

GREENACRE RESIDENTIAL DAC

Harcourt House, 18/19 Harcourt Street, Dublin 2
Tel: 00353 (1) 4753928 * Fax: 00353 (1) 4753943

Senior Planning Executive Officer
Forward Planning Section
Land Use Planning & Transport Department
County Hall
Tallaght
Dublin 24

Land Use Planning & Transportation

01 APR 2025

South Dublin County Council

27th March 2025

Re: Residential Zoned Land Tax: Parcel ID: SDLA00097131- Parklands, Citywest, Dublin 24

To whom it may concern,

The above Parcel of land, which has been listed on the South Dublin County Council Map for inclusion in the Residential Zoned Land Tax (RZLT). This has been done in error. The Land is owned jointly by Greenacre Residential DAC, a joint company with NAMA and has Strategic Development Zoning (please see attached OSI map for identification purposes).

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

Phase 1 has been completed with over 230 units complete / sold.

Phase 2, consisting of 290 residential units are now practically with BCAR Pending on final units.

Phase 3 (final phase of masterplan), will consist of 574 apartment, of which commencement notices have been lodged on the first phase of 178 units

Please find attached up to date Sales Status Map, illustrating our progress to date.

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

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In summary the parcel of land is activated, and we are engaged with numerous stakeholders to private both private and social housing in the area. Given the above, we ask that the subject lands be excluded from the RZLT. Should there be additional costs via tax, it will have a negative impact and inflate the cost of production.

Should you have any queries, please do not hesitate to contact me.

Yours Faithfully,



Daniel Blain
For and on Behalf of Greenacre residential DAC

