

# 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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## 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.

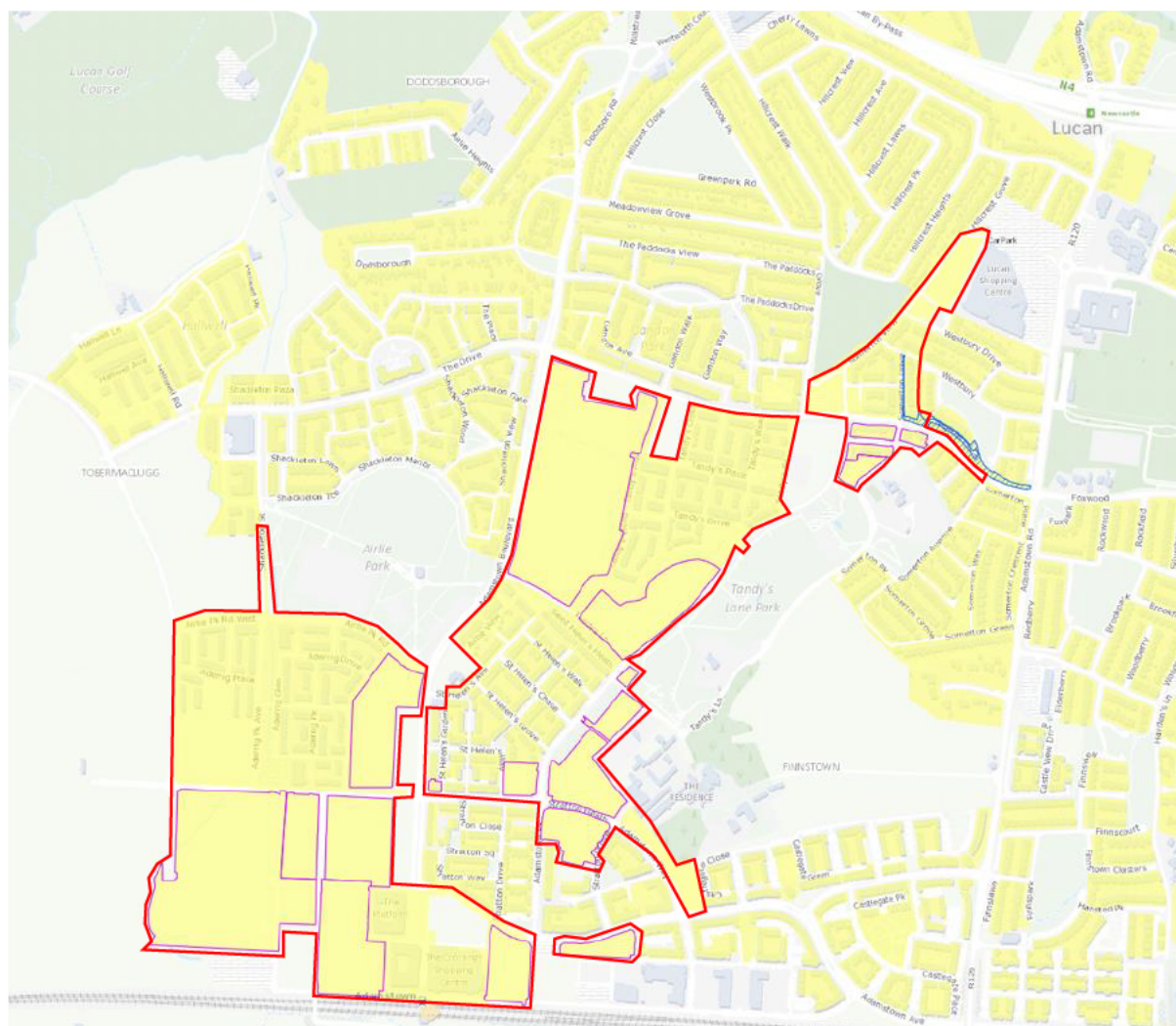
From the above it is evident that these lands are: -

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
SDLA00045283	0.376029	Development Area 2-Somerton	Residential
SDLA00027580	0.102019	Development Area 2-Somerton	Residential
SDLA00048147	0.137653	Development Area 2-Somerton	Residential
SDLA00045279	0.231984	Development Area 2-Somerton	Residential
SDLA00027497	0.041241	Development Area 2-Somerton	Residential
SDLA00045278	0.133543	Development Area 2-Somerton	Residential

SDLA00027511	0.083171	Development Area 2-Somerton	Residential
SDLA00049202	0.021565	Development Area 2-Somerton	Residential
SDLA00049201	0.022981	Development Area 2-Somerton	Residential
SDLA00049200	0.020362	Development Area 2-Somerton	Residential
SDLA00049199	0.020694	Development Area 2-Somerton	Residential
SDLA00049197	0.030133	Development Area 2-Somerton	Residential
SDLA00049203	0.020489	Development Area 2-Somerton	Residential
SDLA00048459	0.017351	Development Area 2-Somerton	Residential
SDLA00048462	0.017325	Development Area 2-Somerton	Residential
SDLA00048464	0.017174	Development Area 2-Somerton	Residential
SDLA00048467	0.027022	Development Area 2-Somerton	Residential
SDLA00048454	0.024684	Development Area 2-Somerton	Residential
SDLA00048455	0.019119	Development Area 2-Somerton	Residential
SDLA00048456	0.018604	Development Area 2-Somerton	Residential
SDLA00048457	0.018842	Development Area 2-Somerton	Residential
SDLA00048458	0.023924	Development Area 2-Somerton	Residential
SDLA00045280	0.332371	Development Area 2-Somerton	Residential
SDLA00045320	0.020342	Development Area 2-Somerton	Residential
SDLA00045316	0.019009	Development Area 2-Somerton	Residential
SDLA00045314	0.034032	Development Area 2-Somerton	Residential
SDLA00045313	0.021688	Development Area 2-Somerton	Residential
SDLA00045310	0.016331	Development Area 2-Somerton	Residential

SDLA00048481	0.017328	Development Area 2-Somerton	Residential
SDLA00048479	0.017191	Development Area 2-Somerton	Residential
SDLA00048478	0.017133	Development Area 2-Somerton	Residential
SDLA00048471	0.027896	Development Area 2-Somerton	Residential
SDLA00048474	0.022600	Development Area 2-Somerton	Residential
SDLA00048473	0.017723	Development Area 2-Somerton	Residential
SDLA00048472	0.017489	Development Area 2-Somerton	Residential
SDLA00045282	0.852083	Development Area 2-Somerton	Residential/ Flexible Use
SDLA00045281	0.295528	Development Area 2-Somerton	Residential
SDLA00045330	0.022111	Development Area 2-Somerton	Residential
SDLA00045328	0.022314	Development Area 2-Somerton	Residential
SDLA00045326	0.021708	Development Area 2-Somerton	Residential
SDLA00045325	0.016741	Development Area 2-Somerton	Residential
SDLA00045323	0.017116	Development Area 2-Somerton	Residential
SDLA00045321	0.024529	Development Area 2-Somerton	Residential
SDLA00027528	0.011898	Development Area 2-Somerton	Residential
SDLA00045317	0.032142	Development Area 2-Somerton	Residential
SDLA00045312	0.026743	Development Area 2-Somerton	Residential
SDLA00048482	0.021992	Development Area 2-Somerton	Residential
SDLA00048480	0.025269	Development Area 2-Somerton	Residential
SDLA00048477	0.025233	Development Area 2-Somerton	Residential
SDLA00048475	0.019003	Development Area 2-Somerton	Residential

SDLA00048470	0.018282	Development Area 2-Somerton	Residential
SDLA00048468	0.021734	Development Area 2-Somerton	Residential
SDLA00048465	0.027908	Development Area 2-Somerton	Residential
SDLA00048463	0.017272	Development Area 2-Somerton	Residential
SDLA00048460	0.017318	Development Area 2-Somerton	Residential
SDLA00048451	0.023883	Development Area 2-Somerton	Residential
SDLA00049198	0.007357	Development Area 2-Somerton	Residential
SDLA00049196	0.023785	Development Area 2-Somerton	Residential
SDLA00049192	0.020893	Development Area 2-Somerton	Residential
SDLA00113720	0.221693	Development Area 2-Somerton	Residential
SDLA00049175	0.123409	Development Area 2-Somerton	Residential
SDLA00113722	0.198349	Development Area 2-Somerton	Residential
SDLA00113562	0.283607	Development Area 2-Somerton	Possible site for fire station/Flexible Use
SDLA00048147	0.137653	Development Area 3-Airlie Stud	Residential
SDLA00045279	0.231984	Development Area 3-Airlie Stud	Residential

Parcel ID	Site Area (Ha)	Development Area	Zoning
SDLA00113564	7.312686	Development Area 6-Tandy's Lane Village	Residential/ Flexible Use
SDLA00113571	8.111005	Development Area 6-Tandy's Lane Village	Residential/ Flexible Use
SDLA00113565	2.153874	Development Area 6-Tandy's Lane Village	Residential

Parcel ID	Site Area (Ha)	Development Area	Zoning
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SDLA00113560	0.768922	Development Area 7: St. Helen's	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
SDLA00071231	0.013853	Development Area 7: St. Helen's	Residential
SDLA00071230	0.014732	Development Area 7: St. Helen's	Residential
SDLA00071229	0.025311	Development Area 7: St. Helen's	Residential
SDLA00071228	0.019273	Development Area 7: St. Helen's	Residential
SDLA00071227	0.016335	Development Area 7: St. Helen's	Residential
SDLA00071225	0.015964	Development Area 7: St. Helen's	Residential
SDLA00071223	0.019569	Development Area 7: St. Helen's	Residential
SDLA00071218	0.029257	Development Area 7: St. Helen's	Residential
SDLA00048386	0.017771	Development Area 7: St. Helen's	Residential
SDLA00048387	0.018701	Development Area 7: St. Helen's	Residential
SDLA00048388	0.021286	Development Area 7: St. Helen's	Residential
SDLA00048385	0.018233	Development Area 7: St. Helen's	Residential



SDLA00048384	0.014629	Development Area 7: St. Helen's	Residential
SDLA00048383	0.014659	Development Area 7: St. Helen's	Residential
SDLA00048375	0.042695	Development Area 7: St. Helen's	Residential
SDLA00048382	0.020039	Development Area 7: St. Helen's	Residential
SDLA00048381	0.015954	Development Area 7: St. Helen's	Residential
SDLA00048380	0.016457	Development Area 7: St. Helen's	Residential
SDLA00048377	0.019246	Development Area 7: St. Helen's	Residential
SDLA00048369	0.030170	Development Area 7: St. Helen's	Residential
SDLA00048373	0.017934	Development Area 7: St. Helen's	Residential
SDLA00048374	0.022119	Development Area 7: St. Helen's	Residential
SDLA00048360	0.018088	Development Area 7: St. Helen's	Residential
SDLA00048357	0.014604	Development Area 7: St. Helen's	Residential
SDLA00048355	0.014780	Development Area 7: St. Helen's	Residential
SDLA00048353	0.014828	Development Area 7: St. Helen's	Residential
SDLA00048351	0.014789	Development Area 7: St. Helen's	Residential
SDLA00048349	0.014413	Development Area 7: St. Helen's	Residential
SDLA00048348	0.018314	Development Area 7: St. Helen's	Residential
SDLA00027465	0.055617	Development Area 7: St. Helen's	Residential

