

VACANT SITES REGISTER

INFORMATION FOR LANDOWNERS



What is the Vacant Site Register?

In line with the Urban Regeneration & Housing Act 2015, Kilkenny County Council maintains a Vacant Sites Register. A vacant site can be entered on the register when the Council is of the opinion that it has been vacant for a minimum of 12 months preceding its entry on the register.

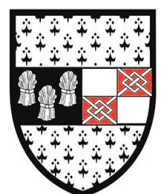
Why has my site been selected?

Sites are selected for inclusion if they are deemed to meet the criteria of Section 5 of the Act, i.e.

- in the case of residential land: there is a need for housing in the area, the site is suitable for housing and the site, or majority of the site, is vacant or idle; and
 - in the case of regeneration land: the majority of the site is vacant or idle and is having a negative impact on the character of the area.
- Sites must exceed 0.05 hectares and must be vacant for a minimum of 12 months, and must not be a person's home.

What can I do?

The first notice for the Register is called a Section 7(1) Notice. This notifies you, as the owner, that your site is being considered for inclusion on the Vacant Sites Register. You now have an opportunity to make a written submission to the Council within a period of 28 days after the date of the Section 7(1) Notice. Any such submission received during this period will be considered by the Council. If, in the Council's opinion, the site was a vacant site for the last 12 months, and continues to be a vacant site, the Council will enter the site on the Register. If your site is entered on the Register, we will notify you, and you may appeal any such entry to An Bord Pleanála at that stage.



NOVEMBER 2019

What information will be found on the Vacant Sites Register?

Each vacant site placed on the register will include the following information:

- Where the site comprises registered land, the folio details
- The name and address of the owner
- Particulars of the market value of the site; and
- Such other information referred to in the Act that the Minister may prescribe.

Additional information in relation to dates and location may also be provided for ease of reference.

What happens next?

If, after receipt and consideration of any submission to the Section 7(1) notice, your site is entered on the Register, Kilkenny County Council must determine the market value as soon as practicable after it is entered on the Register and owners must be notified of same. Owners can appeal the valuation to the Valuation Tribunal within 28 days of receiving notice of this.

How can a site be removed from the Register?

At any point, the owner of a vacant site can notify the Council if the site is no longer vacant or idle. If the Council is satisfied that the site is no longer a vacant site, it shall cancel the entry on the Register.

How much will the levy be?

A site entered on the Register is subject to the vacant site levy, payable in arrears each year beginning in 2019. For sites entered on the Register in 2019, the levy is 7% of the site's market value. The levy is payable on demand within 2 months, though arrangements may be made for the payment of the levy by the owner of the site by installments.

Where can I view the Vacant Sites Register



The current Register is available online at www.kilkennycoco.ie/eng/Services/Planning/Vacant-site-levy/ or is available for viewing at the Planning public counter in County Hall, Kilkenny.

Where can I find out more



If you would like to meet to discuss this process and how it affects your site, just contact the Planning Department on (056) 7794010 or email vsr@kilkennycoco.ie and we will be happy to arrange a meeting.