



South Dublin County Council

Development Plan 2016 – 2022

Variations 1 & 2



A VISION FOR
SOUTH DUBLIN'S
FUTURE

**The Members of South Dublin County Council resolved to adopt
Variation No. 1 and No. 2 of the South Dublin County Council
Development Plan 2016-2022 at its meeting on the 21st May 2018.**

**Variation No. 1 and No. 2 of the South Dublin County Council
Development Plan 2016-2022
are effective as of the 21st May 2018.**

**This document outlines additions to the Written Statement.
It should be read in conjunction with the full Written
Statement and Map, which had effect from June 12th 2016.**

In Chapter 1: Introduction and Core Strategy, insert new section after Section 1.8.0 Phasing, Prioritisation and Infrastructure Delivery (Page 24).

1.8.1 VACANT SITES

Vacant development sites are both a challenge and an opportunity for the County to provide additional housing, employment and other important uses. Active land management, including the implementation of the vacant site levy, is key to realising the vision and objectives of the Core Strategy.

The Urban Regeneration and Housing Act 2015 provides for a levy to be applied on vacant sites in residential and regeneration zoned lands, which are suitable for housing but are not coming forward for development. This is a key measure to encourage and promote the development of such vacant sites. The Act sets out two classes of land in which the levy may apply:

- Residential land, under Section 10 (2)(a) of the Planning Act 2000 (as amended).
- Regeneration land, under Section 10(2)(h) of the Planning Act 2000 (as amended).

In accordance with the Urban Regeneration and Housing Act 2015, it is a key pillar of the Development Plan to promote the appropriate development and renewal of areas that are in need of regeneration, identified having regard to the core strategy, in order to prevent:

- adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land;
- urban blight and decay;
- anti-social behaviour or
- a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.

In Chapter 2: Housing, Section 2.1.1 Supply of Housing, insert H2 Objective 2 and H2 Objective 3 into Policy 2 Supply of Housing (Page 30).

HOUSING (H) Policy 2 Supply of Housing

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H2 Objective 2:

To promote residential development through active land management and a co-ordinated planned approach to developing appropriately zoned lands at key locations, including regeneration areas, vacant sites and under-utilised areas.

H2 Objective 3:

To implement the Vacant Site Levy for all vacant development sites, as appropriate, in the County and to prepare and make publicly available a register of vacant sites, as set out in the Urban Regeneration and Housing Act 2015 (or any superseding Act).

In Chapter 11: Implementation, after Section 11.1.1 Land Use Zoning Tables insert new section under Table 11.16 (Page 197)

11.1.2 VACANT SITE LEVY - RESIDENTIAL AND REGENERATION LANDS

Land is a finite resource and should be used efficiently especially in urban areas. There are currently a considerable number of vacant sites in urban areas throughout the country which are lying dormant and undeveloped. South Dublin County Council is committed to identifying and prioritising the development of vacant and under-utilised sites in the county for housing and regeneration purposes.

The Urban Regeneration and Housing Act 2015 sets out two broad categories of vacant land that the levy may apply to:

- Lands zoned primarily for residential purposes
- Lands in need of regeneration

The following lands zoned for residential or primarily residential purposes are included for the purposes as set out in the Urban Regeneration and Housing Act 2015 in relation to the vacant land levy:

- Objective RES and RES-N zoned lands as they have capacity to provide for residential accommodation.

The following zoned lands are included as lands with the objective of development and renewal of areas in need of regeneration:

- Objective REGEN (regeneration), TC (town centre), DC (District Centre), VC (village centre) and LC (local centre).

These lands offer great potential for the significant supply of housing and employment space, as set out in their zoning objectives. Furthermore, the local, town, village and district centre zoned lands are included given their critical role for sustainable neighbourhoods and wider communities.

In Chapter 11: Implementation, Section 11.5.5 Landscape, insert additional paragraph at the end of (i) Ecological Protection (Page 222).

(i) Ecological Protection

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A Biodiversity Management Plan (BMP) shall be prepared for lands at Grangecastle West (subject of ET3 SLO1) by a qualified ecologist and be guided by relevant best practice guidelines and established techniques for habitats and species present on the lands.

The BMP shall incorporate the following measures:

- The preservation of existing hedgerows, treelines, woodland, scrub and other semi-natural habitats where possible;
- High value historical boundary hedgerows shall be retained and management details included;
- Where hedgerows, treelines, woodland and other semi-natural habitats are to be retained within the lands, details of their management and protection should be provided in a Habitat Management Plan (HMP); and
- Opportunities to enhance the biodiversity value of SUDS measures where relevant should be included in habitat management plans;
- Protection measures for species, including species of conservation interest, protected under the EU Habitats and Birds Directives.