SDLA00048345	0.018199	Development Area 7: St. Helen's	Residential
SDLA00048344	0.014892	Development Area 7: St. Helen's	Residential
SDLA00048342	0.014857	Development Area 7: St. Helen's	Residential
SDLA00048340	0.014907	Development Area 7: St. Helen's	Residential
SDLA00048338	0.014847	Development Area 7: St. Helen's	Residential
SDLA00048336	0.014662	Development Area 7: St. Helen's	Residential
SDLA00048334	0.015090	Development Area 7: St. Helen's	Residential
SDLA00048333	0.018130	Development Area 7: St. Helen's	Residential
SDLA00027462	0.120622	Development Area 7: St. Helen's	Residential
SDLA00048366	0.025217	Development Area 7: St. Helen's	Residential
SDLA00048364	0.017724	Development Area 7: St. Helen's	Residential
SDLA00048362	0.017725	Development Area 7: St. Helen's	Residential
SDLA00048359	0.015558	Development Area 7: St. Helen's	Residential
SDLA00048356	0.015142	Development Area 7: St. Helen's	Residential
SDLA00048354	0.017939	Development Area 7: St. Helen's	Residential
SDLA00048352	0.017991	Development Area 7: St. Helen's	Residential
SDLA00048350	0.022596	Development Area 7: St. Helen's	Residential
SDLA00048363	0.017501	Development Area 7: St. Helen's	Residential

SDLA00048365	0.014698	Development Area 7: St. Helen's	Residential
SDLA00048367	0.014650	Development Area 7: St. Helen's	Residential
SDLA00071376	0.018329	Development Area 7: St. Helen's	Residential
SDLA00071377	0.018034	Development Area 7: St. Helen's	Residential
SDLA00071378	0.014731	Development Area 7: St. Helen's	Residential
SDLA00071379	0.014678	Development Area 7: St. Helen's	Residential
SDLA00071380	0.012431	Development Area 7: St. Helen's	Residential
SDLA00071381	0.012646	Development Area 7: St. Helen's	Residential
SDLA00048376	0.014398	Development Area 7: St. Helen's	Residential
SDLA00048378	0.014125	Development Area 7: St. Helen's	Residential
SDLA00048379	0.020851	Development Area 7: St. Helen's	Residential
SDLA00048372	0.030564	Development Area 7: St. Helen's	Residential
SDLA00048370	0.017361	Development Area 7: St. Helen's	Residential
SDLA00048368	0.031187	Development Area 7: St. Helen's	Residential
SDLA00071215	0.028773	Development Area 7: St. Helen's	Residential
SDLA00071213	0.017752	Development Area 7: St. Helen's	Residential
SDLA00071211	0.017873	Development Area 7: St. Helen's	Residential
SDLA00071210	0.014655	Development Area 7: St. Helen's	Residential

SDLA00071209	0.015525	Development Area 7: St. Helen's	Residential
SDLA00071208	0.018098	Development Area 7: St. Helen's	Residential
SDLA00071207	0.017673	Development Area 7: St. Helen's	Residential
SDLA00071382	0.021089	Development Area 7: St. Helen's	Residential
SDLA00071212	0.019961	Development Area 7: St. Helen's	Residential
SDLA00071214	0.014274	Development Area 7: St. Helen's	Residential
SDLA00071216	0.014679	Development Area 7: St. Helen's	Residential
SDLA00071248	0.019855	Development Area 7: St. Helen's	Residential
SDLA00071249	0.018547	Development Area 7: St. Helen's	Residential
SDLA00071250	0.016743	Development Area 7: St. Helen's	Residential
SDLA00071251	0.015186	Development Area 7: St. Helen's	Residential
SDLA00071252	0.015809	Development Area 7: St. Helen's	Residential
SDLA00071253	0.014702	Development Area 7: St. Helen's	Residential
SDLA00071222	0.015112	Development Area 7: St. Helen's	Residential
SDLA00071224	0.014167	Development Area 7: St. Helen's	Residential
SDLA00071226	0.019356	Development Area 7: St. Helen's	Residential
SDLA00071221	0.024765	Development Area 7: St. Helen's	Residential
SDLA00071220	0.017695	Development Area 7: St. Helen's	Residential

SDLA00071219	0.017736	Development Area 7: St. Helen's	Residential
SDLA00071217	0.023982	Development Area 7: St. Helen's	Residential
SDLA00071361	0.022022	Development Area 7: St. Helen's	Residential
SDLA00071359	0.017777	Development Area 7: St. Helen's	Residential
SDLA00071358	0.017787	Development Area 7: St. Helen's	Residential
SDLA00071356	0.017878	Development Area 7: St. Helen's	Residential
SDLA00071355	0.017875	Development Area 7: St. Helen's	Residential
SDLA00071354	0.017685	Development Area 7: St. Helen's	Residential
SDLA00071353	0.017725	Development Area 7: St. Helen's	Residential
SDLA00071352	0.032184	Development Area 7: St. Helen's	Residential
SDLA00071357	0.018727	Development Area 7: St. Helen's	Residential
SDLA00071364	0.022447	Development Area 7: St. Helen's	Residential
SDLA00071366	0.018072	Development Area 7: St. Helen's	Residential
SDLA00071360	0.014834	Development Area 7: St. Helen's	Residential
SDLA00071368	0.018609	Development Area 7: St. Helen's	Residential
SDLA00071362	0.015489	Development Area 7: St. Helen's	Residential
SDLA00071369	0.018356	Development Area 7: St. Helen's	Residential
SDLA00071363	0.015068	Development Area 7: St. Helen's	Residential

SDLA00071370	0.018377	Development Area 7: St. Helen's	Residential
SDLA00071365	0.015143	Development Area 7: St. Helen's	Residential
SDLA00071371	0.021820	Development Area 7: St. Helen's	Residential
SDLA00071367	0.018101	Development Area 7: St. Helen's	Residential
SDLA00071375	0.017965	Development Area 7: St. Helen's	Residential
SDLA00071374	0.014425	Development Area 7: St. Helen's	Residential
SDLA00071373	0.014601	Development Area 7: St. Helen's	Residential
SDLA00071372	0.014820	Development Area 7: St. Helen's	Residential
SDLA00071444	0.014959	Development Area 7: St. Helen's	Residential
SDLA00071442	0.014471	Development Area 7: St. Helen's	Residential
SDLA00071440	0.015129	Development Area 7: St. Helen's	Residential
SDLA00071437	0.019444	Development Area 7: St. Helen's	Residential
SDLA00071308	0.021931	Development Area 7: St. Helen's	Residential
SDLA00071306	0.018439	Development Area 7: St. Helen's	Residential
SDLA00071304	0.017636	Development Area 7: St. Helen's	Residential
SDLA00071302	0.018428	Development Area 7: St. Helen's	Residential
SDLA00071296	0.017806	Development Area 7: St. Helen's	Residential
SDLA00071295	0.017951	Development Area 7: St. Helen's	Residential

SDLA00071291	0.018002	Development Area 7: St. Helen's	Residential
SDLA00071423	0.029602	Development Area 7: St. Helen's	Residential
SDLA00071311	0.028669	Development Area 7: St. Helen's	Residential
SDLA00071303	0.018171	Development Area 7: St. Helen's	Residential
SDLA00071240	0.029074	Development Area 7: St. Helen's	Residential
SDLA00071307	0.015057	Development Area 7: St. Helen's	Residential
SDLA00071309	0.019474	Development Area 7: St. Helen's	Residential
SDLA00071247	0.018328	Development Area 7: St. Helen's	Residential
SDLA00071246	0.014156	Development Area 7: St. Helen's	Residential
SDLA00071245	0.014210	Development Area 7: St. Helen's	Residential
SDLA00071244	0.014681	Development Area 7: St. Helen's	Residential
SDLA00071243	0.014033	Development Area 7: St. Helen's	Residential
SDLA00071318	0.013594	Development Area 7: St. Helen's	Residential
SDLA00071312	0.014732	Development Area 7: St. Helen's	Residential
SDLA00071310	0.021821	Development Area 7: St. Helen's	Residential
SDLA00071627	0.010034	Development Area 7: St. Helen's	Residential
SDLA00071623	0.009962	Development Area 7: St. Helen's	Residential
SDLA00071621	0.009961	Development Area 7: St. Helen's	Residential

SDLA00071617	0.009967	Development Area 7: St. Helen's	Residential
SDLA00071554	0.009954	Development Area 7: St. Helen's	Residential
SDLA00071551	0.009973	Development Area 7: St. Helen's	Residential
SDLA00071549	0.009945	Development Area 7: St. Helen's	Residential
SDLA00071547	0.009982	Development Area 7: St. Helen's	Residential
SDLA00071546	0.011138	Development Area 7: St. Helen's	Residential
SDLA00071620	0.019925	Development Area 7: St. Helen's	Residential/ Flexible Use
SDLA00071631	0.014455	Development Area 7: St. Helen's	Residential
SDLA00071629	0.013420	Development Area 7: St. Helen's	Residential/ Flexible Use
SDLA00071628	0.014002	Development Area 7: St. Helen's	Residential/ Flexible Use
SDLA00071630	0.014272	Development Area 7: St. Helen's	Residential/ Flexible Use
SDLA00071633	0.027189	Development Area 7: St. Helen's	Residential/ Flexible Use
SDLA00071626	0.014932	Development Area 7: St. Helen's	Residential
SDLA00071624	0.011645	Development Area 7: St. Helen's	Residential
SDLA00071622	0.012837	Development Area 7: St. Helen's	Residential
SDLA00071619	0.012197	Development Area 7: St. Helen's	Residential
SDLA00071555	0.011680	Development Area 7: St. Helen's	Residential
SDLA00071553	0.012502	Development Area 7: St. Helen's	Residential



SDLA00071550	0.012364	Development Area 7: St. Helen's	Residential
SDLA00071545	0.023351	Development Area 7: St. Helen's	Residential
SDLA00071544	0.014910	Development Area 7: St. Helen's	Residential
SDLA00071543	0.012802	Development Area 7: St. Helen's	Residential
SDLA00071542	0.013271	Development Area 7: St. Helen's	Residential
SDLA00071541	0.012473	Development Area 7: St. Helen's	Residential
SDLA00071540	0.016477	Development Area 7: St. Helen's	Residential
SDLA00071550	0.012364	Development Area 7: St. Helen's	Residential
SDLA00071553	0.012502	Development Area 7: St. Helen's	Residential
SDLA00071555	0.011680	Development Area 7: St. Helen's	Residential
SDLA00071619	0.012197	Development Area 7: St. Helen's	Residential
SDLA00071622	0.012837	Development Area 7: St. Helen's	Residential
SDLA00071624	0.011645	Development Area 7: St. Helen's	Residential
SDLA00071626	0.012503	Development Area 7: St. Helen's	Residential
SDLA00071633	0.027189	Development Area 7: St. Helen's	Residential
SDLA00071634	0.018009	Development Area 7: St. Helen's	Residential
SDLA00071635	0.019901	Development Area 7: St. Helen's	Residential
SDLA00071636	0.020296	Development Area 7: St. Helen's	Residential

