development Area 7: St. Helen's | Residential |
| SDL00071532 | 0.017874 | Development Area 7: St. Helen's | Residential |
| SDL00071527 | 0.012807 | Development Area 7: St. Helen's | Residential |
| SDL00071526 | 0.012195 | Development Area 7: St. Helen's | Residential |
| SDL00071586 | 0.011679 | Development Area 7: St. Helen's | Residential |
| SDL00071584 | 0.013419 | Development Area 7: St. Helen's | Residential |
| SDL00071583 | 0.013613 | Development Area 7: St. Helen's | Residential |
| SDL00071582 | 0.011223 | Development Area 7: St. Helen's | Residential |

| | | | |
|-------------|----------|---------------------------------|-------------|
| SDL00071581 | 0.011411 | Development Area 7: St. Helen's | Residential |
| SDL00071580 | 0.011164 | Development Area 7: St. Helen's | Residential |
| SDL00071579 | 0.011594 | Development Area 7: St. Helen's | Residential |
| SDL00071577 | 0.013054 | Development Area 7: St. Helen's | Residential |
| SDL00071529 | 0.018465 | Development Area 7: St. Helen's | Residential |
| SDL00071528 | 0.018482 | Development Area 7: St. Helen's | Residential |
| SDL00071493 | 0.018143 | Development Area 7: St. Helen's | Residential |
| SDL00071492 | 0.018226 | Development Area 7: St. Helen's | Residential |
| SDL00071491 | 0.018388 | Development Area 7: St. Helen's | Residential |
| SDL00071490 | 0.018288 | Development Area 7: St. Helen's | Residential |
| SDL00071489 | 0.017946 | Development Area 7: St. Helen's | Residential |
| SDL00071488 | 0.018197 | Development Area 7: St. Helen's | Residential |
| SDL00071487 | 0.019313 | Development Area 7: St. Helen's | Residential |
| SDL00071486 | 0.012245 | Development Area 7: St. Helen's | Residential |
| SDL00071484 | 0.011910 | Development Area 7: St. Helen's | Residential |
| SDL00071482 | 0.011368 | Development Area 7: St. Helen's | Residential |
| SDL00071480 | 0.012210 | Development Area 7: St. Helen's | Residential |
| SDL00071576 | 0.013145 | Development Area 7: St. Helen's | Residential |

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|-------------|----------|---------------------------------|---------------------------|
| SDL00071575 | 0.011329 | Development Area 7: St. Helen's | Residential |
| SDL00071574 | 0.011249 | Development Area 7: St. Helen's | Residential |
| SDL00071477 | 0.011332 | Development Area 7: St. Helen's | Residential |
| SDL00071351 | 0.011204 | Development Area 7: St. Helen's | Residential |
| SDL00071350 | 0.011390 | Development Area 7: St. Helen's | Residential |
| SDL00071349 | 0.011354 | Development Area 7: St. Helen's | Residential |
| SDL00071348 | 0.011421 | Development Area 7: St. Helen's | Residential |
| SDL00071347 | 0.011308 | Development Area 7: St. Helen's | Residential |
| SDL00071476 | 0.385311 | Development Area 7: St. Helen's | Residential/ Flexible Use |

Table 4: List of lands subject to this submission and located within Development Area 7 in reference to the Draft RZLT Maps 2025

9.3 Scoping Exercise

| Step 1 |
|--|
| Is Residential Zoning Permitted in Principle and are the lands included within the Core Strategy to be developed within the lifetime of the Development Plan? |
| The lands subject to this Submission in the Townlands of Gollerstown and Adamstown, Lucan, Co. Dublin are principally located in Development Area 7 (St. Helen's) of the <i>Adamstown Strategic Development Zone Planning Scheme</i> , which has been designated for Residential Development. |
| However, as noted in the first section of this Report, the subject lands are: - |
| <ol style="list-style-type: none"> 1. Identified as a Strategic Residential Reserve in the Core Strategy. 2. These lands are subject to Phased Management. 3. Require further infrastructure to complete. <p><u>And are therefore not in scope.</u></p> <p>Notwithstanding the above, an assessment of the subject lands is provided below.</p> |

| Step 2 | |
|---|--|
| Connected to or Capacity for Road Infrastructure? | Yes however, Parcel IDs SDL00071233, SDL00113716, SDL00113561 do not |

| | |
|---|---|
| Connected to or Capacity for Footpaths? | Yes however, Parcel IDs SDLA00071233, SDLA00113716, SDLA00113561 do not |
| Connected to or Capacity for Public Lighting? | Yes however, Parcel IDs SDLA00071233, SDLA00113716, SDLA00113561 do not |
| Connected to or Capacity for Surface Water? | Yes. |
| Connected to or Capacity for Wastewater? | Yes. |
| Connected to or Capacity for Water Supply? | Yes. |

| Step 3 | |
|---|-----|
| Is the Land in the Section 22 EPA Register Maintained By the Local Authority? | No. |
| Is the Land Identified on the Record of Monuments and Places? | No. |
| Is a Trade or Profession Being Carried Out on the Land? | No. |

