

Dún Laoghaire-Rathdown County Council

[Draft] Development Contribution Scheme 2023-2028

Section 48, Planning & Development Act, 2000, (as amended)

Comprising (1) Countywide excluding the Sandyford Urban Framework Plan Area and the Cherrywood Planning Scheme Area

-And-

(2) The Sandyford Urban Framework Plan Area Only (Countywide Contribution + SUFP Contribution)

1. Legislation and Definitions

- 1.1. The Dún Laoghaire-Rathdown County Council Development Contribution Scheme 2023-2028 (the "**Scheme**") is made by Dun Laoghaire-Rathdown County Council (the "**Council**") in exercise of its powers under Section 48 of the Planning and Development Act, 2000 (as amended) (the "**2000 Act**").
 - 1.1.1. Section 48(1) of 2000 Act, enables a planning authority, when granting a planning permission under section 34 of the 2000 Act, to include conditions for requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority, and that is provided, or that it is intended will be provided, by or on behalf of a local authority (regardless of other sources of funding for the infrastructure and facilities).
 - 1.1.2. Section 48(2)(a) of the 2000 Act provides that the basis for the determination of a contribution under section 48(1) of the 2000 Act shall be set out in a development contribution scheme made under section 48, and that a planning authority may make one or more schemes in respect of different parts of its functional area. The Scheme shall apply in respect of the County of Dún Laoghaire-Rathdown (including the Sandyford Urban Framework Plan Area) except for the Cherrywood Planning Scheme Area. The development contribution scheme in respect of the Cherrywood Planning Scheme Area for the time being in effect shall apply to development in that area.
 - 1.1.3. Under Section 48(2)(b) a scheme may make provision for payment of different contributions in respect of different classes or descriptions of development. The Scheme makes provision for different contributions in respect of residential development and commercial development. For the purpose of the Scheme residential development includes houses, apartments and duplexes for residential use, whereas commercial development is any other type of development that is not residential development.
 - 1.1.4. Section 48(3)(a) of the 2000 Act provides that a scheme shall state the basis for determining the contributions to be paid in respect of public infrastructure and facilities, in accordance with the terms of the scheme.
 - 1.1.5. Section 48(3)(b) of the 2000 Act provides that in stating the basis for determining the contributions in accordance with section 48(3)(a) of the 2000 Act, the scheme must indicate the contribution to be paid in respect of the different classes of public infrastructure and facilities which are provided or to be provided by any local authority and the planning authority shall have regard to the actual estimated cost of providing the classes of public infrastructure and facilities, except that any benefit which accrues in respect of existing development may not be included in any such determination. The classes of public infrastructure and facilities in respect of which contributions are to be paid are indicated in the Tables provided in Article 4 and Appendix II and III of the Scheme.
 - 1.1.6. Section 48(3)(c) of the 2000 Act provides that a scheme may allow for the payment of a reduced contribution or no contribution in certain circumstances, in accordance with the provisions of the scheme.
 - 1.1.7. Section 48(14)(a) of the 2000 Act provides that money accruing to a local authority under section 48 of the 2000 Act shall be accounted for in a separate account, and shall only be applied as capital for public infrastructure and facilities.
 - 1.1.8. Section 48(15)(a) provides that a planning authority may facilitate the phased payment of contributions under section 48 of the 2000 Act and may require the giving of security to ensure payment of contributions.
 - 1.1.9. Section 48(17) provides that the "public infrastructure and facilities" means—
 - (a) the acquisition of land,

(b) the provision of open spaces, recreational and community facilities and amenities and landscaping works,

(c) the provision of roads, car parks, car parking places, surface water sewers and flood relief work, and ancillary infrastructure,

(d) the provision of bus corridors and lanes, bus interchange facilities (including car parks for those facilities), infrastructure to facilitate public transport, cycle and pedestrian facilities, and traffic calming measures,

(e) the refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking places, surface water sewers, flood relief work and ancillary infrastructure,

(f) the provision of high-capacity telecommunications infrastructure, such as broadband,

(g) the provision of school sites, and

(h) any matters ancillary to paragraphs (a) to (g).

1.2. In accordance with section 28(1) of the 2000 Act, when making the Scheme the Council has had regard to ministerial guidelines issued by the Minister for Housing, Local Government and Heritage.