SDLA00071632	0.019554	Development Area 7: St. Helen's	Residential
SDLA00071443	0.018656	Development Area 7: St. Helen's	Residential
SDLA00071441	0.016967	Development Area 7: St. Helen's	Residential
SDLA00071439	0.017260	Development Area 7: St. Helen's	Residential
SDLA00071438	0.017655	Development Area 7: St. Helen's	Residential
SDLA00071436	0.014236	Development Area 7: St. Helen's	Residential
SDLA00071435	0.017722	Development Area 7: St. Helen's	Residential
SDLA00071433	0.017505	Development Area 7: St. Helen's	Residential
SDLA00071432	0.017228	Development Area 7: St. Helen's	Residential
SDLA00071430	0.018659	Development Area 7: St. Helen's	Residential
SDLA00071428	0.014386	Development Area 7: St. Helen's	Residential
SDLA00071426	0.013210	Development Area 7: St. Helen's	Residential
SDLA00071424	0.013739	Development Area 7: St. Helen's	Residential
SDLA00071421	0.016547	Development Area 7: St. Helen's	Residential
SDLA00071419	0.017800	Development Area 7: St. Helen's	Residential
SDLA00071418	0.017443	Development Area 7: St. Helen's	Residential
SDLA00071416	0.016426	Development Area 7: St. Helen's	Residential
SDLA00071539	0.014896	Development Area 7: St. Helen's	Residential

SDLA00071538	0.012942	Development Area 7: St. Helen's	Residential
SDLA00071506	0.012639	Development Area 7: St. Helen's	Residential
SDLA00071504	0.012744	Development Area 7: St. Helen's	Residential
SDLA00071503	0.013018	Development Area 7: St. Helen's	Residential
SDLA00071501	0.020735	Development Area 7: St. Helen's	Residential
SDLA00071434	0.012349	Development Area 7: St. Helen's	Residential
SDLA00071431	0.016756	Development Area 7: St. Helen's	Residential
SDLA00071429	0.016546	Development Area 7: St. Helen's	Residential
SDLA00071427	0.013067	Development Area 7: St. Helen's	Residential
SDLA00071425	0.011300	Development Area 7: St. Helen's	Residential
SDLA00071422	0.012251	Development Area 7: St. Helen's	Residential
SDLA00071417	0.013202	Development Area 7: St. Helen's	Residential
SDLA00071415	0.012999	Development Area 7: St. Helen's	Residential
SDLA00071505	0.017109	Development Area 7: St. Helen's	Residential
SDLA00071420	0.021301	Development Area 7: St. Helen's	Residential
SDLA00071414	0.022753	Development Area 7: St. Helen's	Residential
SDLA00071502	0.018033	Development Area 7: St. Helen's	Residential
SDLA00071500	0.018206	Development Area 7: St. Helen's	Residential

SDLA00071497	0.018098	Development Area 7: St. Helen's	Residential
SDLA00071290	0.020241	Development Area 7: St. Helen's	Residential
SDLA00071294	0.029204	Development Area 7: St. Helen's	Residential
SDLA00071305	0.027283	Development Area 7: St. Helen's	Residential
SDLA00071498	0.027992	Development Area 7: St. Helen's	Residential
SDLA00071496	0.024295	Development Area 7: St. Helen's	Residential
SDLA00071495	0.026056	Development Area 7: St. Helen's	Residential
SDLA00071494	0.031039	Development Area 7: St. Helen's	Residential
SDLA00071293	0.023077	Development Area 7: St. Helen's	Residential
SDLA00071292	0.029304	Development Area 7: St. Helen's	Residential
SDLA00071525	0.088946	Development Area 7: St. Helen's	Residential
SDLA00071578	0.053813	Development Area 7: St. Helen's	Residential/ Flexible Use
SDLA00071585	0.020103	Development Area 7: St. Helen's	Residential
SDLA00071536	0.017990	Development Area 7: St. Helen's	Residential
SDLA00071535	0.016232	Development Area 7: St. Helen's	Residential
SDLA00071534	0.015793	Development Area 7: St. Helen's	Residential
SDLA00071533	0.016304	Development Area 7: St. Helen's	Residential
SDLA00071532	0.017874	Development Area 7: St. Helen's	Residential

SDLA00071527	0.012807	Development Area 7: St. Helen's	Residential
SDLA00071526	0.012195	Development Area 7: St. Helen's	Residential
SDLA00071586	0.011679	Development Area 7: St. Helen's	Residential
SDLA00071584	0.013419	Development Area 7: St. Helen's	Residential
SDLA00071583	0.013613	Development Area 7: St. Helen's	Residential
SDLA00071582	0.011223	Development Area 7: St. Helen's	Residential
SDLA00071581	0.011411	Development Area 7: St. Helen's	Residential
SDLA00071580	0.011164	Development Area 7: St. Helen's	Residential
SDLA00071579	0.011594	Development Area 7: St. Helen's	Residential
SDLA00071577	0.013054	Development Area 7: St. Helen's	Residential
SDLA00071529	0.018465	Development Area 7: St. Helen's	Residential
SDLA00071528	0.018482	Development Area 7: St. Helen's	Residential
SDLA00071493	0.018143	Development Area 7: St. Helen's	Residential
SDLA00071492	0.018226	Development Area 7: St. Helen's	Residential
SDLA00071491	0.018388	Development Area 7: St. Helen's	Residential
SDLA00071490	0.018288	Development Area 7: St. Helen's	Residential
SDLA00071489	0.017946	Development Area 7: St. Helen's	Residential
SDLA00071488	0.018197	Development Area 7: St. Helen's	Residential

SDLA00071487	0.019313	Development Area 7: St. Helen's	Residential
SDLA00071486	0.012245	Development Area 7: St. Helen's	Residential
SDLA00071484	0.011910	Development Area 7: St. Helen's	Residential
SDLA00071482	0.011368	Development Area 7: St. Helen's	Residential
SDLA00071480	0.012210	Development Area 7: St. Helen's	Residential
SDLA00071576	0.013145	Development Area 7: St. Helen's	Residential
SDLA00071575	0.011329	Development Area 7: St. Helen's	Residential
SDLA00071574	0.011249	Development Area 7: St. Helen's	Residential
SDLA00071477	0.011332	Development Area 7: St. Helen's	Residential
SDLA00071351	0.011204	Development Area 7: St. Helen's	Residential
SDLA00071350	0.011390	Development Area 7: St. Helen's	Residential
SDLA00071349	0.011354	Development Area 7: St. Helen's	Residential
SDLA00071348	0.011421	Development Area 7: St. Helen's	Residential
SDLA00071347	0.011308	Development Area 7: St. Helen's	Residential
SDLA00071476	0.385311	Development Area 7: St. Helen's	Residential/ Flexible Use

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
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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 provides 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 1<sup>st</sup> 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 there 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
<b>Totals</b>		<b>21,440 - 27,562</b>	<b>722</b>	

\* 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 Sansfield 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 LRHAF 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 Belgard Reservoir and the Leixlip Water Treatment Plant via the Peamount Reservoir. No issues in relation 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 98 Strategic Sewer near capacity & is constrained. Capacity upgrades required & storm water storage. Provision for the 98 Drainage Area Plan has been provided for in the Irish Water Investment Plan. New connections in the 98 Catchment will be on a first come / first served basis. Local network upgrades will be developer led where there is no 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

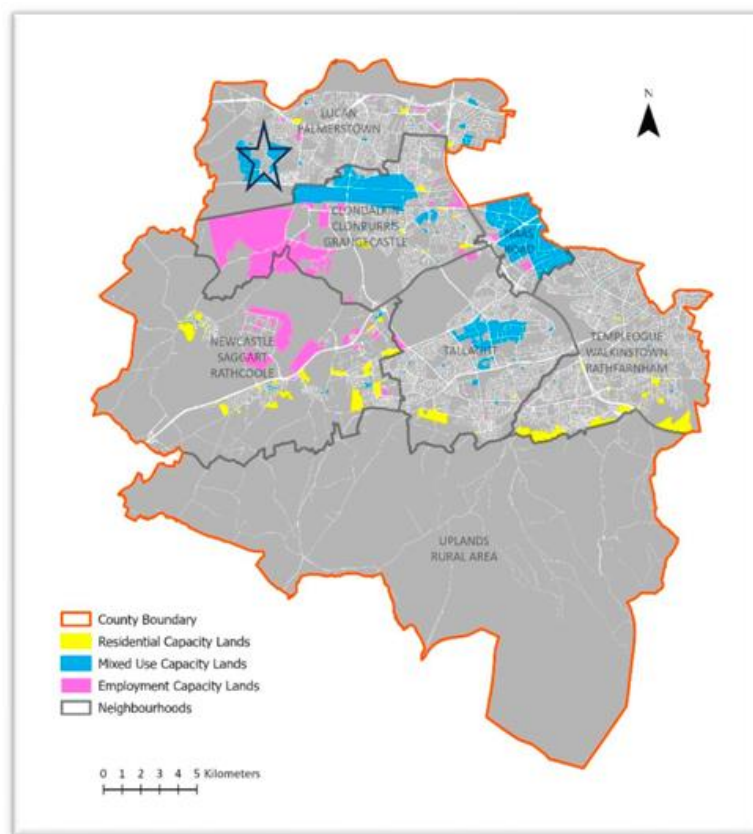
**Figure 10:** Extract from Appendix 2 (Part 1) of the South Dublin County Development Plan 2022-2028 (SLA overlay in red)

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.

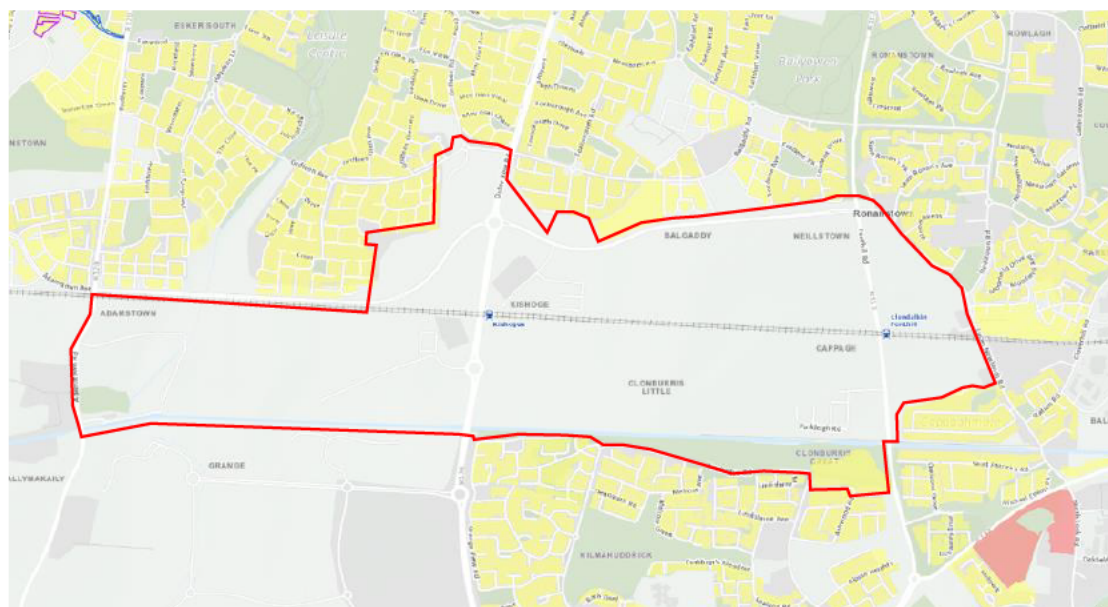
## 6.4 Strategic Development Zones

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).



