



Text of Adopted Variation to the Clonakilty Town Development Plan, 2009

12th February 2018

The Variation was adopted at the Full Council Meeting on the 12th February 2018.

The Text removed is shown with ~~STRIKETHROUGH~~ and Text included is shown as **RED** and **Bold**

Volume II Policies and Objectives

Chapter 3 Social and Economic Objectives

Insert new Section 3.26 after Section 3.25 including text and objective as follows;

3.26 Vacant Site Levy-Residential and Regeneration Areas

Vacant Sites Levy

3.26.1 It is the intention of Cork County Council to implement the provisions of the Urban Regeneration and Housing Act 2015, through the establishment of a Vacant Sites Register, identifying sites on which a vacant site levy can be applied. The planning authority will proactively engage through the Municipal District sub-county structures, to identify suitable vacant sites on lands zoned residential and on lands designated as regeneration areas in this plan, which meet the criteria for inclusion in the vacant site register. This will be achieved through a focused application of the levy, facilitating sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.

Regeneration Areas

3.26.2 The Urban Regeneration and Housing Act 2015, provides for the inclusion of objectives for the development and renewal of areas identified as being in need of regeneration. As part of the preparation of the Local Area Plans, regeneration sites have been identified in many of our towns. The main objective in identifying Regenerations Areas is to draw attention to the opportunities that exist to redevelop key areas within the towns, where such sites have the potential to contribute to the rejuvenation of the towns, deliver housing, and perhaps act as a catalyst for other developments. In accordance with the provisions of the Urban Regeneration and Housing Act 2015, regeneration areas may, in time, be subject to the Vacant Sites Levy where the regeneration area is vacant or idle and this has adverse effects on the amenities / character of the area.

Town Development Plan Objective

3-1 Vacant Site Levy-Residential and Regeneration Areas

Encourage the development and renewal of areas, on lands zoned as residential that meet the criteria as set out in the Urban Regeneration and Housing Act, 2015 and on lands

designated as regeneration areas, identified in Municipal District Local Area Plans, 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”.

Volume II Policies and Objectives

Chapter 6 Infrastructure Objectives

Insert new Text and Objective after Section 6.13 as follows

6.14 Infrastructure/Utilities

6.14.1 Lands zoned for utilities and infrastructure uses are largely for operational requirements such as drainage, sanitation, emergency services including fire stations, electricity, gas, telecommunications, and traffic management and maintenance purposes.

6.14.2 Sometimes problems can arise in relation to adjoining uses that expect a high standard of amenity. To help prevent these situations arising, opportunities should be taken to help assimilate these uses into their surroundings through the treatment of boundaries and the landscaping of appropriate areas.

Town Development Plan Objective

IO 6-1: Appropriate Uses in Infrastructure/Utilities Areas

Promote the provision of development to meet the operational requirements of utilities and infrastructure operators, including provision of public utilities such as fire stations.

Reference Maps

Zoning Objectives Map 3

Revise Zoning Objectives Map 3 to show part of current “Open Space/Sports/Recreation/Amenity” and part of “Residential (R-05)” zonings changed to “Utilities/Infrastructure as shown on attached map.

**Proposed Variation to the
Clonakilty Town Development Plan 2009**