1.3. In the Scheme: -

- i. "building" means a building, structure or erection (whether permanent or temporary) of any kind or of any materials;
- ii. "shop" means a structure used for any or all of the following purposes, where the sale, display or service is principally to visiting members of the public—
 - (a) for the retail sale of goods,
 - (b) as a post office,
 - (c) for the sale of tickets or as a travel agency,
 - (d) for the sale of sandwiches or other food or of wine for consumption off the premises, where the sale of such food or wine is subsidiary to the main retail use, and "wine" is defined as any intoxicating liquor which may be sold under a wine retailer's off licence (within the meaning of the Finance (1909-1910) Act, 1910), 10 Edw. 7. & 1 Geo. 5, c.8,
 - (e) for hairdressing,
 - (f) for the display of goods for sale,
 - (g) for the hiring out of domestic or personal goods or articles,
 - (h) as a launderette or dry cleaners,
 - (i) for the reception of goods to be washed, cleaned or repaired,

but does not include any use associated with the provision of funeral services or as a funeral home, or as a hotel, a restaurant or a public house, or for the sale of hot food or. intoxicating liquor for consumption off the premises except under paragraph (d), or any use to which class 2 or 3 of Part 4 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) applies;.

2. BASIS FOR DETERMINATION OF CONTRIBUTION

2.1. The basis for determination of a contribution under the Scheme is as follows:-

- 2.1.1. The amount of the actual estimated costs that are attributable to the three classes of public infrastructure and facilities listed in Appendix II and Appendix III to the Scheme in the years to 31st of December 2028. These costs have been included in Tables C & D of Appendix I to the Scheme.
- 2.1.2. The aggregated units and floor areas in square metres of projected development throughout the County of Dún Laoghaire-Rathdown (ie. Countywide) of each class or description of development, namely residential, commercial and domestic extension, in the years to 31st of December 2028. In the case of projected commercial development in the Sandyford Urban Framework Plan Area, such class or description of development is separated into two sub-classifications, namely commercial office and commercial other. These units and floor areas are included in Tables E & F of Appendix I to the Scheme.
- 2.1.3. The development contributions payable per unit of residential development, per square metre of commercial development and per square metre of domestic extension were determined upon consideration of a number of factors including:
 - i. eligible costs of projects;
 - ii. expected quantum of development;
 - iii. the level of existing contribution rates;
 - iv. market conditions.
- 2.1.4. Table C of Appendix I to the Scheme includes the costs attributable to the classes of infrastructure and facilities listed therein over the lifetime of the Scheme and the contributions allocated to such classes of infrastructure and facilities.
- 2.1.5. Table D of Appendix I to the Scheme outlines the projected development of infrastructure and facilities over the lifetime of the Scheme.

3. DEVELOPMENT CONTRIBUTIONS

- 3.1. Under the Scheme, the Council will, when granting permission under Section 34 of the 2000 Act for development in its functional area to which the Scheme applies (including for, the avoidance of doubt, development in the Sandyford Urban Framework Plan Area) include conditions requiring the payment of a contribution (the amount of which is to be determined in accordance with the Scheme) in respect of public infrastructure and facilities benefiting development in the County of Dún Laoghaire-Rathdown and that is provided, or that it is intended will be provided, by or on behalf of Dún Laoghaire-Rathdown County Council, regardless of other sources of funding for the infrastructure and facilities.
- 3.2. In addition to including conditions requiring the payment of a contribution in accordance with Article 3.1 of the Scheme, the Council will, when granting permission under Section 34 of the 2000 Act for development in the Sandyford Urban Framework Plan Area include conditions requiring the payment of an additional contribution (the amount of which is to be determined in accordance with the Scheme) in respect of public infrastructure and facilities benefiting development in the Sandyford Urban Framework Plan Area and that is provided, or that it is intended will be provided, by or on behalf of Dún Laoghaire-Rathdown County Council, regardless of other sources of funding for the infrastructure and facilities.
- 3.3. The level of contribution in respect of which payment is to be required under planning permission shall be determined in accordance with the Scheme.
- 3.4. Contributions in respect of which payment is required under planning permission in accordance with the Scheme are to be paid in respect of three different classes of public infrastructure and

facilities, namely Class 1: Community, Parks & Recreational amenities, Class 2: Transport Infrastructure, and Class3: Surface Water Infrastructure. Each contribution collected in respect of each of the foregoing classes of public infrastructure are to only be applied as capital for the class of public infrastructure and facilities in respect of which the contribution concerned was collected.

3.5. For the avoidance of doubt, contributions payable in respect of development in the Cherrywood Planning Scheme Area shall be determined and collected in accordance with the development contribution scheme in respect of development in the Cherrywood Planning Scheme Area for the time being in effect and not under this Scheme.

4. LEVEL OF CONTRIBUTION

4.1. The level of contributions to be levied and paid (except where and insofar as an exemption or reduction applies in accordance with Article 7 of the Scheme) in respect of the different classes of public infrastructure and facilities benefitting development throughout the County of Dún Laoghaire-Rathdown (including, for the avoidance of doubt, in the Sandymount Urban Framework Plan Area) are set out in Table A below.

4.2. The level of contributions to be levied and paid (except where and insofar as an exemption or reduction applies in accordance with Article 7 of the Scheme) in respect of the different classes of public infrastructure and facilities benefitting development in the Sandymount Urban Framework Plan Area are set out in Table B below.