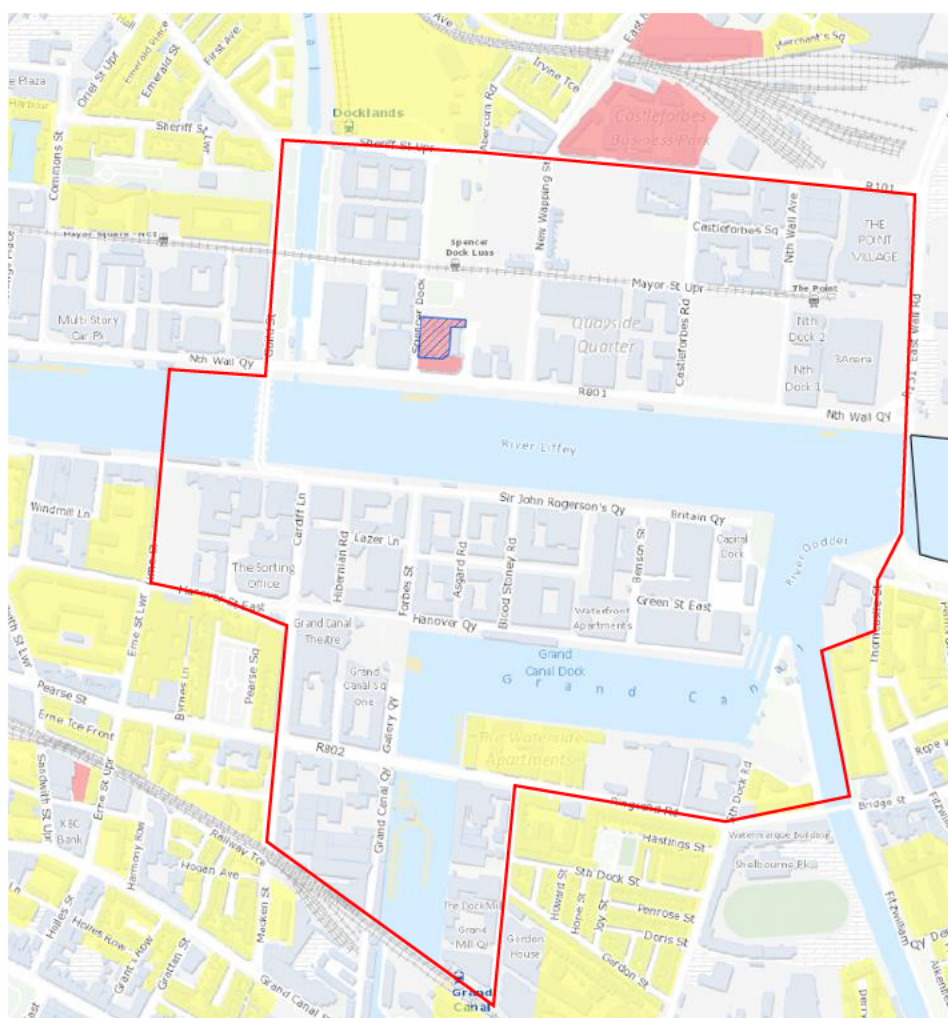


**Figure 7:** Extract from RZLT Draft Map 2025 with approximate outline of Poolbeg West SDZ outlined in red (SLA overlay)

#### 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 26<sup>th</sup> 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 dwelling 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
SDLA00045283	0.376029	Development Area 2-Somerton	Residential
SDLA00027580	0.102019	Development Area 2-Somerton	Residential
SDLA00048147	0.137653	Development Area 2-Somerton	Residential
SDLA00045279	0.231984	Development Area 2-Somerton	Residential
SDLA00027497	0.041241	Development Area 2-Somerton	Residential
SDLA00045278	0.133543	Development Area 2-Somerton	Residential
SDLA00027511	0.083171	Development Area 2-Somerton	Residential

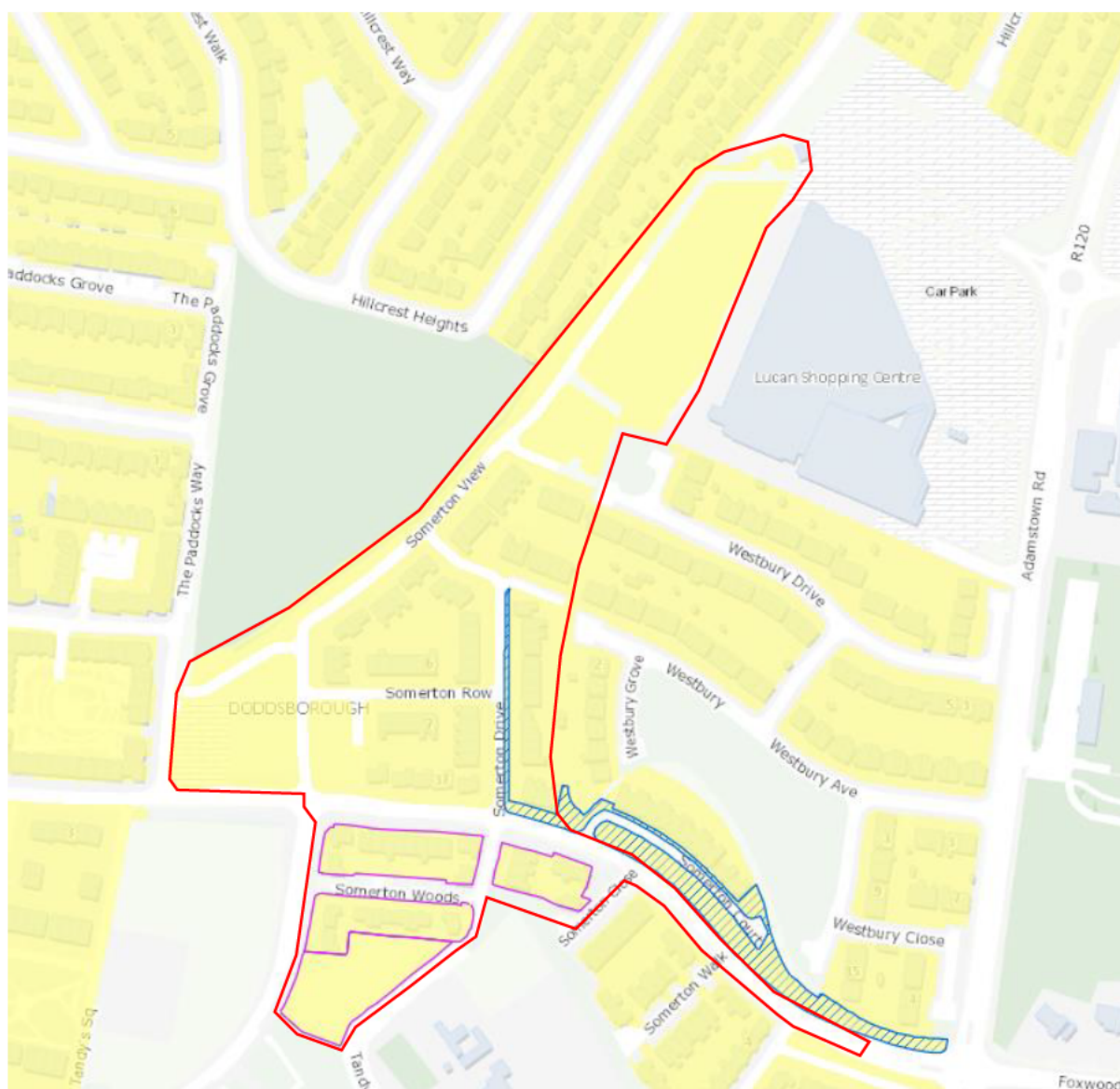
SDLA00049202	0.021565	Development Area 2-Somerton	Residential
SDLA00049201	0.022981	Development Area 2-Somerton	Residential
SDLA00049200	0.020362	Development Area 2-Somerton	Residential
SDLA00049199	0.020694	Development Area 2-Somerton	Residential
SDLA00049197	0.030133	Development Area 2-Somerton	Residential
SDLA00049203	0.020489	Development Area 2-Somerton	Residential
SDLA00048459	0.017351	Development Area 2-Somerton	Residential
SDLA00048462	0.017325	Development Area 2-Somerton	Residential
SDLA00048464	0.017174	Development Area 2-Somerton	Residential
SDLA00048467	0.027022	Development Area 2-Somerton	Residential
SDLA00048454	0.024684	Development Area 2-Somerton	Residential
SDLA00048455	0.019119	Development Area 2-Somerton	Residential
SDLA00048456	0.018604	Development Area 2-Somerton	Residential
SDLA00048457	0.018842	Development Area 2-Somerton	Residential
SDLA00048458	0.023924	Development Area 2-Somerton	Residential
SDLA00045280	0.332371	Development Area 2-Somerton	Residential
SDLA00045320	0.020342	Development Area 2-Somerton	Residential
SDLA00045316	0.019009	Development Area 2-Somerton	Residential
SDLA00045314	0.034032	Development Area 2-Somerton	Residential
SDLA00045313	0.021688	Development Area 2-Somerton	Residential
SDLA00045310	0.016331	Development Area 2-Somerton	Residential
SDLA00048481	0.017328	Development Area 2-Somerton	Residential

SDLA00048479	0.017191	Development Area 2-Somerton	Residential
SDLA00048478	0.017133	Development Area 2-Somerton	Residential
SDLA00048471	0.027896	Development Area 2-Somerton	Residential
SDLA00048474	0.022600	Development Area 2-Somerton	Residential
SDLA00048473	0.017723	Development Area 2-Somerton	Residential
SDLA00048472	0.017489	Development Area 2-Somerton	Residential
SDLA00045282	0.852083	Development Area 2-Somerton	Residential/ Flexible Use
SDLA00045281	0.295528	Development Area 2-Somerton	Residential
SDLA00045330	0.022111	Development Area 2-Somerton	Residential
SDLA00045328	0.022314	Development Area 2-Somerton	Residential
SDLA00045326	0.021708	Development Area 2-Somerton	Residential
SDLA00045325	0.016741	Development Area 2-Somerton	Residential
SDLA00045323	0.017116	Development Area 2-Somerton	Residential
SDLA00045321	0.024529	Development Area 2-Somerton	Residential
SDLA00027528	0.011898	Development Area 2-Somerton	Residential
SDLA00045317	0.032142	Development Area 2-Somerton	Residential
SDLA00045312	0.026743	Development Area 2-Somerton	Residential
SDLA00048482	0.021992	Development Area 2-Somerton	Residential
SDLA00048480	0.025269	Development Area 2-Somerton	Residential
SDLA00048477	0.025233	Development Area 2-Somerton	Residential
SDLA00048475	0.019003	Development Area 2-Somerton	Residential
SDLA00048470	0.018282	Development Area 2-Somerton	Residential



SDLA00048468	0.021734	Development Area 2-Somerton	Residential
SDLA00048465	0.027908	Development Area 2-Somerton	Residential
SDLA00048463	0.017272	Development Area 2-Somerton	Residential
SDLA00048460	0.017318	Development Area 2-Somerton	Residential
SDLA00048451	0.023883	Development Area 2-Somerton	Residential
SDLA00049198	0.007357	Development Area 2-Somerton	Residential
SDLA00049196	0.023785	Development Area 2-Somerton	Residential
SDLA00049192	0.020893	Development Area 2-Somerton	Residential
SDLA00113720	0.221693	Development Area 2-Somerton	Residential
SDLA00049175	0.123409	Development Area 2-Somerton	Residential
SDLA00113722	0.198349	Development Area 2-Somerton	Residential
SDLA00113562	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 (Airlie 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"> <li>1. Identified as a Strategic Residential Reserve in the Core Strategy.</li> <li>2. These lands are subject to Phased Management.</li> <li>3. Require further infrastructure to complete.</li> </ol>

**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.

<b>Step 2</b>	
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

<b>Step 3</b>	
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.

