



**Planning and Urban Form
Strategic Policy Committee – November 2020**

Draft Criteria for Disposing of City Council Sites/Properties Item No. 6 on the Agenda

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**

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

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.**

- 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
Assistant Chief Executive