

South Dublin County Council Vacant Site Register



***Presentation to Land Use Planning
and Transportation SPC
22nd November 2016***

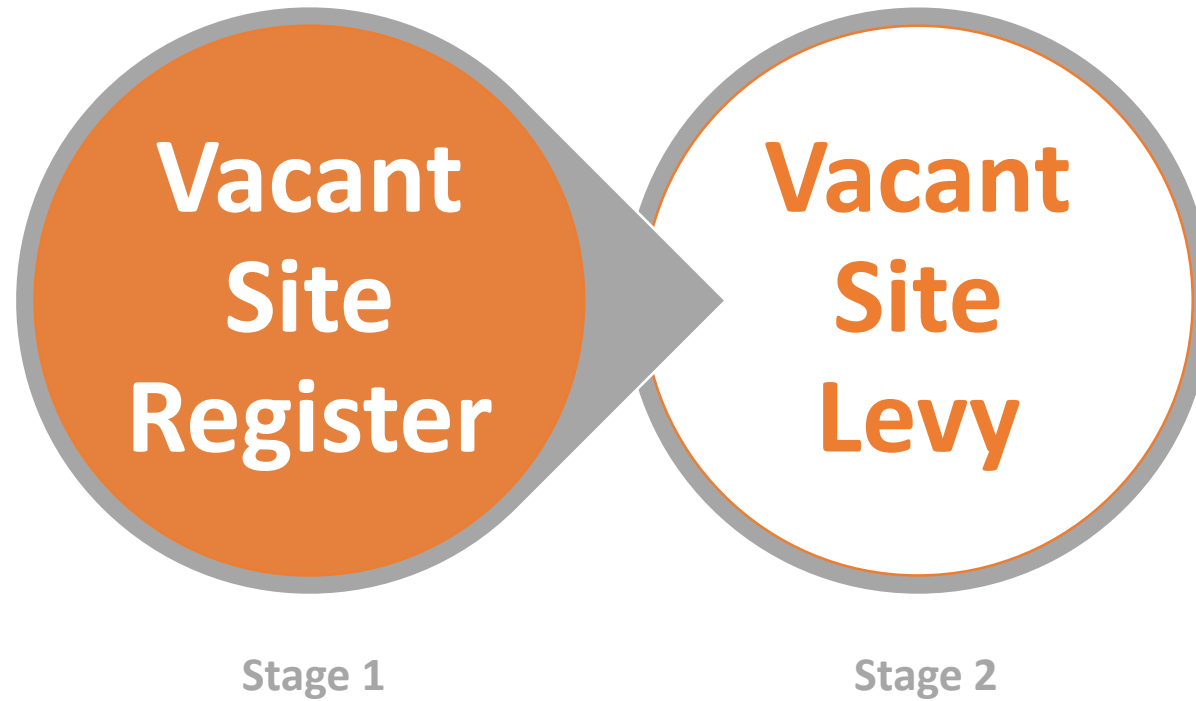
Background & Context

Legislative & Policy Context

- Urban Regeneration & Housing Act 2015
- Construction 2020 (Action 23)
 - Support the Delivery of Housing
 - “incentivise the use and development of vacant and underutilised sites in urban areas”
- Planning Policy Statement 2015
 - Active Land Management
- Rebuilding Ireland



Background & Context





Stage 1

What is a Vacant Site?

What is a Vacant Site?

(1) Under the legislation, a site (any area of land exceeding 0.05 ha) is considered vacant in the following circumstances, if—

(a) in the case of a site consisting of **residential land**—

(i) the site is situated in an area in which there is a need for housing,

(ii) the site is suitable for the provision of housing, and

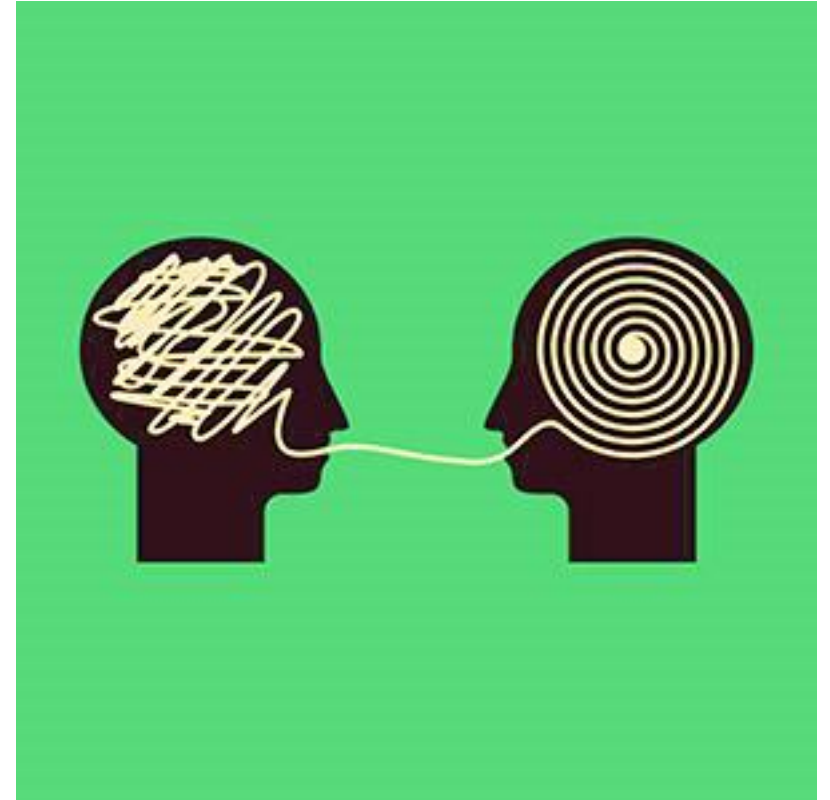
(iii) the site, or the majority of the site, is vacant or idle,

and

(b) in the case of a site consisting of **regeneration land**—

(i) the site, or the majority of the site, is vacant or idle, and

(ii) the site being vacant or idle has adverse effects on existing amenities or reduces the amenity provided by existing public infrastructure and facilities.