<b>Step 4</b>	
Is a Trade or Profession Being Carried Out on the Land?	

No.
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<b>Step 5</b>
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Is the Land Identified on a Statutory Land Use Plan as Being Required For, Or Integral to, Occupation By:

- 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

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
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<b>Step 6</b>
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Is the Land Subject to a Statutory Designation Which May Preclude Development?

No.
-----

<b>Step 7</b>
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Is the Land Subject to the Derelict Site Levy?

No.
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## 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.

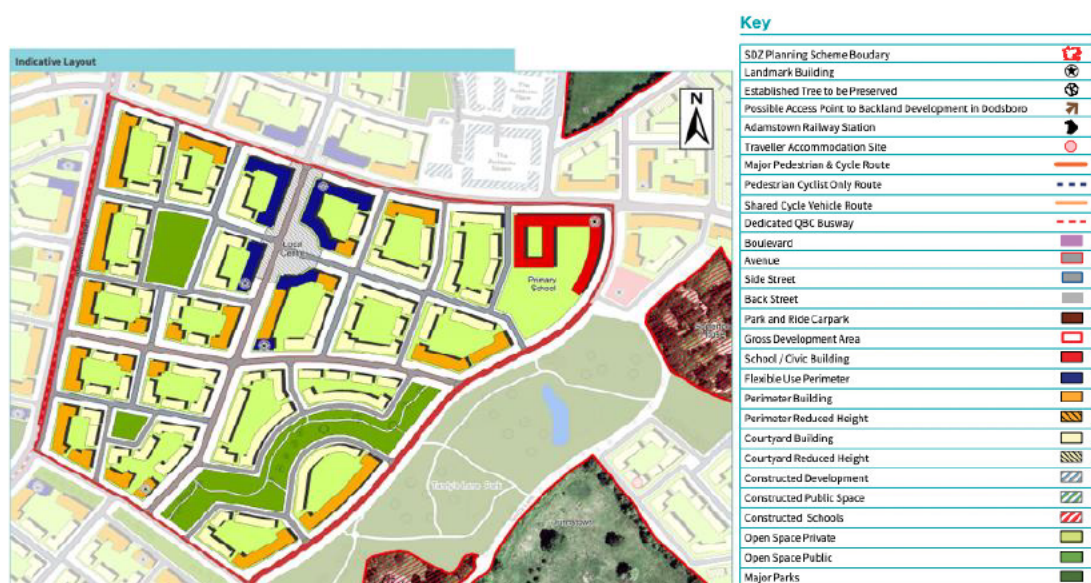


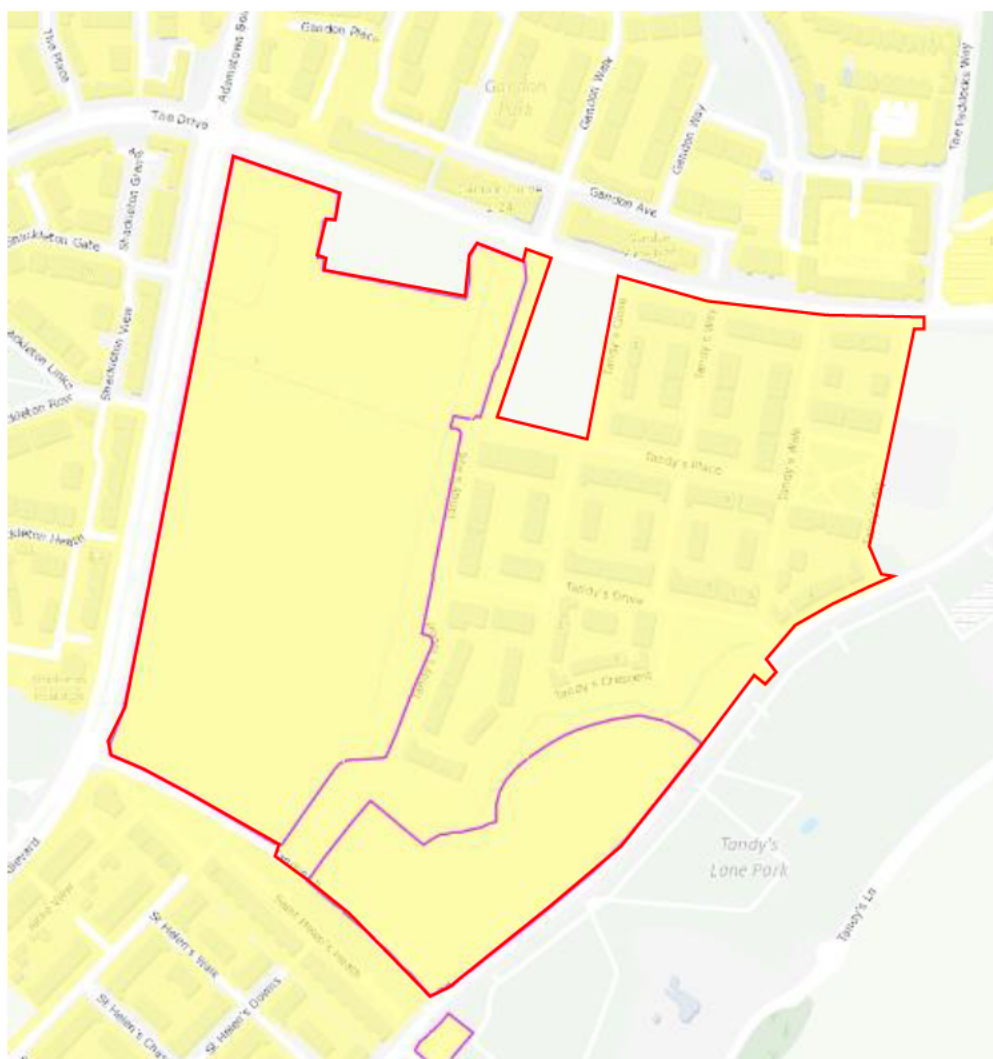
Figure 15: Extract from Section 3 of Adamstown Planning Scheme (2014) as amended.

## 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
SDLA00113564	7.312686	Development Area 6- Tandy's Lane Village	Residential/ Flexible Use
SDLA00113571	8.111005	Development Area 6- Tandy's Lane Village	Residential/ Flexible Use
SDLA00113565	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 Gollierstown and Adamstown, Lucan, Co. Dublin are principally located in Development Area 6 (Tandy's Lane Village) 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:	
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	



<b>Step 6</b>
Is the Land Subject to a Statutory Designation Which May Preclude Development?
No

<b>Step 7</b>
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.

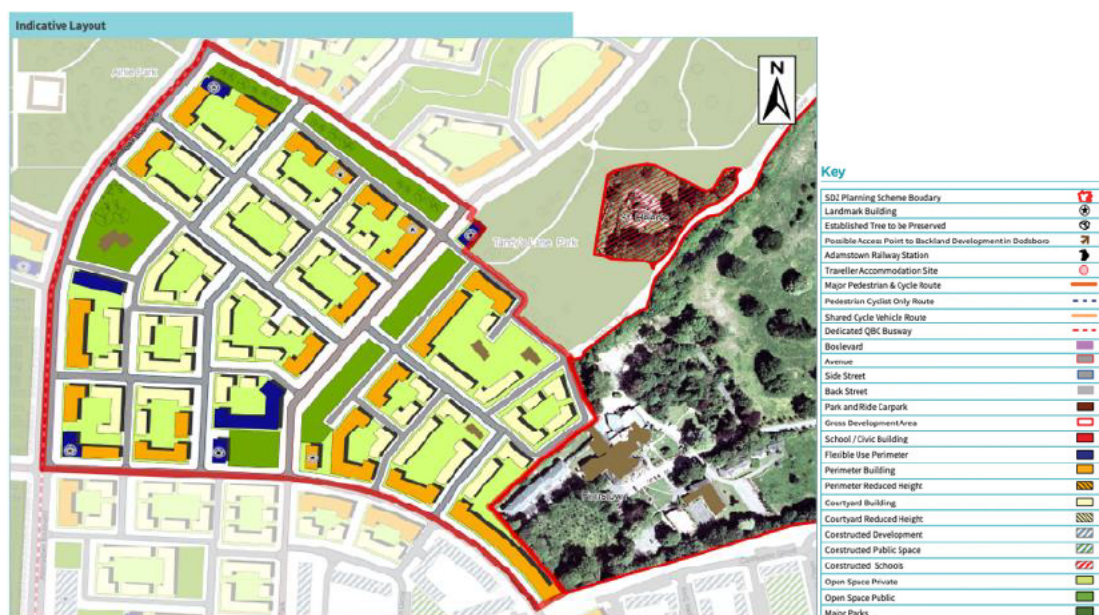


Figure 18: Extract from Section 3 of Adamstown Planning Scheme (2014) as amended.

