

Draft Criteria for Disposing of City Council Sites/Properties

Before the Executive brings a proposal to the Elected Members of the City Council to dispose of a site/property, the site shall undergo an analysis of its development potential and shall be deemed to be suitable for disposal having regard to the following criteria:

1. Site description:

- a. The site comprises a site area of and is located The site is shown outlined in red on the attached map

2. Site Context:

- i. Character of adjoining sites
- ii. Planning history on site and adjoining sites
- iii. Wider context –mix of use and adequacy/provision of amenities/facilities

3. Planning Status:

- a. The Site is zoned
- b. Permitted and Suitable uses.....
- c. Relevant policies and objectives

4. LAP or SDRA or Framework Plan:

Give description as per LAP/SDRA/Framework Plan
Identify relevant/specific policies and objectives

Yes/No

5. Site Condition:

Greenfield/brownfield.....Existence of buildings/trees

6. Site Constraints:

- a. **Access:**
- b. **Services:**
Capacity to meet standards for residential amenity (as per Development Plan and national guidance)
Adjacent sites (See 2 above)
- c. **Other:**

7. **Valuation of site:** (Provide range)

Open Market Value:	€ X - €X
Standalone value	€X - €X
Integration into adjoining development	€X - €X

8. **Site Capacity/Development Potential**

Is the site considered suitable/viable for Public Housing	Y/N
Is the site considered suitable for Private Housing	Y/N
Is the site considered suitable for Mixed Use	Y/N
Is the site considered suitable for Mixed Tenure	Y/N
Is the site considered suitable for Commercial Development	Y/N
Has the site been offered to the Housing Department	Y/N
Has the site been offered to the LDA	Y/N
Is the site considered suitable for Community enhancement (e.g. recreational, sporting, artistic etc) having regard to any identified shortfalls	Y/N

Reasons:

9. **Proposed Use for site and rational for recommending same**

Describe proposed uses

Describe how it aids regeneration plans for area, including available suitable alternate sites for housing, etc.

Describe if part of a larger development or a stand-alone development

- 10.** Assess whether and to what extent the monetary benefit to the council from disposing of the site outweighs the long-term social and economic benefit foregone in terms of the necessary development of housing and other public uses.

Input from Housing Manager
Input from Culture/Recreation Manager
Input from Chief Valuer
Input from City Architect
Input from City Planner
Input from Area Manager

Conclusion:

Richard Shakespeare
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