| Step 4 | |
|---|--|
| Is a Trade or Profession Being Carried Out on the Land? | |
| No. | |

| Step 5 | |
|---|--|
| Is the Land Identified on a Statutory Land Use Plan as Being Required For, Or Integral to, Occupation By: | |
| XV | Social, Community, Governmental, Public Administration, Education and Healthcare Infrastructure and Facilities |
| XVI | Transport Facilities and Infrastructure |
| XVII | Energy Infrastructure and Facilities |
| XVIII | Telecoms Infrastructure and Facilities |
| XIX | Water and Wastewater Infrastructure and Facilities |
| XX | Waste Management and Disposal Infrastructure |
| XXI | Recreational Infrastructure, Playgrounds, Sports Facilities |
| No. | |

| Step 6 | |
|--------|--|
| | |

| |
|--|
| Is the Land Subject to a Statutory Designation Which May Preclude Development? |
| No. |

| |
|--|
| Step 7 |
| Is the Land Subject to the Derelict Site Levy? |
| No. |

10 DEVELOPMENT AREA 8: ADERRIG

10.1 Site Location & Description

The overall Aderrig Development Area is one of the larger Development Areas within the Adamstown SDZ Planning Scheme and bounds 2no. designated parks, Airlie Park (permitted and under construction) to the north and Central Boulevard Park to the east. The Aderrig Development Area also contains a site for a primary school in its northern area. The Celbridge Link Road is situated in the western portion of the site and passes through the Aderrig Development Area. The Celbridge Link Road is open to traffic. The Adamstown Boulevard road is located to the east of the site and is also open to traffic.

The site area of the lands proposed to be occupied by residential development, roads and public open space, is approximately a net area of approximately 5.5 ha.



Figure 19: Google Maps image of lands located within Development Area 8 subject of this submission (SLA overlay in red)

Development Area 8, Aderrig, is earmarked by the Planning Scheme as largely residential. However, the Planning Scheme does identify a number of 'flexible uses', including lands subject of this Submission (Parcel IDs SDLA00113573, SDLA00113558).

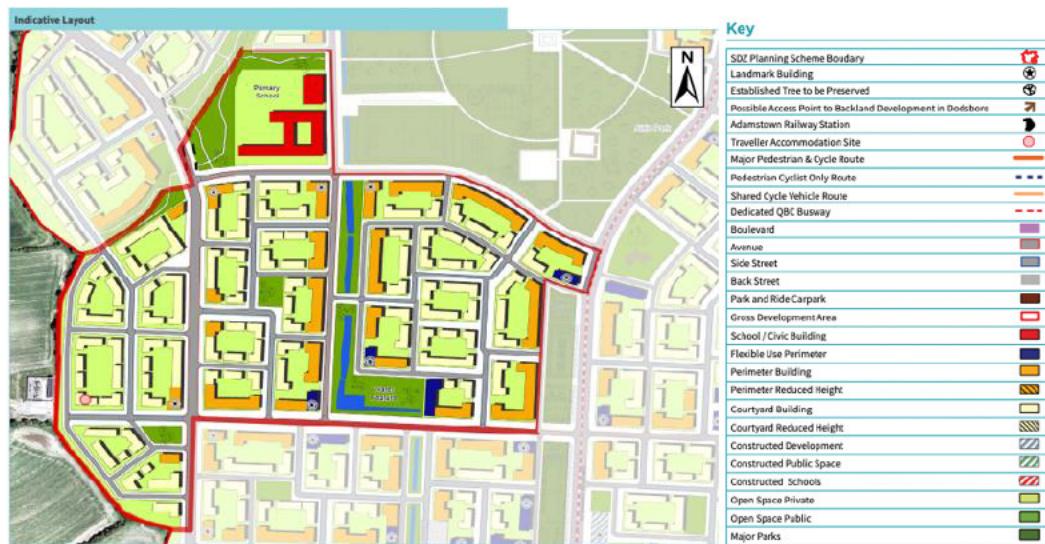


Figure 20: Extract from Section 3 of Adamstown Planning Scheme (2014) as amended.

10.2 RZLT Land Parcels Subject of this Submission

These lands are highlighted on the Residential Zoned Land Tax Annual Draft Map 2025 per Figure 21 and are listed below: -

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|--------------|----------------|-----------------------------|---------------------------|
| SDLA00113567 | 5.012926 | Development Area 8: Aderrig | Residential |
| SDLA00113573 | 6.831495 | Development Area 8: Aderrig | Residential/ Flexible Use |
| SDLA00113558 | 2.067863 | Development Area 8: Aderrig | Residential/Flexible Use |

Table 5: List of lands subject to this submission and located within Development area 8 in reference to the Draft RZLT Maps 2025