## 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

SDLA00071231	0.013853	Development Area 7: St. Helen's	Residential
SDLA00071230	0.014732	Development Area 7: St. Helen's	Residential
SDLA00071229	0.025311	Development Area 7: St. Helen's	Residential
SDLA00071228	0.019273	Development Area 7: St. Helen's	Residential
SDLA00071227	0.016335	Development Area 7: St. Helen's	Residential
SDLA00071225	0.015964	Development Area 7: St. Helen's	Residential
SDLA00071223	0.019569	Development Area 7: St. Helen's	Residential
SDLA00071218	0.029257	Development Area 7: St. Helen's	Residential
SDLA00048386	0.017771	Development Area 7: St. Helen's	Residential
SDLA00048387	0.018701	Development Area 7: St. Helen's	Residential
SDLA00048388	0.021286	Development Area 7: St. Helen's	Residential
SDLA00048385	0.018233	Development Area 7: St. Helen's	Residential
SDLA00048384	0.014629	Development Area 7: St. Helen's	Residential
SDLA00048383	0.014659	Development Area 7: St. Helen's	Residential
SDLA00048375	0.042695	Development Area 7: St. Helen's	Residential
SDLA00048382	0.020039	Development Area 7: St. Helen's	Residential
SDLA00048381	0.015954	Development Area 7: St. Helen's	Residential
SDLA00048380	0.016457	Development Area 7: St. Helen's	Residential

SDLA00048377	0.019246	Development Area 7: St. Helen's	Residential
SDLA00048369	0.030170	Development Area 7: St. Helen's	Residential
SDLA00048373	0.017934	Development Area 7: St. Helen's	Residential
SDLA00048374	0.022119	Development Area 7: St. Helen's	Residential
SDLA00048360	0.018088	Development Area 7: St. Helen's	Residential
SDLA00048357	0.014604	Development Area 7: St. Helen's	Residential
SDLA00048355	0.014780	Development Area 7: St. Helen's	Residential
SDLA00048353	0.014828	Development Area 7: St. Helen's	Residential
SDLA00048351	0.014789	Development Area 7: St. Helen's	Residential
SDLA00048349	0.014413	Development Area 7: St. Helen's	Residential
SDLA00048348	0.018314	Development Area 7: St. Helen's	Residential
SDLA00027465	0.055617	Development Area 7: St. Helen's	Residential
SDLA00048345	0.018199	Development Area 7: St. Helen's	Residential
SDLA00048344	0.014892	Development Area 7: St. Helen's	Residential
SDLA00048342	0.014857	Development Area 7: St. Helen's	Residential
SDLA00048340	0.014907	Development Area 7: St. Helen's	Residential
SDLA00048338	0.014847	Development Area 7: St. Helen's	Residential
SDLA00048336	0.014662	Development Area 7: St. Helen's	Residential

SDLA00048334	0.015090	Development Area 7: St. Helen's	Residential
SDLA00048333	0.018130	Development Area 7: St. Helen's	Residential
SDLA00027462	0.120622	Development Area 7: St. Helen's	Residential
SDLA00048366	0.025217	Development Area 7: St. Helen's	Residential
SDLA00048364	0.017724	Development Area 7: St. Helen's	Residential
SDLA00048362	0.017725	Development Area 7: St. Helen's	Residential
SDLA00048359	0.015558	Development Area 7: St. Helen's	Residential
SDLA00048356	0.015142	Development Area 7: St. Helen's	Residential
SDLA00048354	0.017939	Development Area 7: St. Helen's	Residential
SDLA00048352	0.017991	Development Area 7: St. Helen's	Residential
SDLA00048350	0.022596	Development Area 7: St. Helen's	Residential
SDLA00048363	0.017501	Development Area 7: St. Helen's	Residential
SDLA00048365	0.014698	Development Area 7: St. Helen's	Residential
SDLA00048367	0.014650	Development Area 7: St. Helen's	Residential
SDLA00071376	0.018329	Development Area 7: St. Helen's	Residential
SDLA00071377	0.018034	Development Area 7: St. Helen's	Residential
SDLA00071378	0.014731	Development Area 7: St. Helen's	Residential
SDLA00071379	0.014678	Development Area 7: St. Helen's	Residential

SDLA00071380	0.012431	Development Area 7: St. Helen's	Residential
SDLA00071381	0.012646	Development Area 7: St. Helen's	Residential
SDLA00048376	0.014398	Development Area 7: St. Helen's	Residential
SDLA00048378	0.014125	Development Area 7: St. Helen's	Residential
SDLA00048379	0.020851	Development Area 7: St. Helen's	Residential
SDLA00048372	0.030564	Development Area 7: St. Helen's	Residential
SDLA00048370	0.017361	Development Area 7: St. Helen's	Residential
SDLA00048368	0.031187	Development Area 7: St. Helen's	Residential
SDLA00071215	0.028773	Development Area 7: St. Helen's	Residential
SDLA00071213	0.017752	Development Area 7: St. Helen's	Residential
SDLA00071211	0.017873	Development Area 7: St. Helen's	Residential
SDLA00071210	0.014655	Development Area 7: St. Helen's	Residential
SDLA00071209	0.015525	Development Area 7: St. Helen's	Residential
SDLA00071208	0.018098	Development Area 7: St. Helen's	Residential
SDLA00071207	0.017673	Development Area 7: St. Helen's	Residential
SDLA00071382	0.021089	Development Area 7: St. Helen's	Residential
SDLA00071212	0.019961	Development Area 7: St. Helen's	Residential
SDLA00071214	0.014274	Development Area 7: St. Helen's	Residential

SDLA00071216	0.014679	Development Area 7: St. Helen's	Residential
SDLA00071248	0.019855	Development Area 7: St. Helen's	Residential
SDLA00071249	0.018547	Development Area 7: St. Helen's	Residential
SDLA00071250	0.016743	Development Area 7: St. Helen's	Residential
SDLA00071251	0.015186	Development Area 7: St. Helen's	Residential
SDLA00071252	0.015809	Development Area 7: St. Helen's	Residential
SDLA00071253	0.014702	Development Area 7: St. Helen's	Residential
SDLA00071222	0.015112	Development Area 7: St. Helen's	Residential
SDLA00071224	0.014167	Development Area 7: St. Helen's	Residential
SDLA00071226	0.019356	Development Area 7: St. Helen's	Residential
SDLA00071221	0.024765	Development Area 7: St. Helen's	Residential
SDLA00071220	0.017695	Development Area 7: St. Helen's	Residential
SDLA00071219	0.017736	Development Area 7: St. Helen's	Residential
SDLA00071217	0.023982	Development Area 7: St. Helen's	Residential
SDLA00071361	0.022022	Development Area 7: St. Helen's	Residential
SDLA00071359	0.017777	Development Area 7: St. Helen's	Residential
SDLA00071358	0.017787	Development Area 7: St. Helen's	Residential
SDLA00071356	0.017878	Development Area 7: St. Helen's	Residential

SDLA00071355	0.017875	Development Area 7: St. Helen's	Residential
SDLA00071354	0.017685	Development Area 7: St. Helen's	Residential
SDLA00071353	0.017725	Development Area 7: St. Helen's	Residential
SDLA00071352	0.032184	Development Area 7: St. Helen's	Residential
SDLA00071357	0.018727	Development Area 7: St. Helen's	Residential
SDLA00071364	0.022447	Development Area 7: St. Helen's	Residential
SDLA00071366	0.018072	Development Area 7: St. Helen's	Residential
SDLA00071360	0.014834	Development Area 7: St. Helen's	Residential
SDLA00071368	0.018609	Development Area 7: St. Helen's	Residential
SDLA00071362	0.015489	Development Area 7: St. Helen's	Residential
SDLA00071369	0.018356	Development Area 7: St. Helen's	Residential
SDLA00071363	0.015068	Development Area 7: St. Helen's	Residential
SDLA00071370	0.018377	Development Area 7: St. Helen's	Residential
SDLA00071365	0.015143	Development Area 7: St. Helen's	Residential
SDLA00071371	0.021820	Development Area 7: St. Helen's	Residential
SDLA00071367	0.018101	Development Area 7: St. Helen's	Residential
SDLA00071375	0.017965	Development Area 7: St. Helen's	Residential
SDLA00071374	0.014425	Development Area 7: St. Helen's	Residential



SDLA00071373	0.014601	Development Area 7: St. Helen's	Residential
SDLA00071372	0.014820	Development Area 7: St. Helen's	Residential
SDLA00071444	0.014959	Development Area 7: St. Helen's	Residential
SDLA00071442	0.014471	Development Area 7: St. Helen's	Residential
SDLA00071440	0.015129	Development Area 7: St. Helen's	Residential
SDLA00071437	0.019444	Development Area 7: St. Helen's	Residential
SDLA00071308	0.021931	Development Area 7: St. Helen's	Residential
SDLA00071306	0.018439	Development Area 7: St. Helen's	Residential
SDLA00071304	0.017636	Development Area 7: St. Helen's	Residential
SDLA00071302	0.018428	Development Area 7: St. Helen's	Residential
SDLA00071296	0.017806	Development Area 7: St. Helen's	Residential
SDLA00071295	0.017951	Development Area 7: St. Helen's	Residential
SDLA00071291	0.018002	Development Area 7: St. Helen's	Residential
SDLA00071423	0.029602	Development Area 7: St. Helen's	Residential
SDLA00071311	0.028669	Development Area 7: St. Helen's	Residential
SDLA00071303	0.018171	Development Area 7: St. Helen's	Residential
SDLA00071240	0.029074	Development Area 7: St. Helen's	Residential
SDLA00071307	0.015057	Development Area 7: St. Helen's	Residential

SDLA00071309	0.019474	Development Area 7: St. Helen's	Residential
SDLA00071247	0.018328	Development Area 7: St. Helen's	Residential
SDLA00071246	0.014156	Development Area 7: St. Helen's	Residential
SDLA00071245	0.014210	Development Area 7: St. Helen's	Residential
SDLA00071244	0.014681	Development Area 7: St. Helen's	Residential
SDLA00071243	0.014033	Development Area 7: St. Helen's	Residential
SDLA00071318	0.013594	Development Area 7: St. Helen's	Residential
SDLA00071312	0.014732	Development Area 7: St. Helen's	Residential
SDLA00071310	0.021821	Development Area 7: St. Helen's	Residential
SDLA00071627	0.010034	Development Area 7: St. Helen's	Residential
SDLA00071623	0.009962	Development Area 7: St. Helen's	Residential
SDLA00071621	0.009961	Development Area 7: St. Helen's	Residential
SDLA00071617	0.009967	Development Area 7: St. Helen's	Residential
SDLA00071554	0.009954	Development Area 7: St. Helen's	Residential
SDLA00071551	0.009973	Development Area 7: St. Helen's	Residential
SDLA00071549	0.009945	Development Area 7: St. Helen's	Residential
SDLA00071547	0.009982	Development Area 7: St. Helen's	Residential
SDLA00071546	0.011138	Development Area 7: St. Helen's	Residential

SDLA00071620	0.019925	Development Area 7: St. Helen's	Residential/ Flexible Use
SDLA00071631	0.014455	Development Area 7: St. Helen's	Residential
SDLA00071629	0.013420	Development Area 7: St. Helen's	Residential/ Flexible Use
SDLA00071628	0.014002	Development Area 7: St. Helen's	Residential/ Flexible Use
SDLA00071630	0.014272	Development Area 7: St. Helen's	Residential/ Flexible Use
SDLA00071633	0.027189	Development Area 7: St. Helen's	Residential/ Flexible Use
SDLA00071626	0.014932	Development Area 7: St. Helen's	Residential
SDLA00071624	0.011645	Development Area 7: St. Helen's	Residential
SDLA00071622	0.012837	Development Area 7: St. Helen's	Residential
SDLA00071619	0.012197	Development Area 7: St. Helen's	Residential
SDLA00071555	0.011680	Development Area 7: St. Helen's	Residential
SDLA00071553	0.012502	Development Area 7: St. Helen's	Residential
SDLA00071550	0.012364	Development Area 7: St. Helen's	Residential
SDLA00071545	0.023351	Development Area 7: St. Helen's	Residential
SDLA00071544	0.014910	Development Area 7: St. Helen's	Residential
SDLA00071543	0.012802	Development Area 7: St. Helen's	Residential
SDLA00071542	0.013271	Development Area 7: St. Helen's	Residential
SDLA00071541	0.012473	Development Area 7: St. Helen's	Residential

