



South Dublin County Council

Development Plan 2016 – 2022

A VISION FOR SOUTH DUBLIN'S FUTURE

Proposed Variation No. 2

Vacant Site Levy

*Strategic Environmental Assessment (SEA)
Screening Report and Determination*

February 2018

1.0 Introduction

1.1 Background

South Dublin County Council has prepared Variation No. 2 to the South Dublin County Development Plan 2016-2022. The purpose of Proposed Variation No. 2 of the South Dublin County Council Development Plan 2016-2022 is to incorporate the Vacant Site Levy (VSL) provisions as introduced by the Urban Regeneration and Housing Act 2015. The VSL is to incentivise the development of vacant sites in urban areas, and is a site activation measure, to ensure that vacant or underutilised land in urban areas is brought into beneficial use. As part of the Act, Planning Authorities must include an objective in their Development Plans for the development and renewal of areas in need of regeneration and must establish a vacant site register.

The proposed variation has been prepared in accordance with the provisions of Section 13(2) of the Planning and Development Act 2000 (as amended). This proposed variation is without prejudice to the assessment of any planning application and the full range of issues which are required to be examined and decided upon during the course of any planning application.

This report constitutes the SEA Screening Determination Report of Proposed Variation No. 2 and follows on from the preparation of a SEA Screening Report (December 2017) which was prepared in order to assist the Environmental Authorities, in the preparation of submissions/observations, on whether or not Proposed Variation No. 2 would be likely to have significant effects on the environment.

2.0 Strategic Environmental Assessment Screening

2.1 Initial determination and recommendation under Article 13K of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended by SI 201/2011)

During this part of the SEA process it was noted that Proposed Variation No. 2 will be implemented in accordance with the principles of sustainable development and with the commitment to the enhancement and protection of the natural and man-made environment, as set out in the South Dublin County Development Plan 2016-2022, which was subject to a full SEA and AA screening in 2016.

On the basis of the assessment undertaken and consideration of the criteria as set out in Schedule 2A of the Regulations, it was considered that the proposed variation is unlikely to give rise to significant environmental effects, once the environmental policies and objectives within the South Dublin County Development Plan 2016-2022 are adhered to and implemented; and therefore does not require an SEA.

3.0 Consultation with the Environmental Authorities

3.1 SEA Screening Consultation

As required by Article 13K (3) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by SI 201/2011, the SEA Screening Report was forwarded to the following Environmental Authorities on bodies on the 8th December 2017, as part of the SEA Screening process.

- Environmental Protection Agency (EPA)
- Department of Housing, Planning and Local Government (DHPLG)

The above bodies were invited to make a submissions or observations, in relation to whether or not Variation No. 2 to the South Dublin County Development Plan 2016-2022 would be likely to have significant effects on the environment. Of the 2 bodies consulted, one submission was received from the Environmental Protection Agency (EPA), dated 9th January 2018.

The main comments received from the EPA are outlined below:

SEA Determination

Noted the position with regards for need for SEA of the proposed variations.

Comments on the Variation

Where any brownfield lands are proposed for reuse / regeneration, these should be appropriately remediated to avoid or minimise any potential significant environmental impacts or human health impacts that may arise.

Future Modifications to the Variation

Where changes to the Variation are made prior to finalisation, or where modifications to the Plan are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria as set out in SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004).

Environmental Authorities

Under the SEA Regulations (S.I. No. 436 of 2004), as amended by S.I. No. 201 of 2011, notice should also be given to the Environmental Authorities.

The comments by the EPA are acknowledged and noted. The requirement for screening of any future modifications to the variation is noted and South Dublin County Council will comply with the requirement to send notice of environmental authorities.

Any development arising from this proposed Variation will be required to confirm to National and European regulations and legislation for the prevention of environmental effects which would adversely impact on designated sites and all developments will be required to adhere to **all** environmental protection policies and objectives contained within the development plan. This will ensure that no development is permitted that will significantly adversely impact on the sensitive.