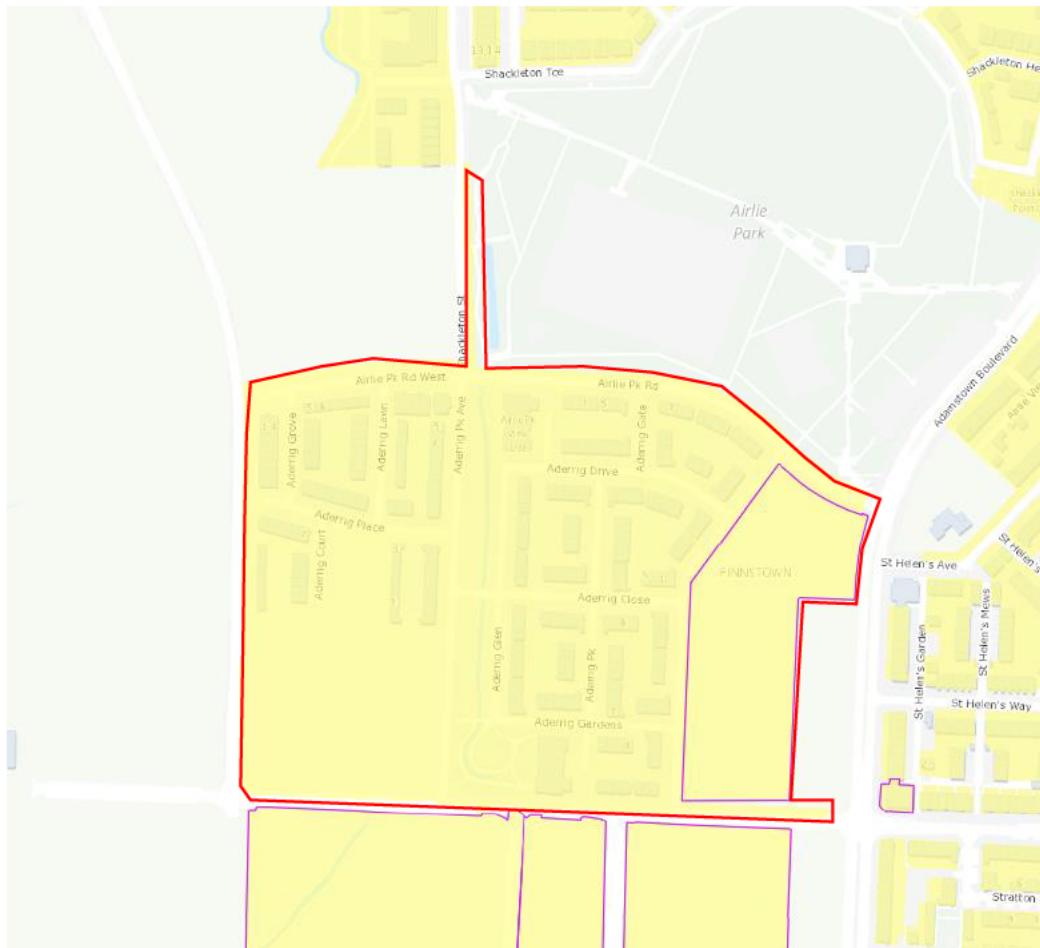


Figure 21: Identification of subject lands located within Development Area 8 in reference to the Draft RZLT Maps 2025 (approximate outline in red of Quintain Developments Ireland lands- SLA overlay)

10.3 Scoping Exercise

| Step 1 |
|--|
| Is Residential Zoning Permitted in Principle and are the lands included within the Core Strategy to be developed within the lifetime of the Development Plan? |
| The lands subject to this Submission in the Townlands of Gollierstown and Adamstown, Lucan, Co. Dublin are principally located in Development Area 8 (Aderring) of the <i>Adamstown Strategic Development Zone Planning Scheme</i> , which has been designated for Residential Development. |
| However, as noted in the first section of this Report, the subject lands are: - |
| <ol style="list-style-type: none"> 1. Identified as a Strategic Residential Reserve in the Core Strategy. 2. These lands are subject to Phased Management. 3. Require further infrastructure to complete. <p><u>And are therefore not in scope.</u></p> <p>Notwithstanding the above, an assessment of the subject lands is provided below.</p> |

| Step 2 | |
|---|-----|
| Connected to or Capacity for Road Infrastructure? | No. |

| | |
|---|------|
| Connected to or Capacity for Footpaths? | No. |
| Connected to or Capacity for Public Lighting? | No. |
| Connected to or Capacity for Surface Water? | Yes. |
| Connected to or Capacity for Wastewater? | Yes. |
| Connected to or Capacity for Water Supply? | Yes. |

| Step 3 | |
|---|-----|
| Is the Land in the Section 22 EPA Register Maintained By the Local Authority? | No. |
| Is the Land Identified on the Record of Monuments and Places? | No. |
| Is a Trade or Profession Being Carried Out on the Land? | No. |

| Step 4 | |
|---|--|
| Is a Trade or Profession Being Carried Out on the Land? | |
| No. | |

| Step 5 | |
|---|--|
| Is the Land Identified on a Statutory Land Use Plan as Being Required For, Or Integral to, Occupation By: | |
| XXII | Social, Community, Governmental, Public Administration, Education and Healthcare Infrastructure and Facilities |
| XXIII | Transport Facilities and Infrastructure |
| XXIV | Energy Infrastructure and Facilities |
| XXV | Telecoms Infrastructure and Facilities |
| XXVI | Water and Wastewater Infrastructure and Facilities |
| XXVII | Waste Management and Disposal Infrastructure |
| XXVIII | Recreational Infrastructure, Playgrounds, Sports Facilities |
| TBC | |

| Step 6 | |
|--|--|
| Is the Land Subject to a Statutory Designation Which May Preclude Development? | |

| |
|--|
| No. |
| Step 7 |
| Is the Land Subject to the Derelict Site Levy? |

No.