SDLA00071540	0.016477	Development Area 7: St. Helen's	Residential
SDLA00071550	0.012364	Development Area 7: St. Helen's	Residential
SDLA00071553	0.012502	Development Area 7: St. Helen's	Residential
SDLA00071555	0.011680	Development Area 7: St. Helen's	Residential
SDLA00071619	0.012197	Development Area 7: St. Helen's	Residential
SDLA00071622	0.012837	Development Area 7: St. Helen's	Residential
SDLA00071624	0.011645	Development Area 7: St. Helen's	Residential
SDLA00071626	0.012503	Development Area 7: St. Helen's	Residential
SDLA00071633	0.027189	Development Area 7: St. Helen's	Residential
SDLA00071634	0.018009	Development Area 7: St. Helen's	Residential
SDLA00071635	0.019901	Development Area 7: St. Helen's	Residential
SDLA00071636	0.020296	Development Area 7: St. Helen's	Residential
SDLA00071632	0.019554	Development Area 7: St. Helen's	Residential
SDLA00071443	0.018656	Development Area 7: St. Helen's	Residential
SDLA00071441	0.016967	Development Area 7: St. Helen's	Residential
SDLA00071439	0.017260	Development Area 7: St. Helen's	Residential
SDLA00071438	0.017655	Development Area 7: St. Helen's	Residential
SDLA00071436	0.014236	Development Area 7: St. Helen's	Residential

SDLA00071435	0.017722	Development Area 7: St. Helen's	Residential
SDLA00071433	0.017505	Development Area 7: St. Helen's	Residential
SDLA00071432	0.017228	Development Area 7: St. Helen's	Residential
SDLA00071430	0.018659	Development Area 7: St. Helen's	Residential
SDLA00071428	0.014386	Development Area 7: St. Helen's	Residential
SDLA00071426	0.013210	Development Area 7: St. Helen's	Residential
SDLA00071424	0.013739	Development Area 7: St. Helen's	Residential
SDLA00071421	0.016547	Development Area 7: St. Helen's	Residential
SDLA00071419	0.017800	Development Area 7: St. Helen's	Residential
SDLA00071418	0.017443	Development Area 7: St. Helen's	Residential
SDLA00071416	0.016426	Development Area 7: St. Helen's	Residential
SDLA00071539	0.014896	Development Area 7: St. Helen's	Residential
SDLA00071538	0.012942	Development Area 7: St. Helen's	Residential
SDLA00071506	0.012639	Development Area 7: St. Helen's	Residential
SDLA00071504	0.012744	Development Area 7: St. Helen's	Residential
SDLA00071503	0.013018	Development Area 7: St. Helen's	Residential
SDLA00071501	0.020735	Development Area 7: St. Helen's	Residential
SDLA00071434	0.012349	Development Area 7: St. Helen's	Residential

SDLA00071431	0.016756	Development Area 7: St. Helen's	Residential
SDLA00071429	0.016546	Development Area 7: St. Helen's	Residential
SDLA00071427	0.013067	Development Area 7: St. Helen's	Residential
SDLA00071425	0.011300	Development Area 7: St. Helen's	Residential
SDLA00071422	0.012251	Development Area 7: St. Helen's	Residential
SDLA00071417	0.013202	Development Area 7: St. Helen's	Residential
SDLA00071415	0.012999	Development Area 7: St. Helen's	Residential
SDLA00071505	0.017109	Development Area 7: St. Helen's	Residential
SDLA00071420	0.021301	Development Area 7: St. Helen's	Residential
SDLA00071414	0.022753	Development Area 7: St. Helen's	Residential
SDLA00071502	0.018033	Development Area 7: St. Helen's	Residential
SDLA00071500	0.018206	Development Area 7: St. Helen's	Residential
SDLA00071497	0.018098	Development Area 7: St. Helen's	Residential
SDLA00071290	0.020241	Development Area 7: St. Helen's	Residential
SDLA00071294	0.029204	Development Area 7: St. Helen's	Residential
SDLA00071305	0.027283	Development Area 7: St. Helen's	Residential
SDLA00071498	0.027992	Development Area 7: St. Helen's	Residential
SDLA00071496	0.024295	Development Area 7: St. Helen's	Residential

SDLA00071495	0.026056	Development Area 7: St. Helen's	Residential
SDLA00071494	0.031039	Development Area 7: St. Helen's	Residential
SDLA00071293	0.023077	Development Area 7: St. Helen's	Residential
SDLA00071292	0.029304	Development Area 7: St. Helen's	Residential
SDLA00071525	0.088946	Development Area 7: St. Helen's	Residential
SDLA00071578	0.053813	Development Area 7: St. Helen's	Residential/ Flexible Use
SDLA00071585	0.020103	Development Area 7: St. Helen's	Residential
SDLA00071536	0.017990	Development Area 7: St. Helen's	Residential
SDLA00071535	0.016232	Development Area 7: St. Helen's	Residential
SDLA00071534	0.015793	Development Area 7: St. Helen's	Residential
SDLA00071533	0.016304	Development Area 7: St. Helen's	Residential
SDLA00071532	0.017874	Development Area 7: St. Helen's	Residential
SDLA00071527	0.012807	Development Area 7: St. Helen's	Residential
SDLA00071526	0.012195	Development Area 7: St. Helen's	Residential
SDLA00071586	0.011679	Development Area 7: St. Helen's	Residential
SDLA00071584	0.013419	Development Area 7: St. Helen's	Residential
SDLA00071583	0.013613	Development Area 7: St. Helen's	Residential
SDLA00071582	0.011223	Development Area 7: St. Helen's	Residential

SDLA00071581	0.011411	Development Area 7: St. Helen's	Residential
SDLA00071580	0.011164	Development Area 7: St. Helen's	Residential
SDLA00071579	0.011594	Development Area 7: St. Helen's	Residential
SDLA00071577	0.013054	Development Area 7: St. Helen's	Residential
SDLA00071529	0.018465	Development Area 7: St. Helen's	Residential
SDLA00071528	0.018482	Development Area 7: St. Helen's	Residential
SDLA00071493	0.018143	Development Area 7: St. Helen's	Residential
SDLA00071492	0.018226	Development Area 7: St. Helen's	Residential
SDLA00071491	0.018388	Development Area 7: St. Helen's	Residential
SDLA00071490	0.018288	Development Area 7: St. Helen's	Residential
SDLA00071489	0.017946	Development Area 7: St. Helen's	Residential
SDLA00071488	0.018197	Development Area 7: St. Helen's	Residential
SDLA00071487	0.019313	Development Area 7: St. Helen's	Residential
SDLA00071486	0.012245	Development Area 7: St. Helen's	Residential
SDLA00071484	0.011910	Development Area 7: St. Helen's	Residential
SDLA00071482	0.011368	Development Area 7: St. Helen's	Residential
SDLA00071480	0.012210	Development Area 7: St. Helen's	Residential
SDLA00071576	0.013145	Development Area 7: St. Helen's	Residential



SDLA00071575	0.011329	Development Area 7: St. Helen's	Residential
SDLA00071574	0.011249	Development Area 7: St. Helen's	Residential
SDLA00071477	0.011332	Development Area 7: St. Helen's	Residential
SDLA00071351	0.011204	Development Area 7: St. Helen's	Residential
SDLA00071350	0.011390	Development Area 7: St. Helen's	Residential
SDLA00071349	0.011354	Development Area 7: St. Helen's	Residential
SDLA00071348	0.011421	Development Area 7: St. Helen's	Residential
SDLA00071347	0.011308	Development Area 7: St. Helen's	Residential
SDLA00071476	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?	
<p>The lands subject to this Submission in the Townlands of Gollierstown 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.</p> <p>However, as noted in the first section of this Report, the subject lands are: -</p> <ol style="list-style-type: none"> <li>1. Identified as a Strategic Residential Reserve in the Core Strategy.</li> <li>2. These lands are subject to Phased Management.</li> <li>3. Require further infrastructure to complete.</li> </ol> <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 SDLA00071233, SDLA00113716, SDLA00113561 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:
<p>XV Social, Community, Governmental, Public Administration, Education and Healthcare Infrastructure and Facilities</p> <p>XVI Transport Facilities and Infrastructure</p> <p>XVII Energy Infrastructure and Facilities</p> <p>XVIII Telecoms Infrastructure and Facilities</p> <p>XIX Water and Wastewater Infrastructure and Facilities</p> <p>XX Waste Management and Disposal Infrastructure</p> <p>XXI Recreational Infrastructure, Playgrounds, Sports Facilities</p>
No.

**Step 6**

Is the Land Subject to a Statutory Designation Which May Preclude Development?
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No.
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<b>Step 7</b>
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Is the Land Subject to the Derelict Site Levy?
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No.
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## 10 DEVELOPMENT AREA 8: ADERRIG

### 10.1 Site Location & Description

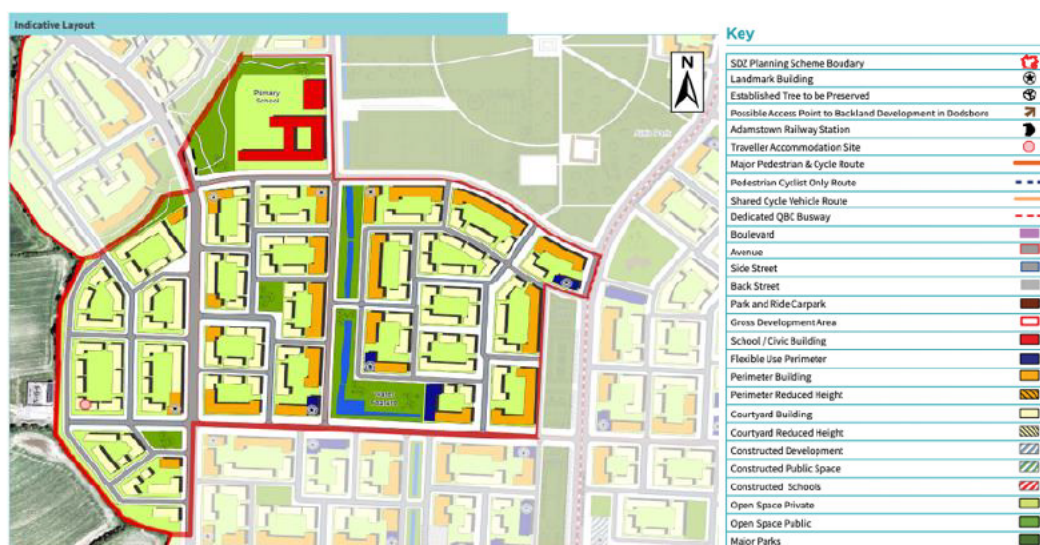
The overall Aderrig Development Area is one of the larger Development Areas within the Adamstown SDZ Planning Scheme and bounds 2no. designated parks, Airlie Park (permitted and under construction) to the north and Central Boulevard Park to the east. The Aderrig Development Area also contains a site 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).