Table A: Countywide

Classes of Public Infrastructure	€ per unit of Residential Development	€ per square metre of Domestic Extensions in excess of 40 sq.m	€ per square metre of Commercial class of Development
Class 1: Community & Parks facilities & Recreational amenities	€10,990.14	€94.91	€94.91
Class 2: Transport Infrastructure	€1,962.53	€16.95	€16.95
Class 3: Surface Water Infrastructure	€130.83	€1.13	€1.13
Total of Contributions Payable	€13,083.50	€112.99	€112.99

Table B: Sandyford Urban Framework Plan Area

Classes of Public Infrastructure	€ per unit of Residential Development	€ per square metre of Domestic Extensions in excess of 40 sq.m	€ per square metre Office Commercial Development	€ per square metre Other Commercial Development
Class 1: Community & Parks facilities & Recreational amenities	€4,414.94	€0	€19.33	€10.27
Class 2: Transport Infrastructure	€1,892.11	€0	€72.70	€38.64
Total of Contributions Payable	€6,307.05	€0	€92.03	€48.91

4.3. The County of Dún Laoghaire-Rathdown (ie. Countywide area) in which development is subject to the countywide contribution rates included at Table A above is shown on drawing no. PL-23-044, at Schedule 1 to the Scheme.

4.4. The "**Sandyford Urban Framework Plan Area**" in which development is subject to **both** the countywide contribution rates included at Table A above and the Sandyford Urban Framework Plan Area rates included at Table B above, is shown shaded in blue on drawing no. PL-23-013, at Schedule 2 to the Scheme.

4.5. Car Parking in the Sandyford Urban Framework Plan Area will be levied at Countywide rates only.

4.6. Individual housing units, whether in a multi-unit development or one-off site housing development, will be subject to an additional charge of €112.99 (Domestic Extension Rate, Table A above) per square metre on all areas greater than 150m² within a unit. The area will be measured from the internal walls and including the space occupied by any walls, shafts, ducts or structure within the space being measured. This does not apply to apartments or duplexes.

4.7. On the 1st of January 2024, and on the 1st of January every year thereafter throughout the lifetime of the Scheme, the rates of contribution set forth in Tables A and B in Article 4 of the Scheme shall be updated in accordance with the SCSi Tender Price Index. For the avoidance of doubt, the rates set forth in Tables A and B are effective from the date on which the Scheme comes into effect. Notwithstanding that the Scheme may be revoked or replaced, indexation shall continue to be applied in respect of all outstanding contribution payments until the contributions have been paid in full.

4.8. Should a geographical area require a higher level of financing for new services and infrastructure than is envisaged within the Scheme, then the Council reserves the right to prepare and adopt a separate scheme under section 48 of the 2000 Act in respect of that particular area or an

alternative funding mechanism. Any separate section 48 scheme will include the Countywide contribution as set out in Table A above.

All retention permissions will be charged a multiple of 1.25 times the applicable rates outlined in the Tables above (as index-adjusted from time to time in accordance with the Scheme). Contributions due in respect of permission for retention will become payable immediately upon the issue of the final grant of permission unless otherwise agreed in writing with the Council. No exemptions or reductions under Article 7 of the Scheme shall apply to any development subject to retention permission other than the following list of exemptions, 7.1 - iv.v.vi.vii,viii.ix,x, xv & xvi as detailed below.

5. Operation of Scheme

- 5.1. The Scheme replaces the Dún Laoghaire-Rathdown County Council Development Contribution Scheme 2016-2020 in respect of development in County of Dún Laoghaire-Rathdown (including the Sandyford Urban Framework Plan Area). For the avoidance of doubt, the Scheme does not affect the section 48 scheme in respect of the Cherrywood Planning Scheme Area for the time being in effect.
- 5.2. Exemptions and reductions provided for by Article 7 of the Scheme shall not apply to any special development contribution(s) in respect of which payment is required pursuant to section 48 (2)(c) of the 2000 Act.
- 5.3. As noted in Article 1.1.3 of the Scheme, any development (including, for the avoidance of doubt, change of use) that is not residential in nature will be classified as commercial development.
- 5.4. Contributions collected for each class of public infrastructure i.e. Class 1: Community & Parks Facilities & Recreational amenities, Class 2: Transport Infrastructure and Class 3: Surface Water Infrastructure, shall only be used as capital for the development of the class of public infrastructure concerned.
- 5.5. Contributions collected in respect of public infrastructure and facilities benefitting development throughout the County of Dún Laoghaire-Rathdown shall only be used to fund that class of public infrastructure and facilities that benefits countywide development, ie. the relevant class of projects listed in Appendix II to the Scheme.
- 5.6. Contributions collected in respect of public infrastructure and facilities benefitting development in the Sandyford Urban Framework Plan Area only shall only be used to fund that class of public infrastructure and facilities that benefit development in the Sandyford Urban Framework Plan Area only, ie. the relevant class of projects listed in Appendix III to the Scheme.
- 5.7. Any decision to modify or amend planning permission where there is no additional liable area or unit as per the Scheme, no further contributions will be applied. Any additional floor area or unit will have contributions applied in accordance with the Scheme.