11 DEVELOPMENT AREA 9: ADAMSTOWN SQUARE

11.1 Site Location & Description

The overall Adamstown Square Development Area is a part developed area of the Adamstown SDZ planning scheme; the Adamstown square development sits in the south-east of the Adamstown SDZ bounded by Finnstown Golf Club to the north east and both Adamstown Square and Adamstown Station to the west. The tile has frontage onto Newcastle Road to the east and Station Road to the South, with Adamstown Way and Adamstown Avenue forming its north eastern boundary. Most of the above roads are completed and provide instant connection to the other development areas.



Figure 22: Google Maps image of lands located within Development Area 9 subject of this submission (SLA overlay in red)

The lands subject of this Submission are prescribed for residential uses per the Planning Scheme.

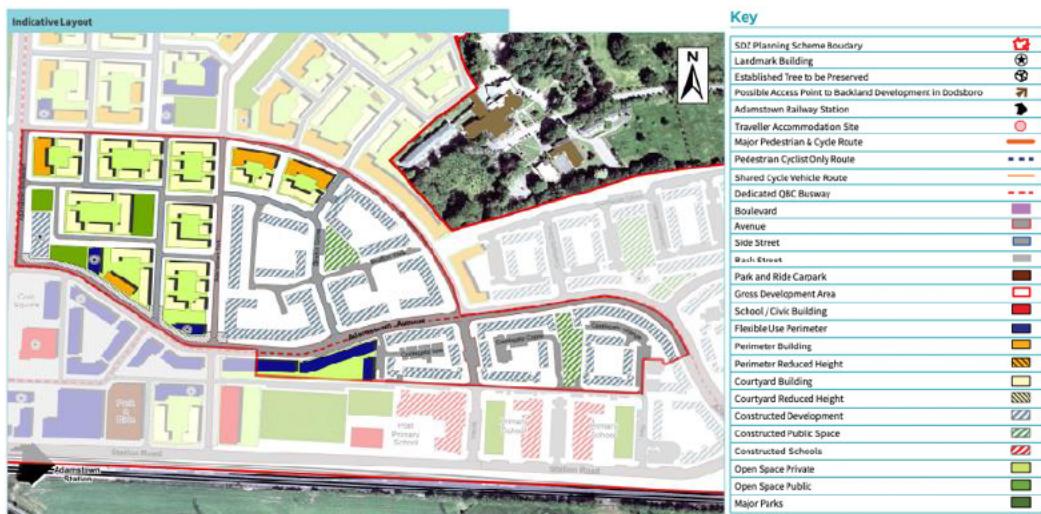


Figure 23: Extract from Section 3 of Adamstown Planning Scheme (2014) as amended.

11.2 RZLT Land Parcels Subject of this Submission

These lands are highlighted on the Residential Zoned Land Tax Annual Draft Map 2025 per Figure 24 and are listed below: -

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|--------------|----------------|---|--------------------------|
| SDLA00113559 | 0.922382 | Development Area 9: Adamstown Square | Residential |
| SDLA00113715 | 0.469621 | Development Area 9: Adamstown Square | Residential/Flexible Use |

Table 6: List of lands subject to this submission and located within Development area 9 in reference to the Draft RZLT Maps 2025



Figure 24: Identification of subject lands located within Development Area 9 in reference to the Draft RZLT Maps 2025 (approximate outline in red of Quintain Developments Ireland lands- SLA overlay)

11.3 Scoping Exercise

| Step 1 |
|---|
| Is Residential Zoning Permitted in Principle and are the lands included within the Core Strategy to be developed within the lifetime of the Development Plan? |
| <p>The lands subject to this Submission in the Townlands of Gollerstown and Adamstown, Lucan, Co. Dublin are principally located in Development Area 9 (Adamstown Square) of the <i>Adamstown Strategic Development Zone Planning Scheme</i>, which has been designated for Residential Development.</p> <p>However, as noted in the first section of this Report, the subject lands are: -</p> <ol style="list-style-type: none"> 1. Identified as a Strategic Residential Reserve in the Core Strategy. 2. These lands are subject to Phased Management. 3. Require further infrastructure to complete. 4. In the case of Parcel ID SDLA00113715 there is no further dwelling numbers allocated to that Development Area under the Planning Scheme and as such it is not possible to secure planning permission for any residential units here as of 1 January 2024 <p><u>And are therefore not in scope.</u></p> <p>Notwithstanding the above, an assessment of the subject lands is provided below.</p> |