4.0 Final Determination Subsequent to Consultation with the Environmental Authorities

Having had regard to the requirements of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended by S.I. No. 201 of 2011), and having consulted with the Environmental Authorities and considered the submission received, it is the final determination of the Planning Authority under Article 14 A (5) of the Regulations that a Strategic Environmental Assessment is not required in respect to Variation No. 2 of the South Dublin County Development Plan 2016-2022.

This decision has been taken having regard to the EU Strategic Environmental Assessment Directive (2001/42/EC) and the Strategic Environmental Assessment Guidelines for Regional Authorities and the Planning Authorities (November 2004) (DoEHLG).

Proposed Variation No.2

*Strategic Environmental Assessment (SEA)
Screening Report*

**Land Use Planning and Transportation Department
South Dublin County Council
Completed: December 2017**

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Appendix 1: Full Text of the Proposed Variation No 2 to the South Dublin County Council Development Plan 2016-2022

1.0 Introduction

Further to the enactment of the Urban Regeneration and Housing Act 2015, South Dublin County Council intends to initiate the procedures to make a variation to the South Dublin County Council Development Plan 2016-2022 to appropriately reflect the vacant site levy provisions under Section 13 of the Planning and Development Act 2000 (as amended).

As the Council did not determine that the Proposed Variation would be likely to have significant environmental effects, the Proposed Variation has to be screened for the need to undertake Strategic Environmental Assessment (SEA).

Screening is the process for deciding whether a particular plan (or variation to a plan), other than those for which SEA is mandatory, would require the undertaking of SEA. The purpose of this report is to evaluate the requirement for SEA to be undertaken on the Proposed Variation to the County Development Plan 2016-2022 to ensure that there are no unexpected or significant environmental effects.

The County Development Plan 2016-2022 has already been subject to full SEA and Screening for Appropriate Assessment (AA). These processes, throughout which the environmental authorities were consulted, facilitated the mitigation of potential environmental effects and the AA concluded that the County Development Plan will not affect the integrity of the Natura 2000 network.

1.1 Strategic Environmental Assessment (SEA) Legislative Requirements

Strategic environmental assessment is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the programme is formally adopted.

Directive 2001/42/EC which provides for the assessment of the effects of certain plans and programmes on the environment (“SEA Directive”) came into force in Ireland on 21st July 2004. The main objective of the SEA is to provide for a high level of protection for the environment and to contribute to the integration of environmental considerations into the preparation, adoption and modification of plans and programmes with a view to promoting sustainable development. The Directive was introduced into Irish Law in 2004, through the European Communities (Environmental Assessment of Certain Plans & Programmes) Regulations 2004, S.I. No. 435 of 2004, (as amended by S.I. 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004, S.I. No. 436 of 2004, (as amended by SI No. 201/2011).

Under Article 13K of the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI No. 201 of 2011), South County Council is required to determine whether the Proposed Variation needs to be subject to SEA.

Screening is the process for determining whether a particular plan (or variation to a plan), other than those for which SEA is mandatory, would warrant the undertaking of SEA. Such a

determination is required to take account of relevant criteria set out in Schedule 2A '*Criteria for determining whether a plan is likely to have significant effects on the environment*' of the SEA Regulations, as amended, and submissions or observations from relevant environmental authorities.

The purpose of this report is to screen the proposed variation to the South Dublin County Council Development Plan 2016-2022 to ensure that there are no unexpected or significant environmental effects as a result of the proposed Variation.

1.2 Background and Proposed Variation

The purpose of Proposed Variation No. 2 of the South Dublin County Council Development Plan 2016-2022 is to incorporate the Vacant Site Levy (VSL) provisions as introduced by the Urban Regeneration and Housing Act 2015. The VSL is to incentivise the development of vacant sites in urban areas, and is a site activation measure, to ensure that vacant or underutilised land in urban areas is brought into beneficial use. As part of the Act, Planning Authorities must include an objective in their Development Plans for the development and renewal of areas in need of regeneration and must establish a vacant site register.