6. Contribution in Lieu of Public Open Space

- 6.1. The Dun Laoghaire-Rathdown County Development Plan 2022 – 2028 provides that in the event that the standards for public open space referred to in the County Development Plan are not met and/or where public open space cannot be facilitated within a development, an additional contribution may be required by way of condition when granting planning permission.
- 6.2. Where the Planning Authority considers that the standards for public open space referred to in the County Development Plan are not met and/or that open space cannot be facilitated within the development concerned, an additional financial contribution of €7,500,000 per hectare shall be calculated on a pro rata basis on the quantum of the shortfall in public open space and monies paid in accordance with such condition shall be applied to the provision of and/or improvements to a park and/or enhancement of amenities in the area.

7. EXEMPTIONS AND REDUCTIONS

7.1. The following categories of development will be exempted from the requirement to pay development contributions under the Scheme: -

- i. The first 40 square metres of any domestic extension (including, for the avoidance of doubt, any floor area that is exempted development under the Planning and Development Regulations 2001, Schedule 2, Part 1, Class 1), including granny flats and/or any building that is physically separate/detached from the principal building but located within the curtilage thereof. This exemption is cumulative and limited to 40 square metres in total per unit (including any physically separate building). The exemption hereby provided will not apply to the area of any domestic extension insofar as it exceeds 40 square metres, including granny flats (whether physically connected to the principal building or not), in respect of which development contributions shall be determined and charged in accordance with the Scheme calculated per square metre of development subject to a maximum contribution equivalent that is payable in respect of 1 residential unit.
- ii. Domestic extensions for the purpose of providing accommodation for disabled person(s), irrespective of gross floor area, provided that a Housing Adaptation Grant for People with a Disability has been granted under the appropriate scheme; and/or,
 - a. in the case of a modification to accommodate the needs of a disabled child under the age of 16 years, the applicant or a member of their household is in receipt of a domiciliary care allowance; and/or,
 - b. in the case of a modification to accommodate the needs of an adult, the adult concerned qualifies for an exemption from VAT pursuant to the Value Added Tax (Refund of Tax) (No. 15) Order 1981.

Note: Where an exemption is claimed on the basis of VAT-exemption status the planning authority may require the applicant to produce a letter of confirmation issued by the Revenue Commissioners.
- iii. Attic Conversions and garage conversions attached to the rear or to the side of an existing house.
- iv. Embassies.
- v. Developments by organisations having exemption from income tax and corporation tax under Section 207 of the Taxes Consolidation Act 1997 and currently holding an exemption certificate from the Revenue Commissioners, including registered charities provided that the development is exclusively for the primary purpose of the organisation/charity. The Council may require production of an affidavit to confirm that the body concerned is entitled to claim this exemption.
- vi. Primary schools and post primary schools, non-commercial community centres, youth centres, and similar non-commercial community-related developments.
- vii. Social and affordable housing if funding for same is being provided by Central Government on terms that specifically exclude the requirement for the payment of development contributions under a scheme such as the Scheme, **and**;
 - a. the housing units are provided in accordance with an agreement made under Part V of the 2000 Act; and/or

- b. the housing units are built by, or on behalf of the Council; and/or
- c. the housing units are built by or on behalf of an Approved Housing Body or a council-recognized Voluntary or Co-Operative Housing Body reserving tenancy nomination rights to the Council,

provided always that the Housing Department of the Council has confirmed that the development contributions are not due.

The Council may require the applicant for an exemption hereunder produce an affidavit confirming that it is eligible for same.

Where a Part V agreement(s) has not been executed prior to the lodgment of a commencement notice, this exemption shall not apply and the full contribution payable under the permission concerned will remain payable unless and until a Part V agreement(s) is executed.

The exemption shall not apply in respect of housing units provided to the Council or an Approved Housing Body under a lease or similar arrangement.

- viii. The non-built elements of recreational facilities (e.g., playing pitches, golf courses).
- ix. Broadband Infrastructure (i.e., masts and antennae).
- x. Initial afforestation.
- xi. Carparking is exempt in the following circumstances:
 - a. Carparking in residential developments.
 - b. Carparking integrated within a structure when ancillary to the proposed use of the structure. (When not exempt, i.e. when use is non-ancillary, it will be measured on the basis of the gross floor area.)

Surface car parking is leviable at 25% of the Countywide commercial rate only and will be assessed on the basis of each car parking space being 12 square metres.