| Step 2 | |
|---|------|
| Connected to or Capacity for Road Infrastructure? | No. |
| Connected to or Capacity for Footpaths? | No. |
| Connected to or Capacity for Public Lighting? | No. |
| Connected to or Capacity for Surface Water? | Yes. |
| Connected to or Capacity for Wastewater? | Yes. |
| Connected to or Capacity for Water Supply? | Yes. |

| Step 3 | |
|---|-----|
| Is the Land in the Section 22 EPA Register Maintained By the Local Authority? | No. |
| Is the Land Identified on the Record of Monuments and Places? | No. |
| Is a Trade or Profession Being Carried Out on the Land? | No. |

| Step 4 |
|---|
| Is a Trade or Profession Being Carried Out on the Land? |

Step 5

Is the Land Identified on a Statutory Land Use Plan as Being Required For, Or Integral to, Occupation By:

- XXIX Social, Community, Governmental, Public Administration, Education and Healthcare Infrastructure and Facilities
- XXX Transport Facilities and Infrastructure
- XXXI Energy Infrastructure and Facilities
- XXXII Telecoms Infrastructure and Facilities
- XXXIII Water and Wastewater Infrastructure and Facilities
- XXXIV Waste Management and Disposal Infrastructure
- XXXV Recreational Infrastructure, Playgrounds, Sports Facilities

No.

Step 6

Is the Land Subject to a Statutory Designation Which May Preclude Development?

No.

Step 7

Is the Land Subject to the Derelict Site Levy?

No.

12 DEVELOPMENT AREA 10: ADAMSTOWN BOULEVARD

12.1 Site Location & Description

The Adamstown Boulevard Development Area is bounded generally by the adjacent Aderrig tile to the north and Station tile to the east. A portion of the Boulevard Tile, towards the north-west, fronts directly onto Adamstown Boulevard itself and the associated green space. Additionally, the south of the Boulevard tile is bounded by the existing rail line with agricultural lands forming the western boundary.



Figure 25: Google Maps image of lands located within Development Area 10 subject of this submission (SLA overlay in red)

Both 'residential' and 'flexible' uses are identified by the Planning Scheme at the lands subject of this Submission.



Figure 26: Extract from Section 3 of Adamstown Planning Scheme (2014) as amended.

12.2 RZLT Land Parcels Subject of this Submission

These lands are highlighted on the Residential Zoned Land Tax Annual Draft Map 2025 per Figure 27 and are listed below: -

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|--------------|----------------|--|--------------------------|
| SDLA00113552 | 7.148598 | Development Area 10: Adamstown Boulevard | Residential/Flexible Use |
| SDLA00113714 | 1.008947 | Development Area 10: Adamstown Boulevard | Residential/Flexible Use |
| SDLA00113712 | 1.961762 | Development Area 10: Adamstown Boulevard | Residential/Flexible Use |

Table 7: List of lands subject to this submission and located within Development area 10 in reference to the Draft RZLT Maps 2025