There are no changes to the zoning map (or any maps) proposed under this Variation. The full text of the Proposed Variation is provided in Appendix 1 attached.

2.0 Strategic Environmental Assessment Screening

2.1 Introduction

The section examines whether the Proposed Variation would warrant the undertaking of Strategic Environmental Assessment.

This examination takes account of relevant criteria set out in Schedule 2A '*Criteria for determining whether a plan is likely to have significant effects on the environment*' of the SEA Regulations, as amended, (see Section 1.0)

2.2 Appropriate Assessment

Appropriate Assessment (AA) screening has been undertaken for the Proposed Variation. AA is an impact assessment process concerning Natura 2000, or European, sites - these sites have been designated or proposed for designation by virtue of their ecological importance.

The Habitats Directive requires, inter alia, that Variations to plans undergo an AA process to establish the likely or potential effects arising from implementation of the proposed variation. If the effects are deemed to be significant, potentially significant or uncertain then the proposed variation must undergo Stage 2 AA.

The AA screening process finds that Stage 2 AA is not necessary for the proposed variation.

2.3 Schedule 2A of the SEA Regulations

Part 1

1.0 The Characteristics of the Plan having regard in particular to:

1.1 The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources;

It is the purpose of the proposed variation to incentivise the development of vacant sites in urban areas for housing and regeneration purposes. The application of the levy is intended to bring underutilised and vacant sites and buildings in urban areas into beneficial use.

No changes are proposed to any land use zoning objectives in the South Dublin County Council Development Plan 2016-2022 under this variation process.

1.2 The degree to which the plan influences other plans, including those in a hierarchy.

The enactment of the Urban Regeneration and Housing Act in September 2015 forms part of the national Construction 2020 Strategy which seeks to address key issues such as the provision of housing whilst developing a more sustainable construction sector. The Urban Regeneration and Housing Act 2015 provides for a range of actions to encourage developers and landowners to develop land zoned for residential use and/or urban land identified by local authorities in need of regeneration. The primary mechanisms are:

- Introduction of a Vacant Sites Levy;
- Revisions to Part V Social & Affordable Housing and Development Contribution requirements.

The purpose of the vacant site levy is to incentivise the development of vacant sites in urban areas for housing and regeneration purposes. The levy mechanism is a tool to ensure that vacant or underutilised land in urban areas is brought back into beneficial use. Under the Act it is mandatory for all Planning Authorities to establish a vacant site register.

Variation No.2 focuses on the introduction of the Vacant Sites Levy and making provision for same in the County Development Plan underpinning South Dublin. No changes are proposed to any land use zoning objectives in the County Development Plan under this variation process.

Taking into account the above, arising from the degree to which the Plan and associated Proposed Variation influence other plans, the Proposed Variation would not be likely to result in significant environmental effects.

1.3 The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development.

The County Development Plan, to which the proposed variation relates, has undergone SEA. This process integrated environmental considerations into the Plan and found that the Plan contributes

to environmental protection and management and sustainable development.

Taking the above into consideration and taking into account the relevance of the proposed variation for the integration of environmental considerations in particular with a view to promoting sustainable development, the proposed variation would not be likely to result in significant environmental effects.

1.4 Environmental problems relevant to the plan.

Environmental problems arise where there is a conflict between current environmental conditions and legislative targets. Through its provisions relating to environmental protection and management, the existing Plan contributes towards ensuring that environmental conditions do not get worse and, where possible, it contributes towards its amelioration.

Taking the above and the examination of the proposed variation into account, arising from environmental problems relevant to the Plan and proposed variation, the proposed variation would not be likely to result in significant environmental effects.

