

Strictly Private & Confidential
Senior Executive Officer
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Land Use Planning & Transportation
County Hall, Tallaght
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LAND USE, PLANNING
TRANSPORTATION DEPT.
30 MAR 2024

29/03/2024

Submission regarding the Residential Zoned Land Tax (RZLT) re Lands at Unit 74 Cookstown Industrial Estate, Tallaght, Dublin 24 – Land Parcel ID Number SDLA00095582

Dear Sirs

On behalf of our client Ms. Karen Sharkey (the landowner) we wish to make the following submission in relation to the RZLT and the identification of our clients' land at Unit 74 Cookstown Industrial Estate, Tallaght, Dublin 24 within the Annual Draft Map. At the outset, please note that we are requesting the exclusion of the land from the Annual Draft Map.

We have enclosed an Ordnance Survey map and aerial images at Appendix 1 for identification purposes only.

We are seeking the exclusion of the lands identified for a number of reasons, as follows;

1. The lands in question are subject to a commercial lease and in active use as a commercial/industrial yard.

The lands are currently leased by my client to Fedex Express Ireland Limited on a five-year lease from July 2022 and will continue to be in industrial use for the period up to the end of this lease at a minimum.

Please see enclosed at Appendix 2 images showing the lands in active use by Fedex.

Please also find enclosed at Appendix 3 a letter from the tenant confirming their status as a tenant of the yard.

2. The lands are currently subject to commercial rates and classified by Tailte Eireann as an industrial yard.

Please find enclosed at Appendix 4 Valuation Report. You will note the category defined as Industrial Uses, Yard (standalone).

3. The lands are currently wholly unsuitable for residential uses.

You will be aware that the lands are located within an area zoned Objective REGEN – "to facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.

That being stated we are of the view however that the lands in question are wholly unsuitable for residential uses.

Whilst we acknowledge that there are residential uses at the fringes of the industrial estate in profile sites the subject site is imbedded within the middle of the estate between Third and Fourth Avenue and is surrounded by industrial uses. These uses include a waste disposal business, building materials distributor, food processing company, packing company and numerous manufacturing and motor repair and servicing companies. None of these uses are complimentary to residential use and thus the whole notion of a residential zoned land tax on the subject site is in our opinion a flawed position.

Furthermore, we note recent planning refusals on nearby sites citing premature development etc.

We envisage industrial uses on the lands in the short term as outlined above.

We request that our submission is taken into consideration and that the subject land is excluded from the RZLT map.

Yours Sincerely,



JP McDonagh MRICS MSCSI
For and on behalf of
MCD Property

Appendix 1

Land Registry Compliant Map



**Talite
Éireann**

CENTRE
COORDINATES:
ITM 706445, 728249
ORDER NO.:
50300056_1
PUBLISHED:
25/03/2024
MAP SERIES:
1:1,000
MAP SHEETS:
3390-08