- xii. Renovations to restore/refurbish structures included in the record of "Protected Structures" in the County Development Plan for the time being in force, but only where the Council is satisfied that the works substantially contribute to the conservation or restoration of the structure. This exemption shall not apply to any additional floor area that is to be added to a protected structure (including where physically separate from the principal building but within the curtilage thereof) and any such development will be levied at the appropriate rate determined in accordance with the Scheme.
- xiii. Agricultural buildings.
- xiv. Change of use of an existing premises, including "Living Over The Shop". For clarification purposes this exemption shall not apply to any additional floor area that is to be added (including where physically separate from the principal building but within the curtilage thereof) and any such development will be levied at the appropriate rate determined in accordance with the Scheme.
- xv. Substations/Switch Rooms
- xvi. Ancillary plant rooms (where plant is not the core activity/operation)

- xvii. The first 100 square metres of a 'shop' as defined in Article 1.3 of the Scheme. This exemption will only be applicable where the floor area is described as a shop in the Planning Application form and will only apply to one shop unit per Planning Application. For the avoidance of doubt, any development of a 'shop' shall, insofar and to the extent that it exceeds a gross floor area of 100 square metres, be levied at the appropriate rates of contribution determined in accordance with the Scheme.
- xviii. Renewable energy development with a capacity up to 0.5MW. Any such development with a capacity greater than 0.5MW will be charged at a rate of €1,000 per each 0.1 MW above an installed capacity of 0.5MW. The applicant will be required to demonstrate that the development qualifies for this exemption.

7.2. Contributions to be paid in respect of the following shall be reduced in the manner indicated: -

- i. Where existing residential development is demolished and replaced by new residential development, contributions payable in respect of the replacement development shall be reduced by an amount equivalent to 50% of the contribution that would have been levied in respect of the original existing development had it been subject to the Scheme. Therefore, by way of example, if a one existing housing unit is demolished and replaced by ten housing units, the contributions payable shall be reduced by the equivalent of 50% of the contribution payable in respect of one housing unit.
- ii. Where existing commercial development is demolished and replaced by new commercial development, contributions payable in respect of the replacement development shall be reduced by an amount equivalent to 50% of the contribution that would have been levied in respect of the original existing development had it been subject to the Scheme. Therefore, by way of example, if 100 square metres of existing commercial development is demolished and replaced by 500 square metres of commercial development, the contributions payable shall be reduced by the equivalent of 50% of the contribution payable in respect of 100 square metres of commercial development.

The reductions at i. and ii. above apply on a 'like for like' basis only and therefore, for the avoidance of doubt, no reduction shall apply where commercial development replaces existing residential development or vice versa.

- iii. Contributions in respect of temporary permissions shall be reduced on the following basis:
 - a. 33% of normal rate for permissions of up to 3 years
 - b. 50% of normal rate for permissions of up to 5 years
 - c. 66% of normal rate for permissions of up to 10 years.

When a combination of temporary permissions is granted, any contributions previously paid in connection with that development will be credited against the appropriate contribution owing under any subsequent permission for the same development. Further, in the event that a subsequent application for full planning permission is granted, any contributions previously paid in accordance with temporary permission(s) for that development will be credited against the appropriate contribution owing.

- iv. Temporary park-and-ride permissions shall be levied at 25% of the Countywide commercial rate only and will be assessed on the basis of each car parking space being 12 square metres.

8. PAYMENT OF CONTRIBUTION

- 8.1. Conditions requiring payment of the contributions provided for in the Scheme will be included in all decisions to grant planning permission made on or after the date on which the Scheme comes into effect.
- 8.2. Contributions under the Scheme shall be payable prior to commencement of development (including, for the avoidance of doubt, the demolition of any building in accordance with the permission) unless otherwise agreed in writing with the Council. The conditions requiring payment of contributions included by the Planning Authority when granting permission for development to which the Scheme applies shall include a requirement that the contribution concerned be paid prior to commencement of development (including, for the avoidance of doubt, the demolition of any building in accordance with the permission) unless otherwise agreed in writing with the Council.
- 8.3. Contributions shall be payable at the index-adjusted rate pertaining to the year in which implementation of the planning permission (including, for the avoidance of doubt, the demolition of any building in accordance with the permission) is commenced. Where a contribution that is payable has not been paid in full, the balance outstanding as of the 1st of January each year shall be subject to indexation and adjusted accordingly until the contribution has been paid in full.
- 8.4. The Council may enter into an agreement to facilitate the phased payment of contributions (a "**phasing agreement**"), and the Council may require the giving of security to ensure payment of contributions. A phasing agreement shall be made in writing between the Council and the developer(s) carrying out development in accordance with a planning permission and shall provide for the payment of all contributions payable under the planning permission concerned. The Council shall enter into only one phasing agreement per planning permission to which all developers under the permission must be a party and which shall provide for the payment of all development contributions in respect of which payment is required by a condition(s) of the permission.
- 8.5. In accordance with s. 48(15)(c) of the 2000 Act, the Council may recover as a simple contract debt in a court of competent jurisdiction any contribution (including interest and legal costs) that is payable under planning permission in accordance with the Scheme.
- 8.6. Further or in the alternative, in accordance with Part VIII of the 2000 Act, the Council may institute enforcement action in respect of unauthorised development, comprising development carried out, otherwise that is in conformity with permission pertaining to that development or any condition to which the permission is subject, including but not limited to a condition requiring the payment of a contribution under the Scheme.
- 8.7. For the avoidance of doubt should a person, including a developer or landowner, deliver or construct any of the public infrastructure and facilities set out in Appendix II or Appendix III of the Scheme, those works shall be at the person's own expense and risk unless the contrary is provided for by a binding legal agreement made in writing between the Council and the person concerned in respect of the delivery and/or construction of the public infrastructure and facilities in question in advance of any works being carried out. For the avoidance of doubt, this will not be by way of offset of contributions.