1.5 The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection).

The Plan relates to the land use sector and has undergone SEA. This process integrated considerations with regard to EU and national legislation on the environment into the Plan, including those relating to the waste management and the Water Framework Directive. The proposed variation will not give rise to changes to any land use zoning objectives in the County Development Plan.

The proposed variation to the County Development Plan does not have the direct purpose of implementing EU legislation.

Part 2

2.0 CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED, HAVING REGARD, IN PARTICULAR, TO:

2.1 The probability, duration, frequency and reversibility of the effects.

All residential land use zonings in the County Development Plan have previously been subject to SEA. This process integrated environmental considerations into the Plan and found that the Plan contributes to environmental protection and management and sustainable development.

The proposed variation does not provide for any changes to the land use zoning objectives in the County Development Plan. The proposed variation remains consistent with the policies and objectives of the County Development Plan.

There are no additional adverse effects arising from the proposed variation (either significant, potential or uncertain) that were not envisaged and mitigated by the SEA of the Plan. That SEA process successfully facilitated the integration of mitigation into the Draft Plan in order to contribute towards the protection of the environment. It is considered that there would be no likely significant environmental effects from the proposed variation.

2.2 The cumulative nature of the effects.

It is considered that there will be no significant cumulative effects on the environment generated by the proposed variation to the County Development Plan. Housing is being incentivised in lands that are already zoned for residential development. All proposals for housing development will be assessed in accordance with the Plan policies and objectives based on sustainable development principles.

2.3 The transboundary nature of the effects.

There are no negative transboundary environmental effects predicted from the proposed variation to the County Development Plan.

2.4 The risks to human health or the environment (e.g. due to accidents).

There are no expected risks to human health and the environment arising from the proposed variation to the County Development Plan.

2.5 The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected).

The area subject to the proposed variation is the entire area of South Dublin County. The population of this area is approximately 270,000 persons. The County Development Plan for the area has already been subject to a full SEA. No changes are proposed to land use zoning objectives as a result of the proposed variation and there are no additional adverse effects arising from the proposed variation (either significant, potential or uncertain) that were not envisaged and mitigated by the SEA of the Plan. That SEA process successfully facilitated the integration of mitigation into the Plan in order to contribute towards the protection of the environment.

2.6 The value, and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage;

No likely significant effects on either special natural characteristics or cultural heritage are anticipated.

(b) exceeded environmental quality standards or limit values;

It is not expected that any environmental quality standards will be exceeded or that the value of vulnerable areas limited as a result of the proposed variation relating to incentivised housing development on vacant sites.

(c) intensive land use

No changes are proposed to any land use zoning objectives in the South Dublin County Council Development Plan under this variation process. All housing developments will be required to comply with land use and environmental policy of the County Development Plan.

2.7 The effects on areas or landscapes which have a recognised national, European Union or international protection status.

All housing developments will be required to comply with land use and environmental policy of the County Development Plan. The proposed variation will not have an effect on the areas or landscapes of national, EU or international protection status.

3.0 Statutory Consultation

An important and significant element to the SEA screening process is consultation with the Environmental Authorities. The specified environmental authorities which can be consulted in relation to the Proposed Variation to the County Development Plan are;

- Environmental Protection Agency (EPA);
- Department of Communications, Climate Action and Environment (DCCA);
- Department of Housing, Planning and Local Government (DHPLG);
- Department of Agriculture, Food and Marine (DAFM);
- Department of Communications, Climate Action and Environment (DCCA);
- Department of Culture, Heritage and the Gaeltacht (DCHG)

As the Proposed Variation will have no significant effects in relation to fisheries or the marine environment or the archaeological/architectural heritage, the necessary authorities to be consulted are the EPA and DHPLG as detailed in Article 13A(4) of the Regulations.

4.0 Determination in Terms of Article 13K of Planning Regulations 2001(as amended)

The purpose of this report is to screen the proposed variation of the County Development Plan to ensure that there are no unexpected or significant environmental effects as a result of the proposed variation.

