

Cork City Development Plan 2015 - 2021

Variation No.3 Vacant Sites

(Formerly advertised as Proposed Variation No. 4 Vacant Sites during statutory process)

Adopted 12th December 2016
Under Section 13 of the Planning & Development Acts 2000-2015



Cork City Council
Comhairle Cathrach Chorcaí

Variation No. 3 Vacant Sites of the Cork City Development Plan 2015 - 2021

At the Ordinary Council Meeting of 12th December 2016, the Elected Members of Cork City Council adopted a resolution to make Variation No. 3 - Vacant Sites of the Cork City Development Plan 2015 - 2021 under Section 13 of the Planning and Development Acts 2000 - 2015.

(Note. This proposal was advertised as “Proposed Variation No. 4 Vacant Sites” during the statutory process, but as it is the third Variation adopted by Council members it shall be known as “Variation No. 3 Vacant Sites.”)

The variation consists of the following material amendments:

(a) To insert new text to Chapter 2 Core Strategy of Volume 1 - Written Statement as follows:

Promoting regeneration and redevelopment of vacant land

2.30 Part of the development and regeneration strategy of the Plan is to engage in the active land management of vacant sites. This will promote and facilitate the rejuvenation of regeneration areas, increase housing supply and create more opportunity for employment. The Urban Regeneration and Housing Act 2015 introduced the vacant site levy initiative as a site activation measure to ensure that vacant and underutilised land in urban areas is brought into beneficial use, while also ensuring a more effective return on State investment in enabling infrastructure and helping to counter unsustainable urban sprawl. Action under the Urban Regeneration and Housing Act 2015 will be complemented by action taken to tackle dereliction under the Derelict Sites Act 1990.

Vacant Sites Register

The City Council will establish a vacant sites register for sites in excess of 0.05 hectares, (500sq.m.) in designated areas, effective from 01 January 2017. Where a site is on the register for a period of 12 months, the City Council may apply a levy at a rate of 3% of the market valuation of the vacant site.

The levy may be applied to all identified ‘Regeneration’ land and ‘Residential’ land in existing land use zonings of the City Plan.

“Residential” land is identified and applied to the following zonings:

- Inner City Residential Neighbourhoods (*ZO3 Land-use zoning objective*)
- Residential, Local Services and Institutional Uses (*ZO 4*)
- Mixed Use Zoning Jacob's Island (*ZO 20*)

Regeneration of land and buildings in need of development and renewal throughout the city is a central objective of this Plan. In addition 'Regeneration land' as defined under the 2015 Act is applied to the zoning objectives listed below

Objective 2.2: Regeneration and Renewal

Cork City Council will seek to develop and improve areas in need of development and renewal. In particular, the areas covered by the following zoning objectives are areas where the objective for regeneration and renewal will apply and are considered to constitute regeneration land.

"Regeneration Land" is identified and applied to the following land-use zonings:

- City Centre Retail Area, (*ZO 1 Land-use zoning objective*)
- City Centre Commercial Core Area, (*ZO 2*)
- Mixed Use Development, (*ZO 16*)
- Light Industry and related Uses, (*ZO 5*)
- Business & Technology, (*ZO 7*)
- Retail Warehousing, (*ZO 11*)
- District Centres, (*ZO 8*)
- Neighbourhood Centres, (*ZO 9*)
- Local Centres, (*ZO 10*)
- Tivoli Local Area Plan lands (*Objective 14.4 of Chapter 14*)