9. APPEAL TO AN BORD PLEANÁLA (the "Board")

- 9.1. In accordance with s. 48(10)(b) of the 2000 Act, an appeal may be brought to the Board where the applicant for planning permission under s. 34 of the 2000 Act considers that the terms of the Scheme have not been properly applied in respect of any conditions laid down by the Council.

10. REVIEW OF SCHEME

10.1. The Scheme may be reviewed from time to time by the Council having regard to prevailing circumstances. The Council will endeavor to make a new scheme prior to the 31st of December 2028, but the Scheme shall continue in full force and effect until such time as a new scheme comes into effect or the Scheme is revoked by the Members of the Council, whether before or after the 31st of December 2028.

11. SPECIAL DEVELOPMENT CONTRIBUTIONS

11.1. In accordance with section 48 of the 2000 Act, when granting planning permission, the Council may require payment of a special contribution in respect of a particular development where specific exceptional costs not covered by the Scheme are incurred by the Council in respect of public infrastructure or facilities that benefit the proposed development to which the permission relates. The public infrastructure and facilities to which the special contribution relates will be specified in the planning conditions when special development contributions are levied. Only development that will benefit from the public infrastructure or facilities in question will be liable to pay a special development contribution. Conditions imposing special contributions may be appealed to the Board.

12. EFFECTIVE DATE

12.1. The Scheme shall come into effect on the later of the following dates:-

- i. 14 days after the Scheme is made by the Elected Members of the Council; or,
- ii. the first day of the month immediately following the month in which the Scheme is made by the Elected Members of the Council.

13. CITATION

13.1. The Scheme may be cited as the Dún Laoghaire-Rathdown County Council Development Contribution Scheme (2023-2028)

APPENDIX I

Tables C & D show the costs attributable in the lifetime of the Scheme to the classes of infrastructure and facilities:-

TABLE C: COSTS INCLUDED IN SCHEME (COUNTYWIDE)

	Cost Included in Scheme (Millions)	Contributions Allocated (Millions)	% Contributions Allocated
Class 1 Community & Parks & Recreational facilities and amenities	€289,761,609	€151,842,204	84%
Class 2 Transport Infrastructure	€170,332,234	€27,560,664	15%
Class 3 Surface Water infrastructure and facilities	€7,667,000	€652,160	1%
Total costs included in Scheme	€467,760,843	€180,055,028	100%

TABLE D: COSTS INCLUDED IN SCHEME (SANDYFORD URBAN FRAMEWORK PLAN AREA)

	Cost Included in Scheme (Millions)	Contributions Allocated (Millions)	% Contributions Allocated
Class 1 Community & Parks & Recreational facilities and amenities	€16,150,000	€14,167,000	28%
Class 2 Transport Infrastructure	€36,261,400	€36,261,400	72%
Total costs included in Scheme	€52,411,400	€50,428,400	100%

TABLES E & F : PROJECTED DEVELOPMENT (BOTH COUNTYWIDE AND SANDYFORD URBAN FRAMEWORK PLAN AREA)

Units of projected residential development and projected industrial/commercial development and projected domestic extension development in excess of 40 square metres (in the period to 31 December 2028): -

Table E: PROJECTED DEVELOPMENT COUNTYWIDE

Residential	Commercial	Domestic Extensions in excess of 40 sq.m.
10,800 units	463,000 sq.m	54,000 sq.m

Table F: PROJECTED DEVELOPMENT SANDYFORD URBAN FRAMEWORK PLAN AREA

Residential	Commercial Office	Commercial Other
1,000 units	237,000 sq.m	12,000 sq.m