COMPILED AND PUBLISHED BY:
Talite Éireann,
Phoenix Park,
Dublin 8,
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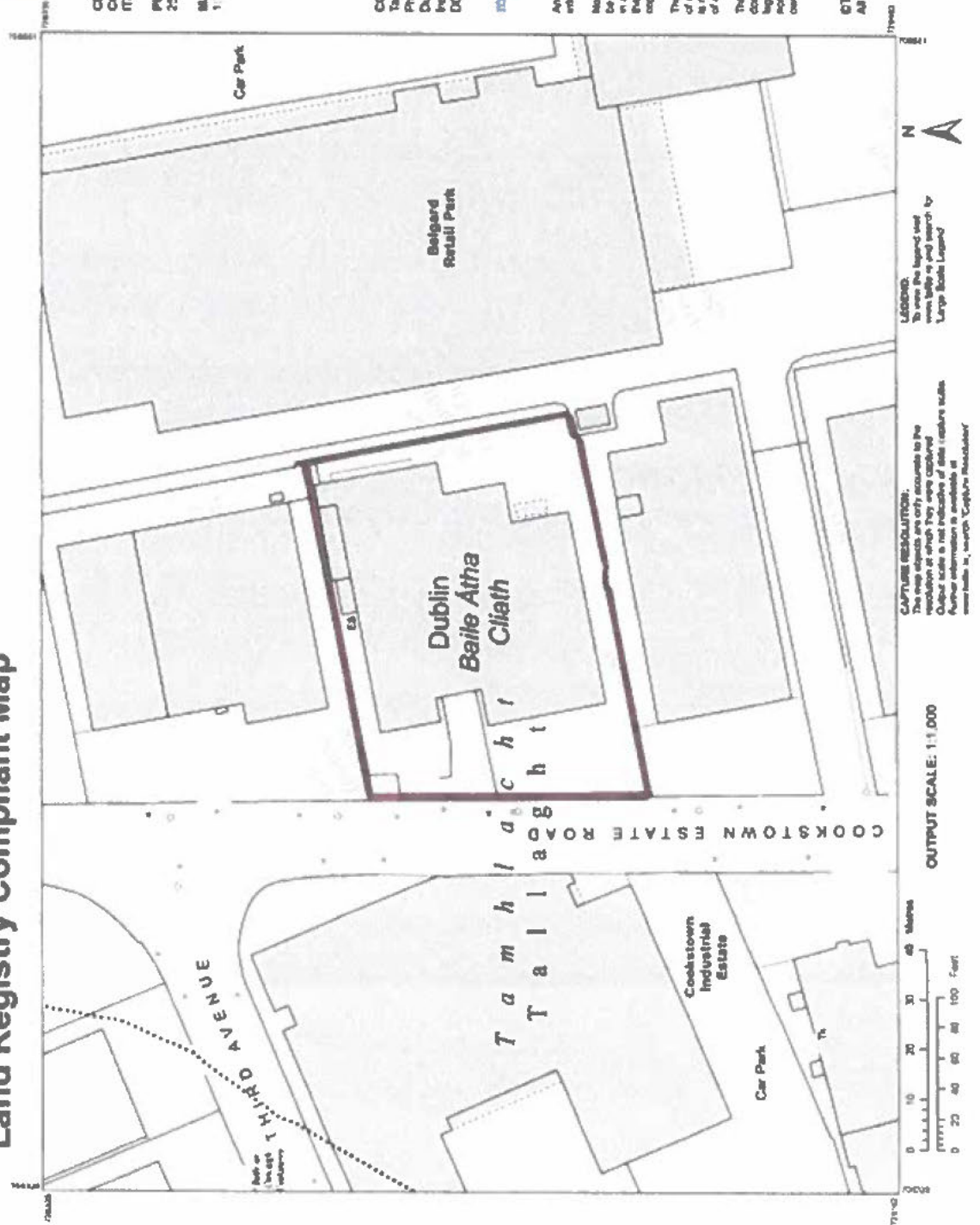
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The representation on this map
of a road, track or boundary
is not evidence of the existence
of a right of way.

This topographic map
does not show
legal property boundaries.
For this it relies
on the accuracy of physical features.

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Aerial Image No. 1



Aerial Image No. 2

Appendix 2



Ground Image No. 1



Ground Image No. 2

Appendix 3



DATE 25th March 2024
OUR REFERENCE Yard at 74 Cookstown Industrial Estate, Tallaght,
Dublin 24

To whom it may concern,

I am writing to confirm that FedEx Express have been the tenant of the above-mentioned site from July 2022 and that it is in use as an overflow commercial yard which is critical to the operational activity of our main facility in Unit 1 Belgard Industrial estate, Mayberry Road, Tallaght Dublin 24.

We have approximately 60 FedEx employees working on site.

If you require any further information, please do not hesitate to contact me on the below details,

Kind Regards,

Joseph O'Neill

Senior Manager Operations | 
joseph.oneill@fedex.com

Appendix 4



**Táille
Éireann**

Clárúcháin, Tuasáil,
Suirbhéireacht,
Registraithe, Valuation,
Surveying



Search



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Valuation List details for property number [REDACTED]

Valuation List, pursuant to [Section 23 of the Valuation Act 2001](#) for the rating authority area of SOUTH DUBLIN COUNTY COUNCIL, published on 15/09/2017

Rating Authority	SOUTH DUBLIN COUNTY COUNCIL
Valuation (€)	[REDACTED]
Category	INDUSTRIAL USES
Uses	YARD (STANDALONE)
Address	Unit 74, Cookstown Industrial Estate, Tallaght Dublin 24

[BACK TO LIST](#)

[VIEW ON MAP](#)

Additional Information

Entry Last Updated

02/11/2022

Valuation Report

Floor Level	Floor Use	Area (M ²)	NAV (€ per M ²)	NAV (€)
0	YARD (Concrete/Tarmac)	[REDACTED]	[REDACTED]	[REDACTED]
Additional Items				None

Total (€):

[REDACTED]

Valuation (€):

[REDACTED]

NAV = Net Annual Value ([Section 48 of the Valuation Act 2001 as amended by the Valuation \(Amendment\) Act 2015](#))