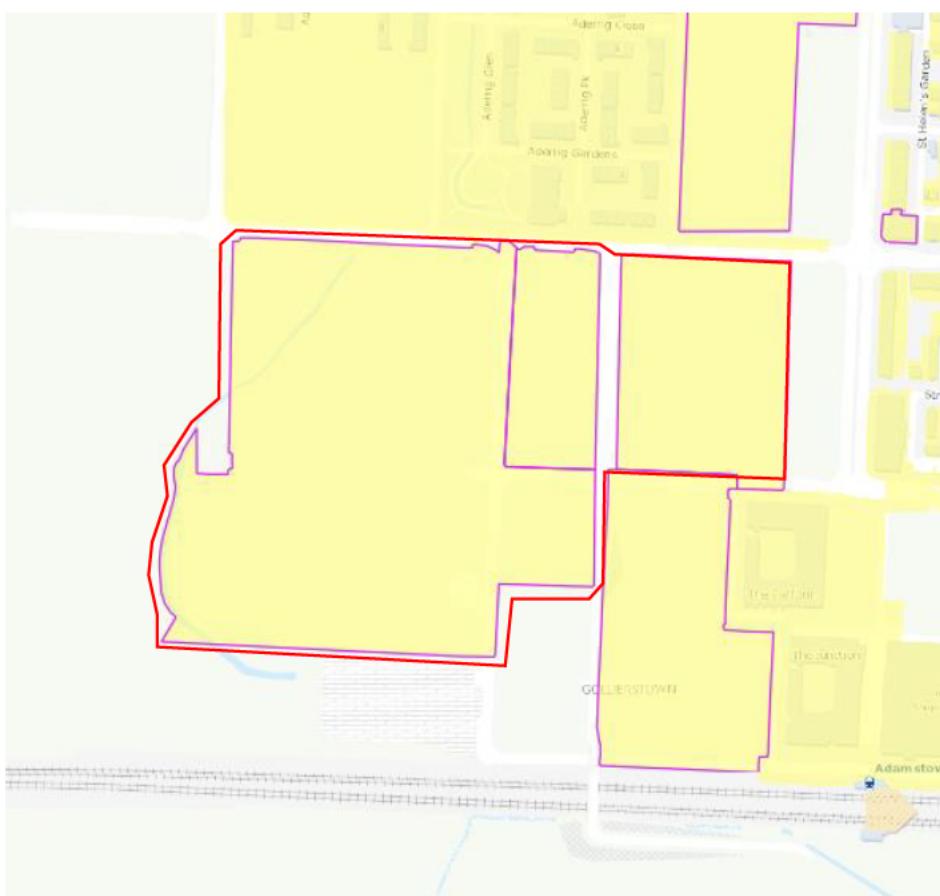


Figure 27: Identification of subject lands located within Development Area 10 in reference to the Draft RZLT Maps 2025 (approximate outline in red of Quintain Developments Ireland lands- SLA overlay)

12.3 Scoping Exercise

| Step 1 |
|---|
| Is Residential Zoning Permitted in Principle and are the lands included within the Core Strategy to be developed within the lifetime of the Development Plan? |

The lands subject to this Submission in the Townlands of Gollierstown and Adamstown, Lucan, Co. Dublin are principally located in Development Area 10 (Adamstown Boulevard) of the *Adamstown Strategic Development Zone Planning Scheme*, which has been designated for Residential Development.

However, as noted in the first section of this Report, the subject lands are: -

1. Identified as a Strategic Residential Reserve in the Core Strategy.
2. These lands are subject to Phased Management.
3. Require further infrastructure to complete.

And are therefore not in scope.

Notwithstanding the above, an assessment of the subject lands is provided below.

| Step 2 | |
|---|------|
| Connected to or Capacity for Road Infrastructure? | No. |
| Connected to or Capacity for Footpaths? | No. |
| Connected to or Capacity for Public Lighting? | No. |
| Connected to or Capacity for Surface Water? | Yes. |
| Connected to or Capacity for Wastewater? | Yes. |
| Connected to or Capacity for Water Supply? | Yes. |

| Step 3 | |
|---|-----|
| Is the Land in the Section 22 EPA Register Maintained By the Local Authority? | No. |
| Is the Land Identified on the Record of Monuments and Places? | No. |
| Is a Trade or Profession Being Carried Out on the Land? | No. |

| Step 4 | |
|---|--|
| Is a Trade or Profession Being Carried Out on the Land? | |
| No. | |

| Step 5 | |
|---|--|
| Is the Land Identified on a Statutory Land Use Plan as Being Required For, Or Integral to, Occupation By: | |
| XXXVI | Social, Community, Governmental, Public Administration, Education and Healthcare Infrastructure and Facilities |
| XXXVII | Transport Facilities and Infrastructure |

| | |
|---------|---|
| XXXVIII | Energy Infrastructure and Facilities |
| XXXIX | Telecoms Infrastructure and Facilities |
| XL | Water and Wastewater Infrastructure and Facilities |
| XLI | Waste Management and Disposal Infrastructure |
| XLII | Recreational Infrastructure, Playgrounds, Sports Facilities |

| |
|-----|
| TBC |
|-----|

| |
|--|
| Step 6 |
| Is the Land Subject to a Statutory Designation Which May Preclude Development? |
| No. |

| |
|--|
| Step 7 |
| Is the Land Subject to the Derelict Site Levy? |
| No. |

13 DEVELOPMENT AREA 11: ADAMSTOWN STATION

13.1 Site Location & Description

The overall Adamstown Station Development Area is the key district centre in the Adamstown SDZ planning scheme and is bounded by primary roads. Each of these roads have now received planning permission and their alignments are now confirmed because of this. Two of these roads (Adamstown Park and Adamstown Avenue) are complete, Adamstown Boulevard has been granted permission under Reg. Refs. SDZ18A/0002 and SDZ18A/0009 and is currently under construction and is nearing completion.