The policies and objectives as set out in the County Development Plan (which were subject to a full SEA and AA Screening in 2016) are in accordance with the principles of sustainable development and a commitment to the enhancement and protection of the natural and manmade environment. The proposed variation relates only to incorporating the Vacant Site Levy provisions into the County Development Plan 2016-2022, which is a site activation measure to incentivise the development of vacant sites in urban areas which are already zoned for residential development, and as such, does not alter the overall vision and ethos on which the Plan is based and which has been considered fully in the SEA and AA screening.

On the basis of the above assessment and consideration of the criteria outlined in the SEA Regulations, it is considered that the proposed variation to the County Development Plan 2016-2022 is not likely to give rise to significant environmental effects both within and beyond the County and therefore does not require an SEA.

A final determination however will not be made until the specified environmental authorities have been consulted.

Appendix 1

Proposed Variation No.2 to the South Dublin County Council Development Plan 2016-2022

Changes to the Written Statement

Proposed Variation No. 2 to South Dublin County Council County Development Plan 2016-2022

This document presents details of the proposed variation to the South Dublin County Council Development Plan 2016-2022.

Where appropriate, extracts of text before and after the proposed variation are included in order to present the variation within their context. It is only the proposed changes that submissions or observations can be made upon and not the contextual information.

The proposed changes to text are structured to follow the sequence of the adopted County Development Plan. This document should therefore be read in conjunction with the relevant sections of the County Development Plan as adopted in 2016.

Each Variation is accompanied by the relevant section / figure and page number of the County Development Plan to which the proposed variation relates.

The nature and extent of the proposed variation are identified as follows:

- Proposed alterations, if any, involving additional text are shown in **green**.
- Proposed alterations, if any, involving deletion of text are shown in **red strikethrough**.
- Existing text, where no changes are proposed, is shown in **black**

To note: no changes are proposed to the landuse zoning map or any landuse zoning objective under Proposed Variation No.2.

Chapter 1	Page Number
Introduction and Core Strategy	23-24

1.8.0 Phasing, Prioritisation and Infrastructure Delivery

Map 1.3 outlines the sites that have been identified as having development potential during the plan period. In terms of phasing, planning prioritisation and infrastructure delivery it is advised that:

- 1) The continued consolidation of the established urban and suburban built form is a priority during the period 2016-2022. There is significant capacity for new housing on serviced lands to the east of the M50, south of the River Dodder and in the Metropolitan Consolidation Towns.
- 2) Strategic growth nodes at Adamstown and Clonburris (SDZs) offer significant potential for housing and commercial activity and are priority development areas. The SDZs are serviced by strategic water, drainage and transport infrastructure. The delivery of sufficient public transport and road capacity shall be actively supported in tandem with future development of the SDZs so as to facilitate sustainable new development in these areas. Internal physical and social infrastructure is required to be delivered in tandem with housing. The future development of these areas is/will be subject to approved Planning Schemes and is dependent on a sustainable delivery model.
- 3) The Ballycullen/Oldcourt LAP area is a key growth node at the edge of the Consolidation Areas within the Gateway. Future development will be dependent on the delivery of a surface water drainage scheme. Social and physical infrastructure and services will also need to be provided in tandem with the delivery of housing. Delivery of the surface water drainage scheme is due during the lifetime of this Plan.
- 4) Underutilised industrial lands that are close to town centres and transport nodes are designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led regeneration). These lands are serviced and offer significant potential for more intensive employment and/or residential development and associated uses. The transition from underutilised industrial areas is likely to occur on an incremental basis and may need to be supported by an economic regeneration strategy. It is envisaged that not more than 50% of these areas will come forward for housing during the period 2016-2022.
- 5) The emerging settlement of Saggart/Citywest will develop based on the capacity of the public transport network and social infrastructure. While additional long term capacity exists in this area, the capacity of zoned lands is considered to be sufficient to meet demand during the period 2016-2022.
- 6) Rathcoole and Newcastle have limited public transport provision and social services, and as such, are not identified as growth nodes. These settlements will develop at an incremental pace, based on the delivery of social, physical and transport infrastructure and services. The capacity of zoned lands is considered to be largely sufficient to meet long term demand.

