



With Reference to the Proposed Criteria for Disposing of City Council Sites/Properties

Following a report to the City Council on a strategy to dispose of selected council owned sites for the purpose of funding the Capital Works Programme, the Chief Executive undertook to develop criteria for assessing the suitability of disposing of these sites.

The criteria set out below has been developed and agreed with the members of the Planning and Urban Form SPC and is submitted to the City Council for agreement.

Criteria:

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 Housing **Y/N**

Reasons:

Is the site considered suitable for Commercial Development **Y/N**

Reasons:

Is the site considered suitable/viable for Community use **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.

A report from each of the following will accompany each and every site that is put forward for disposal:

- 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:

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