APPENDIX II

PUBLIC INFRASTRUCTURE AND FACILITIES PROJECTS BENEFITTING DEVELOPMENT THROUGHOUT THE COUNTY OF DUN LAOGHAIRE-RATHDOWN

Class 1: Community & Parks & Recreational Facilities

Hudson Road Park
Killiney Hill Accessible Entrance
Pavement Improvement Programme (Parks)
Sports Facilities
Grass Pitch Refurbishment
Wetlands + Attenuation East Area & West Area
Blackrock Park Masterplan
Cabinteely Park Projects
Corke Abbey Woodbrook Glen Improvements (also includes Corke Abbey Valley New Bridge Access)
Woodbrook College Pitches
Dalkey Island (Upgrade Tower & Gun Battery)
Jamestown Park Projects
Play Space Development (East)
Finsbury Park
Running track & associated facilities - St. Thomas Estate (Phase 2)
Myrtle Square & Convent Lane Greening
Mounttown Boxing Hall
Kilbogget Park – Sports Hub
Stonebridge Road Changing Rooms
Parks and Cemetery Depots
Oatlands All Weather Pitch
Killiney Hill/Dalkey Quarry/Roches Hill
TEK FC Deansgrange
Fernhill Masterplan
Marlay Masterplan
Shanganagh Masterplan
Cabinteely Masterplan
Dún Laoghaire Baths
Library development programme
Shanganagh Castle
Recreational Facilities and Pitches
Upgrade of Meadowbrook Astro pitches
Glenalbyn Pool Replacement
Samuel Beckett Campus
Stepaside Sports Hub
Urban Parks & Open Spaces Regeneration
Public Realm
Village Improvement Schemes
Stillorgan Library
Shankill & Cabinteely Libraries (Carnegie) Conservation
Library & Community Buildings Programme of Works
Climate Action & Greening
Carrickmines Castle
Williamstown Martello Tower
Marlay and Cabinteely Houses
Projects to enable public access to archaeological sites
Deansgrange Cemetery
Distributed Museum
Marine rewilding
Development of our riparian corridors
Dundrum Masterplan and advance public realm works

Dundrum Community, Cultural & Civic Centre
National Watersports Centre Campus
Harbour Recreational facilities
Sun Shelter on East Pier
Harbour Green Parklet
The Gut – Masterplan
Coast & Beaches Regeneration
Public Recreational berth
Accommodation Way Boardwalk

Class 2: Transport Infrastructure

Traffic Management/Sustainable Travel

Annual Traffic Works Programmes to include the following:

Walking & Permeability

New traffic signals and ITS strategy

Junction upgrades

Residential Speed Limits and Slow Zones

Road Safety

School Zones

Cycle Network Infrastructure and Initiatives including Sutton to Sandycove

Greenways

Traffic Management Studies and Implementation

Sustainable Travel

DMURS (Delivery of Principles of the Design Manual for Urban Roads and Streets within existing road network)

Stillorgan Village Movement Framework Plan

Minor Road Reconstruction

Road and Footpath Improvements

Dundrum Wood/Simpsons Hospital Wall

40 Foot Accessibility works

Quinns Road

Major Road Improvement Schemes

Leopardstown Link Road and Roundabout Reconfiguration

Leopardstown Link Road (Phase 2)

Leopardstown Link Road (Phase 3) - aka Murphystown Link Road

Foxrock Village Carpark

Blackglen Road/Harold's Grange Road

M50 Foot/Cycle Bridge

Rochestown Avenue/Abbey Road

Shanganagh Road

Kilgobbin Road

Hillcrest Road

Cherrywood Road Upgrade

Woodbrook/Shanganagh Access Road

Blackrock Main Street & Environs

Blackrock Seafront & Public Realm

Cherrywood to Shankill Greenway

Sandyford/Enniskerry Road (Coolkill to Aiken's Village)

Kiltarnan/Glenamuck LAP Associated Works (Exclusive of Section 49 Scheme)

Strategic Transportation Feasibility Studies

R118 Cherrywood to Dun Laoghaire

Cherrywood SDZ Kiltarnan Link Road

Assessment of Strategic Road Network Performance - Cherrywood SDZ Area

Provision of direct/dedicated walking/cycling link between Bray and the Cherrywood SDZ Area
Provision of improved walking/cycling links between N11 Corridor and the Cherrywood SDZ Area
Provision of additional traffic and demand management measures onto the M50
Provision of direct/dedicated walking/cycling link between Sandyford Business District and the Cherrywood SDZ
Provision of traffic and demand management measures countywide
Brennanstown Road

