

Proposed Variation to Kilkenny County Development Plan 2014-2020 (Variation No. 2)

Introduction

The Urban Regeneration and Housing Act 2015 introduced a Vacant Site Levy (VSL) to incentivise the development of vacant sites in urban areas. The VSL 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.

Kilkenny County Council is proposing to make a variation to the Kilkenny County Development Plan 2014-2020 and the Kilkenny City Development Plan 2014-2020 to reflect the vacant site levy provisions.

Environmental Reports

The Proposed Variation has been subject to SEA and AA Screening processes and SEA and AA Screening Reports and associated SEA and AA Screening Determinations accompany the Proposed Variation on public display.

Proposed Variation text

The proposed variation is outlined below and should be read in conjunction with a copy of the Kilkenny County Development Plan 2014-2020.

The proposed variation will involve addition of text and /or deletions as outlined below:

- Deletions in ~~strikethrough~~
- Insertions in *italics*

Chapter 3: Core Strategy

3.2 Development Strategy

The purpose of the Core Strategy is to articulate a medium to longer term quantitatively based strategy for the spatial development of the County and to demonstrate that the Development Plan and its objectives are consistent with national and regional development objectives set out in the [NSS](#) and [South East Regional Planning Guidelines](#) (RPGs).

The current [South East Regional Planning Guidelines](#) were adopted on the 26th July 2010. They were based on revised national and regional population projections prepared by the Department of the Environment, Heritage and Local Government in October 2009¹. In the promotion of development generally, the Local Authority will focus on opportunities for the redevelopment and renewal of areas in need of regeneration, whether urban or rural.

The Council will examine lands within the county, as appropriate, for the purposes as set out in the Urban Regeneration and Housing Act 2015, in relation to the Vacant Site Levy. This examination may be undertaken through relevant Local Area Plan processes.

Objective:

3A To promote the redevelopment and renewal of areas *identified having regard to the core strategy, that are* in need of regeneration, *in order to prevent*—

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

The levy may be applied to all identified 'Regeneration' land and 'Residential' land in existing land use zonings. In particular, the areas covered by the following zoning objectives are considered to constitute regeneration land:

- *General Business*
- *Mixed Use*
- *Urban Village*
- *Business, Industry and Technology Parks*
- *Community Facilities*

Other regeneration zonings may be identified in relevant Local Area Plans.

¹ National Population Projections and Regional population Targets 2010-2022(2009) and Gateway and Hub Population Targets (2009)