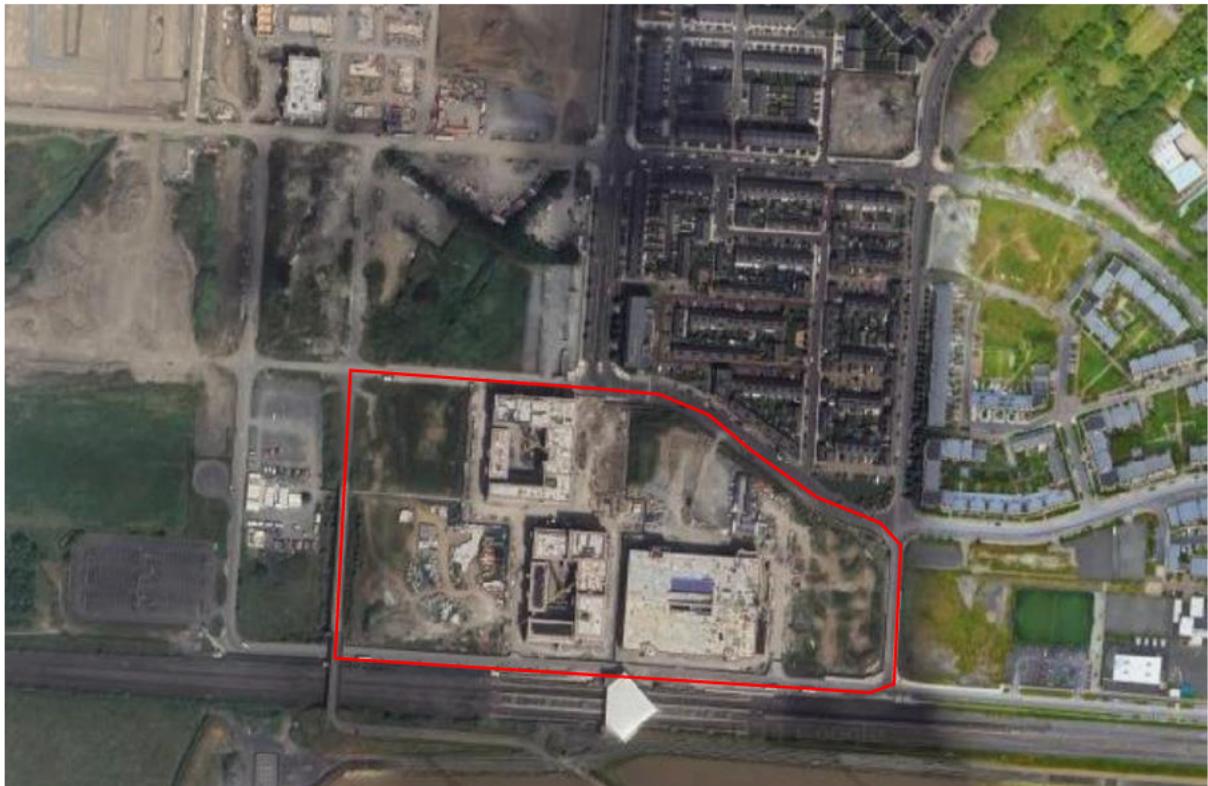


Figure 28: Google Maps image of lands located within Development Area 11 subject of this submission (SLA overlay in red)

As Adamstown Station is the key district centre in the Adamstown SDZ planning scheme, the Planning Scheme identifies a number of uses at the land subject of this Submission including 'residential' and 'flexible' uses.

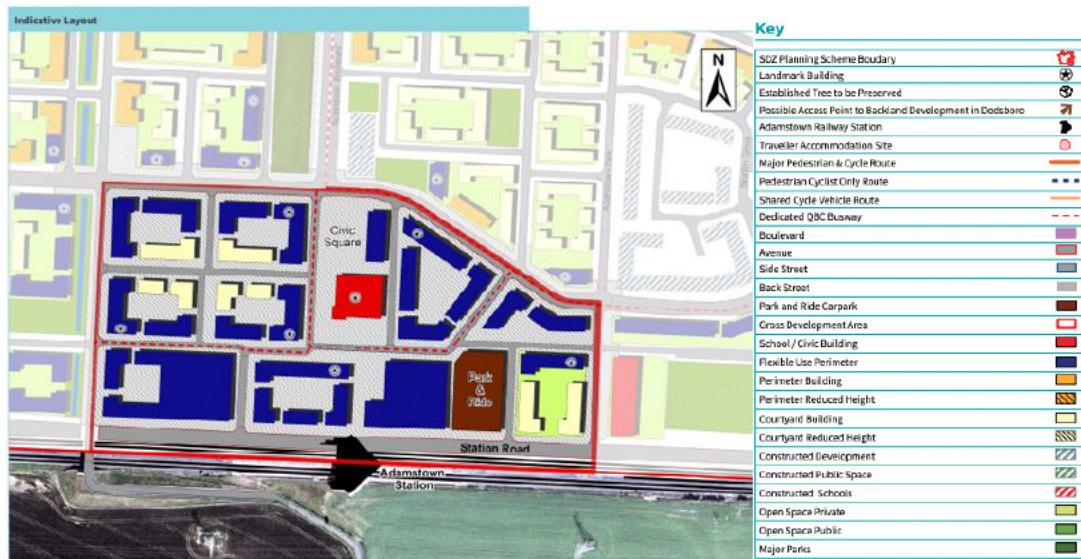


Figure 29: Extract from Section 3 of Adamstown Planning Scheme (2014) as amended.