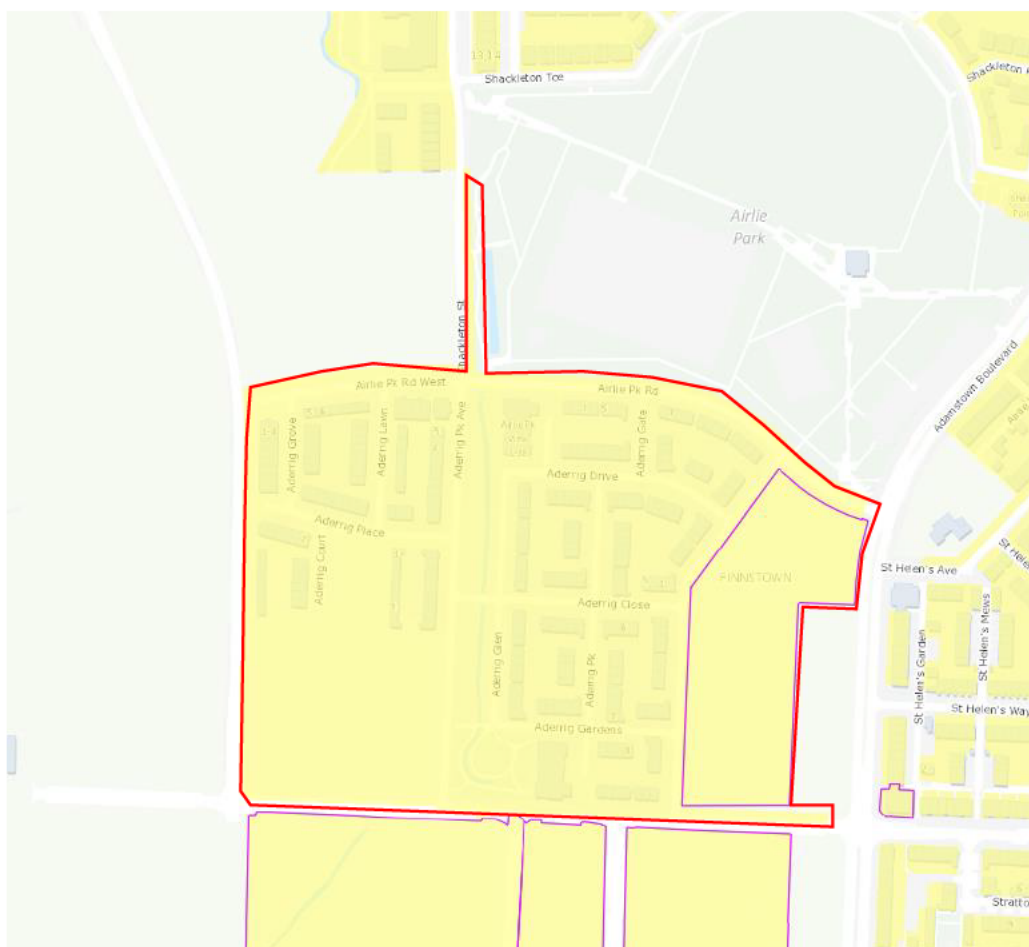
**Figure 20:** Extract from Section 3 of Adamstown Planning Scheme (2014) as amended.

## 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?	
<p>The lands subject to this Submission in the Townlands of Gollierstown and Adamstown, Lucan, Co. Dublin are principally located in Development Area 8 (Aderrig) 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"> <li>1. Identified as a Strategic Residential Reserve in the Core Strategy.</li> <li>2. These lands are subject to Phased Management.</li> <li>3. Require further infrastructure to complete.</li> </ol> <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:
<div> <div>XXII</div> <div>Social, Community, Governmental, Public Administration, Education and Healthcare Infrastructure and Facilities</div> </div> <div> <div>XXIII</div> <div>Transport Facilities and Infrastructure</div> </div> <div> <div>XXIV</div> <div>Energy Infrastructure and Facilities</div> </div> <div> <div>XXV</div> <div>Telecoms Infrastructure and Facilities</div> </div> <div> <div>XXVI</div> <div>Water and Wastewater Infrastructure and Facilities</div> </div> <div> <div>XXVII</div> <div>Waste Management and Disposal Infrastructure</div> </div> <div> <div>XXVIII</div> <div>Recreational Infrastructure, Playgrounds, Sports Facilities</div> </div>
TBC

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

No.
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<b>Step 7</b>
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Is the Land Subject to the Derelict Site Levy?
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No.
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## 11 DEVELOPMENT AREA 9: ADAMSTOWN SQUARE

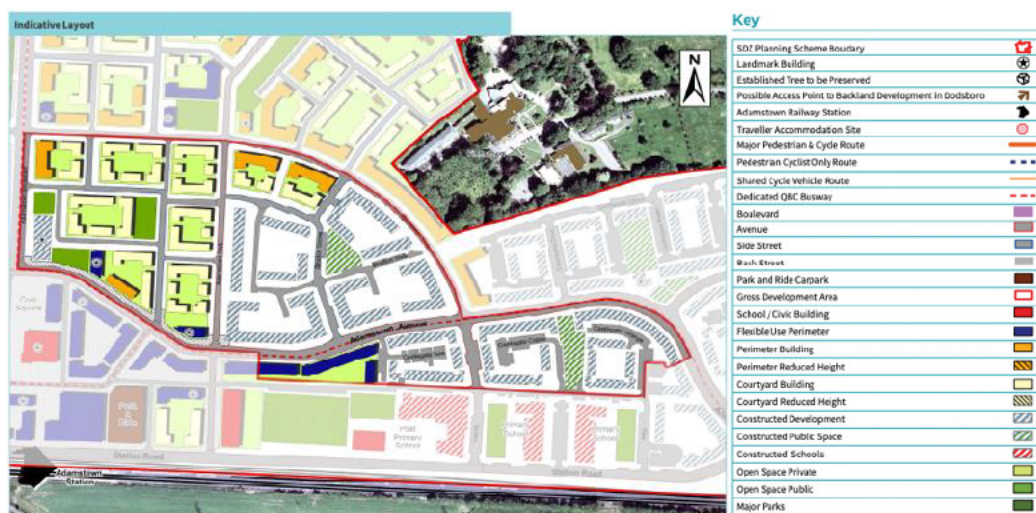
### 11.1 Site Location & Description

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 Gollierstown 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"> <li>1. Identified as a Strategic Residential Reserve in the Core Strategy.</li> <li>2. These lands are subject to Phased Management.</li> <li>3. Require further infrastructure to complete.</li> <li>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</li> </ol> <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:	
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.



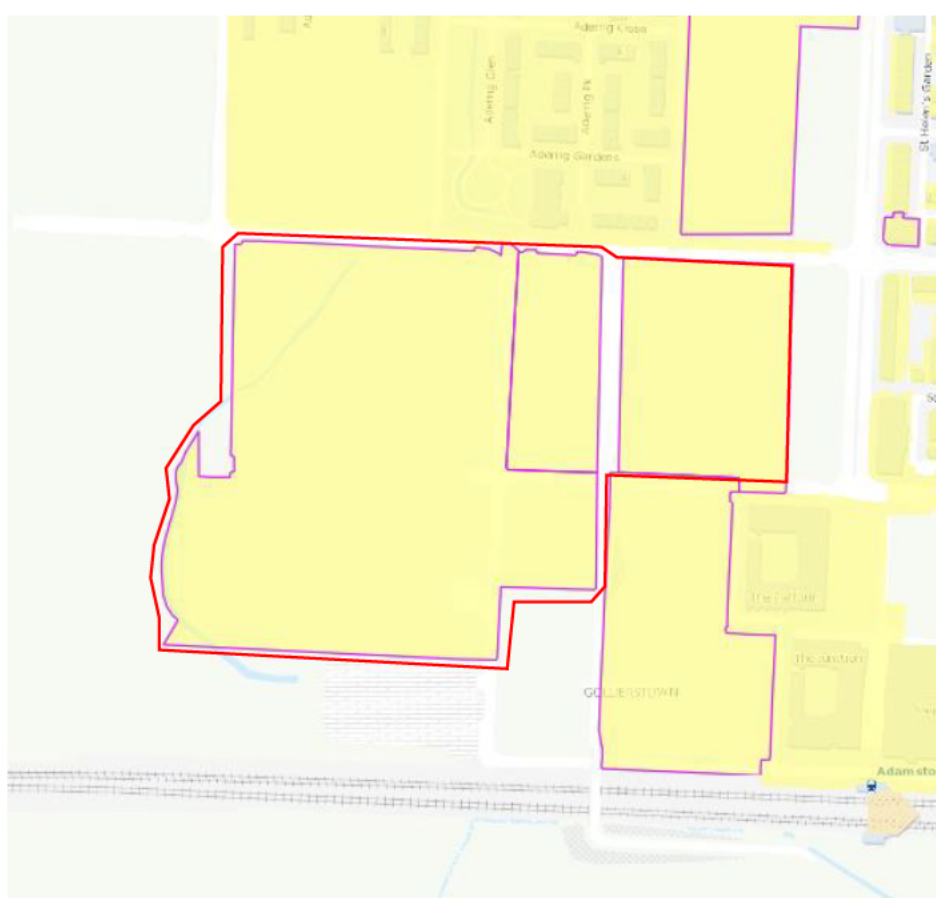
**Figure 26:** Extract from Section 3 of Adamstown Planning Scheme (2014) as amended.

## 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

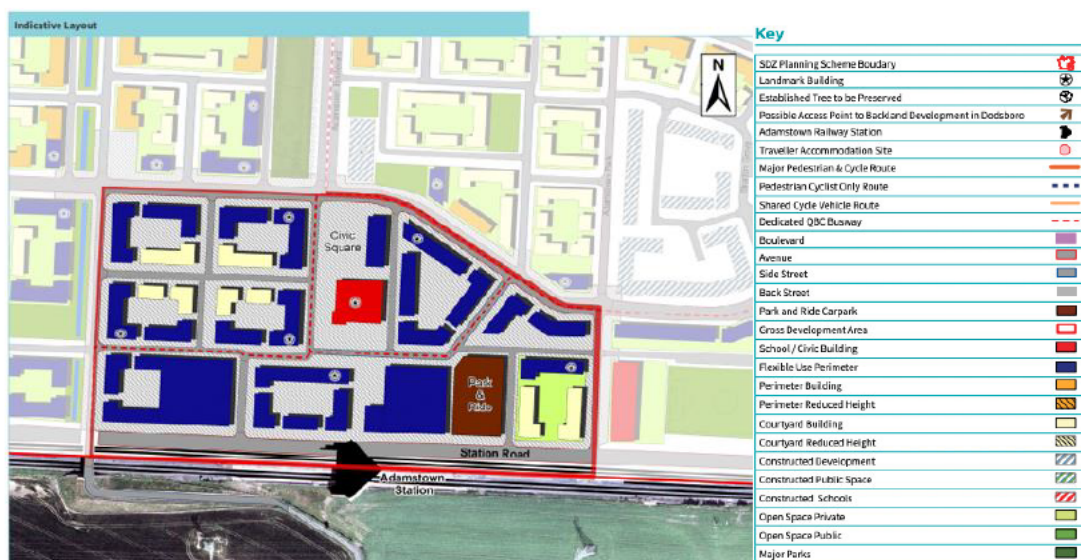
The overall Adamstown Station Development Area is the key district centre in the Adamstown SDZ planning scheme and is bounded by primary roads. Each of these roads have now received planning permission and their alignments are now confirmed because of this. Two of these roads (Adamstown Park and Adamstown 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
<p>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>
<p>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 <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"> <li>1. Identified as a Strategic Residential Reserve in the Core Strategy.</li> <li>2. These lands are subject to Phased Management.</li> </ol>



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.

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

<b>Step 7</b>
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.

**Chartered Town  
Planners and  
Development  
Consultants**

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