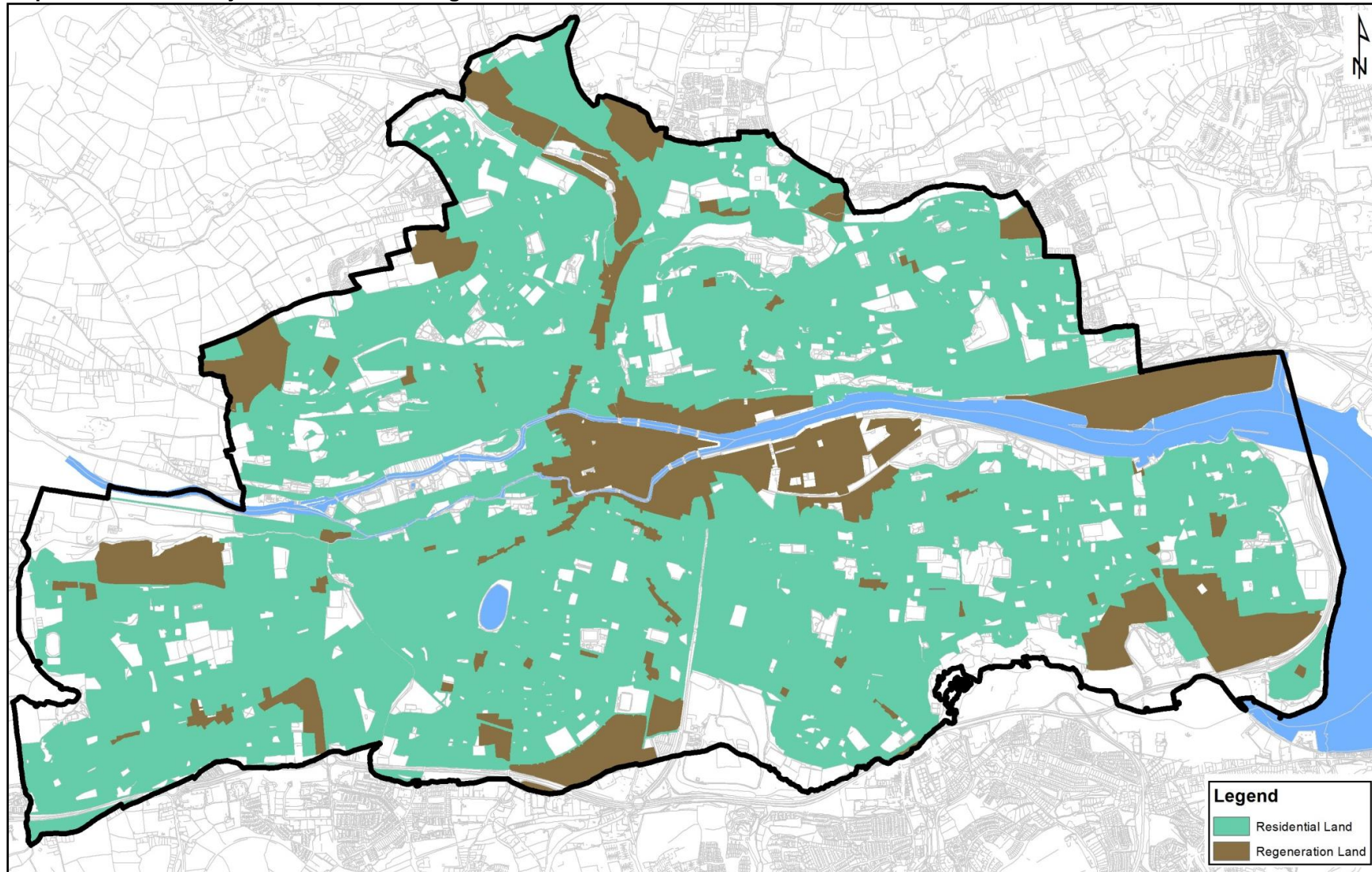
Please refer to the specifics of each land uses zoning objective in Chapter 15 of the City Development Plan which should be read in association with the objective of active land management of vacant sites.

Objective 2.3 Active land management of vacant sites

Cork City Council will implement an Active Land Management Strategy in relation to vacant land in the City. A Vacant Sites Register will be established and maintained which will enable the City Council to pursue the efficient and sustainable use of the City's finite land resources.

(b) to insert Map 19 to Volume 2 - Mapped Objectives

Map No. 19 Lands subject to Vacant Sites register





Cork City Council
Comhairle Cathrach Chorcaí

Strategic Planning and Economic Development Directorate
Cork City Council, City Hall, Cork. T12 T997
Tel. 021-4924086
email. planningpolicy@corkcity.ie