13.2 RZLT Land Parcels Subject of this Submission

These lands are highlighted on the Residential Zoned Land Tax Annual Draft Map 2025 per Figure 30 and are listed below: -

| Parcel ID | Site Area (Ha) | Development Area | Zoning |
|--------------|----------------|--|--------------------------|
| SDLA00113703 | 2.286549 | Development Area 11: Adamstown Station | Residential/Flexible Use |
| SDLA00113579 | 3.701806 | Development Area 11: Adamstown Station | Residential/Flexible Use |
| SDLA00113569 | 0.996693 | Development Area 11: Adamstown Station | Residential/Flexible Use |

Table 8: List of lands subject to this submission and located within Development area 11 in reference to the Draft RZLT Maps 2025



Figure 30: Identification of subject lands located within Development Area 11 in reference to the Draft RZLT Maps 2025 (approximate outline in red of Quintain Developments Ireland lands- SLA overlay)

13.3 Scoping Exercise

Step 1

Is Residential Zoning Permitted in Principle and are the lands included within the Core Strategy to be developed within the lifetime of the Development Plan?

The lands subject to this Submission in the Townlands of Gollierstown and Adamstown, Lucan, Co. Dublin are principally located in Development Area 11 (Adamstown Station) of the *Adamstown Strategic Development Zone Planning Scheme*, which has been designated for Residential Development.

However, as noted in the first section of this Report, the subject lands are: -

1. Identified as a Strategic Residential Reserve in the Core Strategy.
2. These lands are subject to Phased Management.

3. Require further infrastructure to complete.

And are therefore Not In Scope.

Notwithstanding the above, an assessment of the subject lands is provided below.

| Step 2 | |
|---|------|
| Connected to or Capacity for Road Infrastructure? | No. |
| Connected to or Capacity for Footpaths? | No. |
| Connected to or Capacity for Public Lighting? | No. |
| Connected to or Capacity for Surface Water? | Yes. |
| Connected to or Capacity for Wastewater? | Yes. |
| Connected to or Capacity for Water Supply? | Yes. |

| Step 3 | |
|---|-----|
| Is the Land in the Section 22 EPA Register Maintained By the Local Authority? | No. |
| Is the Land Identified on the Record of Monuments and Places? | No. |
| Is a Trade or Profession Being Carried Out on the Land? | No. |

| Step 4 | |
|---|--|
| Is a Trade or Profession Being Carried Out on the Land? | |
| No. | |

| Step 5 | |
|---|--|
| Is the Land Identified on a Statutory Land Use Plan as Being Required For, Or Integral to, Occupation By: | |
| XLIII | Social, Community, Governmental, Public Administration, Education and Healthcare Infrastructure and Facilities |
| XLIV | Transport Facilities and Infrastructure |
| XLV | Energy Infrastructure and Facilities |
| XLVI | Telecoms Infrastructure and Facilities |
| XLVII | Water and Wastewater Infrastructure and Facilities |
| XLVIII | Waste Management and Disposal Infrastructure |
| XLIX | Recreational Infrastructure, Playgrounds, Sports Facilities |

| |
|-----|
| |
| No. |

| |
|--|
| Step 6 |
| Is the Land Subject to a Statutory Designation Which May Preclude Development? |
| No. |

| |
|--|
| Step 7 |
| Is the Land Subject to the Derelict Site Levy? |
| No. |

| Step | Criterion | DA 2 | DA 6 | DA 7 | DA 8 | DA 9 | DA 10 | DA 11 |
|------------------------|---|------|------|------|------|------|-------|-------|
| 1 | Residential Permitted in Principle | IN | IN | IN | IN | IN | IN | IN |
| 2(i) | Connected or able to connect: roads | IN | OUT | OUT | OUT | OUT | OUT | OUT |
| 2(ii) | Connected or able to connect: footpaths | IN | OUT | OUT | OUT | OUT | OUT | OUT |
| 2(iii) | Connected or able to connect: public lighting | IN | OUT | OUT | OUT | OUT | OUT | OUT |
| 2(iv) | Connected or able to connect: surface water | OUT | IN | IN | IN | IN | IN | IN |
| 2(v) | Connected or able to connect: waste water | IN | IN | IN | IN | IN | IN | IN |
| 2(vi) | Connected or able to connect: water supply | IN | IN | IN | IN | IN | IN | IN |
| 3(a) | In the Section 22 EPA Register | IN | IN | IN | IN | IN | IN | IN |
| 3(b) | RMP Present | IN | IN | IN | IN | IN | IN | IN |
| 4 | Trade or Profession Being Carried Out on the Land | IN | IN | IN | IN | IN | IN | IN |
| 5 | Statutory plan requirement | IN | IN | IN | IN | IN | IN | IN |
| 6 | Statutory Designation | IN | IN | IN | IN | IN | IN | IN |
| 7 | Subject to Derelict Sites Levy | IN | IN | IN | IN | IN | IN | IN |
| 8 | Subject to Phasing Objectives | OUT | OUT | OUT | OUT | OUT | OUT | OUT |
| Exclusions Conclusions | | OUT | OUT | OUT | OUT | OUT | OUT | OUT |

Table 9: RZLT scoping exercise for our clients residentially zoned land in Adamstown

| | |
|-----|-------------------------|
| IN | Site remains 'In Scope' |
| OUT | Site is 'Out of Scope' |

Stephen Little & Associates are committed to progressing and achieving sustainable development goals.

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Development
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