All residential and mixed use zoned lands have access to the strategic road, water and drainage networks and utilities.

The South Dublin County (Section 48) Development Contribution Scheme (2016 – 2020) assesses the future infrastructure needs of the County and seeks to prioritise the delivery of road and transport infrastructure; surface water drainage infrastructure; community facilities; and parks and open spaces in key growth areas, in tandem with the delivery of new communities.

The achievement of the Core Strategy is intrinsically linked to the delivery of concurrent water and drainage infrastructure by Irish Water to serve the priority growth locations. As such, the investment programme of Irish Water is a key influence on the achievement of the Core Strategy.

The delivery of enhanced transport infrastructure will be dependent on the investment programmes of government agencies such as the Department of Transport, Tourism and Sport, the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).

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.

Chapter 2	Page Number
Housing	30

2.1.1 SUPPLY OF HOUSING

The Strategy identifies capacity for approximately 40,150 housing units in the County to 2022. Consolidation and sustainable intensification in established urban and suburban areas, through infill development and brownfield redevelopment on 'REGEN' zoned lands, is a priority.

Strategic growth nodes at Adamstown and Clonburris SDZs are also priority development areas. Ballycullen/Oldcourt and Saggart/Citywest will develop based on the capacity of the public transport network and social infrastructure. Rathcoole and Newcastle are not identified as major growth nodes. These settlements will develop at an incremental pace based on the delivery of social, physical and transport infrastructure and services.

HOUSING (H) Policy 2 Supply of Housing

It is the policy of the Council to seek to ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing requirements of the County.

H2 Objective 1:

To ensure that sufficient zoned land, which could be serviced by sufficient public transport and road capacity, continues to be available at appropriate locations to satisfy the housing requirements of the County and to support and facilitate the development of housing lands based on the Settlement Strategy outlined in Chapter 1 Introduction and Core Strategy.

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).

Chapter 11	Page Number
Implementation	197

11.1.0 Land Use Zoning Objectives

Table 11.16: Zoning Objective 'RU': 'To protect and improve rural amenity and to provide for the development of agriculture'

USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Aerodrome/Airfield, Agriculture, Allotments, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Home Based Economic Activities, Industry-Extractive, Open Space, Public Services, Rural Industry-Food.
Open for Consideration	Abattoir, Bed & Breakfast, Boarding Kennels, Camp Site, Car Park, Childcare Facilities, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Garden Centre, Guest House, Health Centre, Heavy Vehicle Park, Hotel/Hostel, Offices less than 100 sq.m, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational-Facility, Recycling Facility, Refuse Landfill/ Tip, Residential, Restaurant/Café, Service Garage, Shop-Local, Social Club, Sports Club/Facility, Stadium, Traveller Accommodation, Veterinary Surgery.
Not Permitted	Advertisements and Advertising Structures, Betting Office, Caravan Park- Residential, Conference Centre, Hospital, Housing for Older People, Industry- General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices 100sq.m-1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Outdoor Entertainment Park, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Shop- Neighbourhood, Transport Depot, Warehousing, Wholesale Outlet, Wind Farm.

a In existing premises

b In Villages to serve local needs

c In accordance with Council policy for residential development in rural areas

f In accordance with a Local Area Plan

h For small-scale amenity or recreational purposes only

11.1.2 Vacant Site Levy- Residential and Regeneration Lands

Land is a finite resource and should be used efficiently, especially zoned and serviced land in urban areas, which provides significant opportunities for housing, employment, regeneration and the creation of sustainable communities. 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.



South Dublin County Council
Development Plan
2016 – 2022

A Vision for South Dublin's Future