Class 3: Surface Water

Screen upgrades, including cameras
SW Pipe Installation
Flood Risk Assessments
River Bank Upgrades / Stabilisation
River Gauge Installation
Flood Relief Newtownsmith
OPW Minor Works Contribution
Medium / Major Scheme Cost, including design
CCTV Surveys
Dundrum Slang: M50 Jn13 Environs Flood Storage/Ballinteer Roundabout Enhanced Flood Storage
Carysfort Maretimo Stream
Fernhill Park Flood Storage
Booterstown Park Wetland
Clonkeen Park Wetland
Cabinteely Park Wetland
Cabinteely Park Flood Storage for Climate Adaption
SuDS Retrofit in Urban Environs w/Active Travel
Naturalisation of Rivers (removing culverts, concrete channels, weirs)
Lakelands Climate Change Adaption Pond and Storage

APPENDIX III

PUBLIC INFRASTRUCTURE AND FACILITIES PROJECTS BENEFITTING DEVELOPMENT IN THE SANDYFORD UBRAN FRAMEWORK PLAN AREA

Class 1: Community, Parks & Recreational facilities

Benildus Park

Town Centre Civic Park

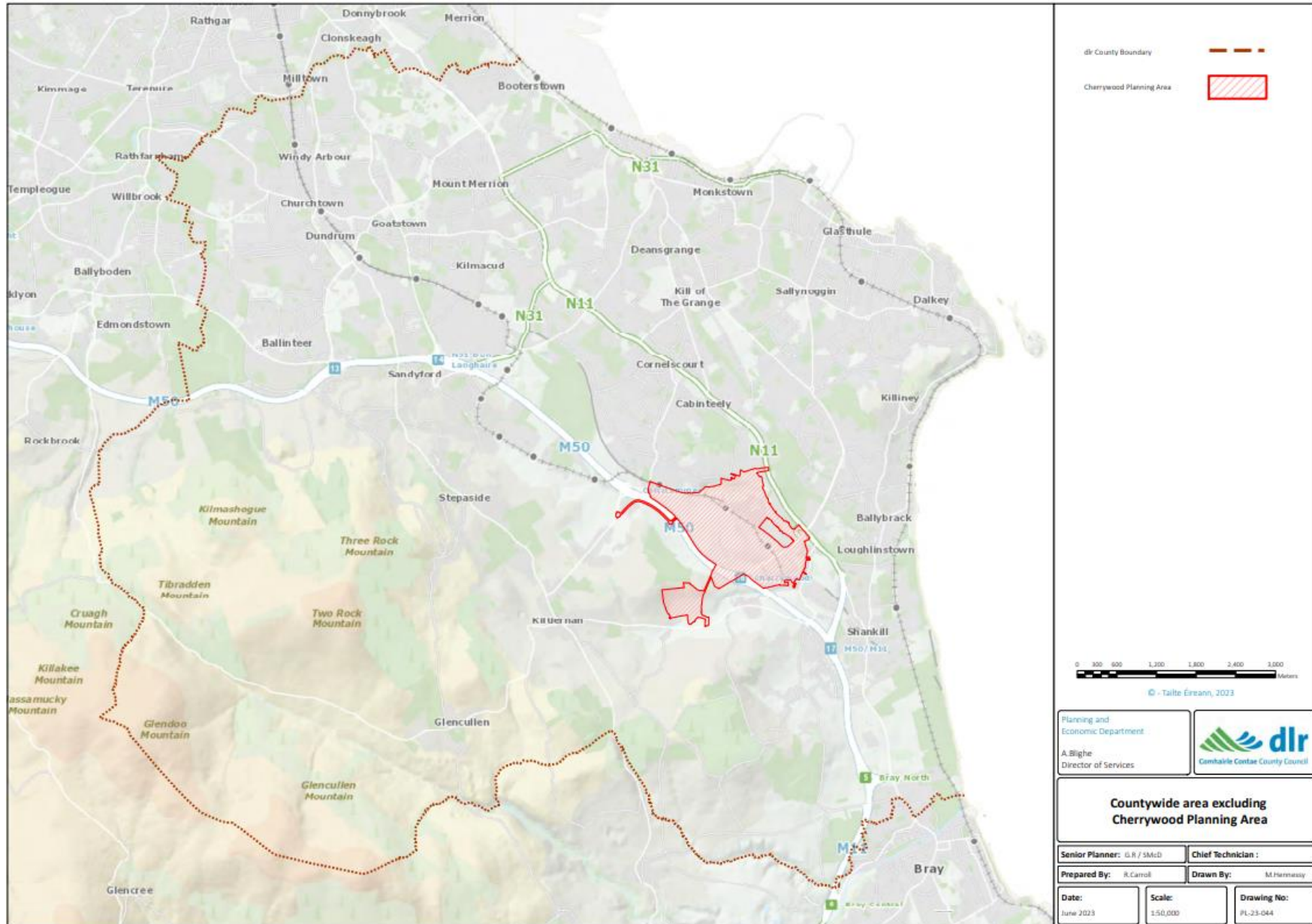
Class 2: Transport Infrastructure

Traffic Management/Sustainable Travel

ESB Link Road

Bracken Link Road

SCHEDULE 1



SCHEDULE 2