Primary Requirements

1

Enter on a Register all sites considered vacant for the duration of the 12 months preceding the date of entry.

2

Determine whether or not there is a need for housing in an area in preparing the register.

3

Determine whether or not a site was suitable for the provision of housing for the purposes of the preparation of the register.

4

Shall determine whether or not the site being vacant or idle has adverse effects on existing amenities or reduces the amenity of the area.



Example of Potential Vacant Site



- Zoned Residential
- Need for housing in the area
- Site is more than 0.05ha
- Site does not include a persons home/garden
- Majority of Site Vacant or Idle for last 12 months
Suitable for Housing
- Site is Adequately serviced
- Nothing affecting the physical condition of the land to make it unsuitable for housing



Suitable for consideration for inclusion on Vacant Site Register

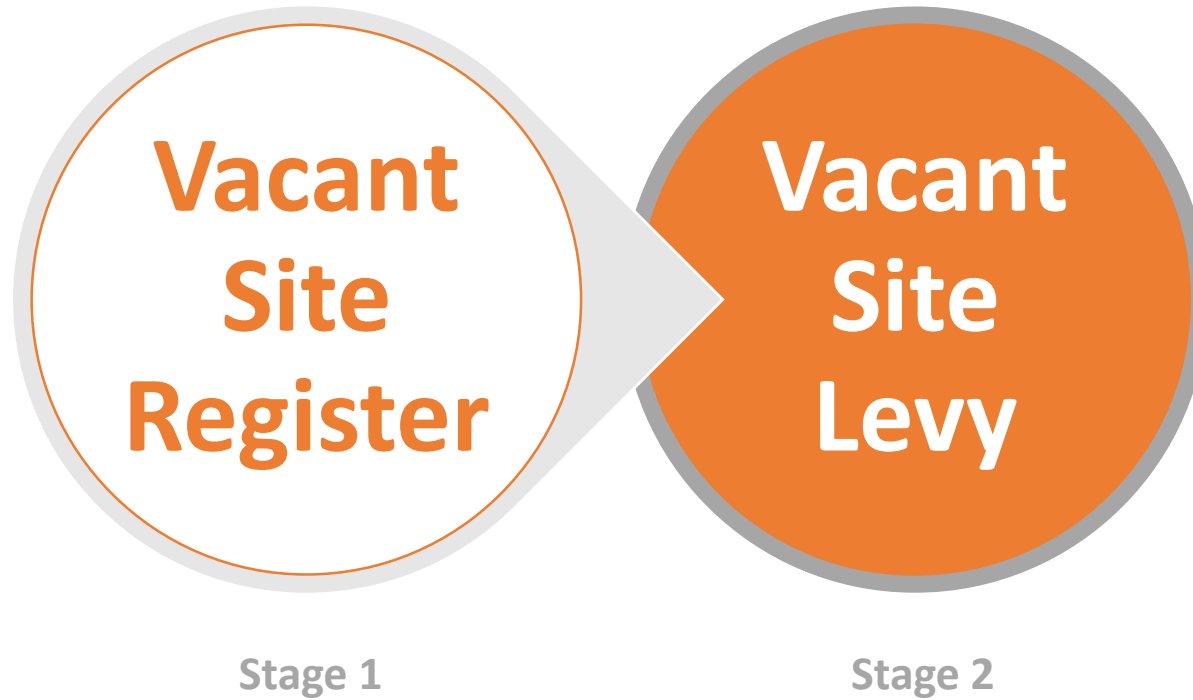
What Should the Register Look Like?



- (a) A description, including a map, of any vacant site.
- (b) The property ownership folio reference attached to such land.
- (b) The name and address of the owner of the site.
- (c) Particulars of the market value of the site, as determined by the planning authority, or by the Tribunal on appeal.

Stage 2

Vacant Site Levy



Vacant Site Levy



Value

- Market value of site determined by Planning Authority
- Owner may appeal the market value arrived at by the Planning Authority to the Valuation Tribunal;
- In general, a vacant site levy of **3% of the market value** of a site is charged;
- Annual Collection of levy from January 2019

Expenditure

- Residential Land: Provision of Housing on residential land in vicinity of the site
- Regeneration Land: Development and renewal of regeneration land in the vicinity of site e.g. community facilities, civic improvements

What's
next

?



Key Stages



1. Assessment of Potential Vacant Sites

June to December 2016

Site Assessment on Residential and Regeneration zoned lands

2. Establishment of Vacant Site Register

January 1 2017

Public Notification of the Establishment and Maintenance of a Vacant Site Register

3. Engagement with Landowners

Q1 2017

PA writes to landowners of potential vacant sites

Landowner has 28 days to respond to Planning Authority

Landowner has opportunity to appeal placement on VSR to An Bord Pleanála

4. Vacant Site Levy

June 1st 2018

Planning Authority writes to landowners

Landowners have opportunity to appeal the market value to the Valuation Tribunal

January 1st 2019

Planning Authority commences collection of Levies

Levy is paid annually until the site is developed or brought into use

Vacant Site Register

January 1st 2017 to.....
Ongoing Maintenance

Thank you
for your attention

