

# Proposed Variation to Kilkenny City & Environs Development Plan 2014-2020 (Variation No. 4)

## 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 City & Environs 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

### 3.4 Development Strategy

The core strategy for the city has been outlined in Section 3.3. A total of land requirement of 74.9 hectares of land will be zoned as Phase 1.

The spatial distribution of that land will be mainly between the two neighbourhoods of the Western Environs and Loughmacask which account for 48.4ha and the remainder (24.5ha) is spread across other locations. This distribution underpins a balanced, compact form for the City and Environs. This compact form, combined with efficient transport links between the various land uses, will facilitate easier circulation and mobility within Kilkenny City and Environs. It is designed to reinforce the City centre as a place for work, shopping, services and living. The City centre will be supported by the four neighbourhoods of Loughboy, Newpark, Western Environs and Loughmacask.

From the analysis carried out by the Planning Department of the entire Phase 1 lands it is considered that 10.49 ha of Phase 1 land in Loughmacask can be discounted from the likelihood of development within the plan period (2014-2020).

This approach is in complete harmony with the development role envisaged for Kilkenny city as a Hub in the National Spatial Strategy, the economic policy for the city and county and the protection and enhancement of environmental qualities.

*Kilkenny County Council will examine lands within the city, 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*
- *Business Park*

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