



Appendix 1

Vacant Site Levy Implementation - Progress Report 2019

Planning Authority:				
	Key Step	Update		
1	(a) Indicate the number of sites on the register on:	Residential	Regeneration	Total
	(i) 1 January 2018	(i) 0	(i) 0	(i) 0
	(ii) 1 January 2019	(ii) 0	(ii) 0	(ii) 0
	(iii) 31 October 2019	(iii) 0	(iii) 0	(iii) 0
	(b)(i) How many of the sites on the register have valuations attached?	(b)(i) N/A		
	(b)(ii) When do you expect the remaining valuations to be attached?	(b)(ii) N/A		
	(c) If the register is yet to be populated, indicate the expected date of entry of the first site on the register and provide information as to why the register has not been populated to date.	<p>(c) Galway County Council remains committed to the Vacant Site Register and associated levy. Unfortunately Galway County Council's position remains unchanged from previously as we had anticipated commencing the review of our County Development Plan in January 2019 in which we were to include an objective with respect to the implementation of the Vacant Site Register. This approach was considered to be the most efficient and precise manner in which to include this statutory objective as the Plan had been varied twice in the preceding 18 months and a further variation could have led to confusion given the imminent formal development plan review. We had not anticipated protracted delays with the adoption of our Regional Spatial and Economic Strategy.</p> <p>It is now understand that the RSES will be presented to NWRA Members on 13 December for adoption. We therefore anticipate</p>		



		commencing the formal review of our County Development Plan in March 2020.		
2	(a) Indicate the number of appeals taken by the owners:	Successful appeal by owner	Unsuccessful appeal by owner	Appeals yet to be determined
	(i) re - entry on the register	(i) 0	(i) 0	(i) 0
	(ii) re - market valuation	(ii) 0	(ii) 0	(ii) 0
	(iii) re - demand for payment	(iii) 0	(iii) 0	(iii) 0
	(b) Please outline the reasons stated by An Bord Pleanála regarding any successful appeals by owners.	(b) N/A		
3	Please give details of:			
	(i) Total no. of sites removed from the register	(i) N/A		
	(ii) No. of sites removed due to successful appeal	(ii) N/A		
	(iii) No. of sites removed due to development commenced	(iii) N/A		
	(iv)(a) No. of sites removed for other reason	(iv)(a) N/A		
	(iv)(b) Please outline other reasons for removal	(iv)(b) N/A		
4	Please give details in relation to VSL Payments:			
	(i) No. of sites liable in 2019 in respect of 2018	(i) N/A		
	(ii) Value of sites liable in 2019 in respect of 2018	(ii) N/A		
	(iii) No. and value of demand letters issued in 2019	(iii) N/A		

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	(iv) Value of payments collected in 2019	(iv) N/A
	(v) Value of payments outstanding	(v) N/A
	(vi) Please detail actions being taken to obtain outstanding amounts due.	(vi) N/A
5	How many notifications have you received under section 10 of the Act, that the site is no longer vacant or idle?	N/A
6	How many sites have changed ownership since being placed on the Register?	N/A
7	How many Certificates have been issued under section 21 of the Act in respect of payment of levy due?	N/A
8	<u>Pre-planning</u> Please give details in relation to sites that have progressed from pre-planning stage following inclusion on Register:	
	(i) How many sites have been the subject of a pre-planning consultation meeting following inclusion on the Register?	(i) N/A
	(ii) Of these, how many sites have been the subject of planning applications following inclusion on the Register?	(ii) N/A
	(iii) Of these, how many sites have been granted planning permission following inclusion on the Register?	(iii) N/A
9	<u>Permissions without pre-planning</u>	



	Please give details in relation to sites that have sought permission without engaging in the pre-planning process following inclusion on Register:	
	(i) How many sites have applied for planning permission following inclusion on the Register, without engaging in pre-planning?	(i) N/A
	(ii) How many sites have been granted planning permission following inclusion on the Register, without engaging in pre-planning?	(ii) N/A
10	In total, how many sites on the Register have a valid planning permission attached?	N/A
11	Please indicate the aggregate total of hectares of sites currently included on your vacant site register.	0
12	Please indicate the estimated number of housing units that could potentially be generated from sites currently included on your register* (see indicative residential density table at Appendix 2).	N/A
13	<p>Please provide a general update on progress and activity in relation to levy implementation in your area, including any specific issues or common themes arising in this regard:</p> <p>Preparatory work has been undertaken through various mechanisms to identify potential sites that may fall under this criteria as suitable for consideration for inclusion onto a Vacant Site Register. However Galway is predominantly rural in character and no town has a population exceeding 9,000 persons, which suggests that the sites identified would not be suitable for inclusion into the register.</p>	



	<p>Within the last two years the following towns have been assessed in terms of potential sites; Oranmore, Loughrea, Athenry, Maigh Cuillin, Gort, Tuam, Clifden, Bearna, An Spidéal, Baile Chláir and An Cheathrú Rua.</p> <p>Sites within the villages and towns of Tuam, Clifden, Bearna, An Spidéal, Baile Chláir and An Cheathrú Rua have been identified through the Local Area Plan/Development Plan process as a mechanism to focus on bringing those sites forward for appropriate development within village and town settings. We are cognisant of the underlying principal behind the Urban Regeneration and Housing Act to encourage efficient development of vacant residentially zoned land and not simply to apply a levy to the landowners.</p> <p>Further survey work on the settlements of Kinvara, Portumna, Headford and Clifden have been carried out as preparatory work ahead of the formal development plan review process commencing.</p>							
14	Main Contact in Planning Authority for vacant site levy related matters:	<table border="1"><tr><td>Name: Eileen Keaveney</td></tr><tr><td>Direct Line: 091 509 172</td></tr><tr><td>Email ekeaveney@galwaycoco.ie</td></tr></table>	Name: Eileen Keaveney	Direct Line: 091 509 172	Email ekeaveney@galwaycoco.ie			
Name: Eileen Keaveney								
Direct Line: 091 509 172								
Email ekeaveney@galwaycoco.ie								
	GIS Request							
15	<p>Please provide a digital copy of site outlines/polygons in a GIS format (shapefile or GeoDatabase file) using ITM coordinates for all sites currently listed on the Vacant Site Register. The site register number should be included as an attribute.</p> <p>Do not include ownership details (name and address) in the attribution or any additional details from the register as the site register number is all that is required at this time.</p> <table border="1"><tr><td>Main Contact in Planning Authority for GIS related matters:</td><td>Name: N/A</td></tr><tr><td></td><td>Direct Line:</td></tr><tr><td></td><td>Email:</td></tr></table>		Main Contact in Planning Authority for GIS related matters:	Name: N/A		Direct Line:		Email:
Main Contact in Planning Authority for GIS related matters:	Name: N/A							
	Direct Line:							
	Email:							

Signature: Valerie O'Leary ^{Aldos} (Director of Services, Planning)

Planning Authority: Galway Co. Council

Date: 5/12/2019.



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Appendix 2

Guide to completing Progress Report

***Indicative Residential Density Assumptions based on unit mix**

House Type	Dwellings per Hectare
All Apartments - City Centre	125 or more
All Apartments - Inner Urban/Suburban (City)	75 to 125
Mix majority Apartments/Duplexes some Houses	50 to 75
Mix majority Houses some Duplexes/Apartments	35 to 50
All Houses - Semi-detached/Terraced	25 to 35
All Houses - Detached/Semi-detached	10 to 25