

25 April 2022

Private & Confidential

Senior Executive Officer
Forward Planning Section
Land Use Planning & Transportation Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

South Dublin Draft County Development Plan 2022 – 2028
Submission on Enterprise and Employment Zoned Lands

Dear Sir/Madam

Further to our report of September last year, we wish to welcome the zoning of an additional 130 acres of Enterprise and Employment Lands at Greenogue Business Park. The importance of the Naas Road/ South West Dublin corridor from an industrial occupier perspective cannot be underestimated.

The demand for industrial land and buildings in the South West Dublin area remains strong, reinforcing the current requirement for Enterprise and Employment Land at Greenogue Business Park. Occupiers across all size categories continue to struggle to find options to relocate or expand. The availability of the zoned and serviced land at Greenogue is crucial to satisfying the current demand for industrial buildings in South West Dublin. Since our last report, the South West corridor has witnessed continuing strong take up, reflecting a record absorption in the context of the last 20 years. The zoning of the lands at Greenogue is very well timed and will meet the demands of several ongoing enquires.

There are approximately 900 acres of zoned and serviced industrial land in the hands of developers in the Fingal County Area of north Dublin. We estimate that there is now less than 100 acres available in South West Dublin much of which is already being planned and targeted for take up in the short term. It is clear from our enquiry base that existing South Dublin employers have a marked reluctance to relocate to North Dublin, where there is more choice. The vast majority have a very clear desire to be located along the N7, N4 and N81 in business parks with good accessibility.

We are actively engaged with large and small occupiers seeking to take advantage of the attributes of the South Dublin area. In this context we expect many of these users will fully support, welcome, and take up the rezoned land acres at Greenogue Business Park. The land will cater for at least some of the short term industrial demand in the current market.

Yours faithfully

Jones Lang LaSalle