



Comhairle Contae **Lú**
Louth County Council

Chief Executive's Report

*Submissions received in response to the
Draft North Drogheda Development Contribution
Scheme*

26th August 2022



Table of Contents

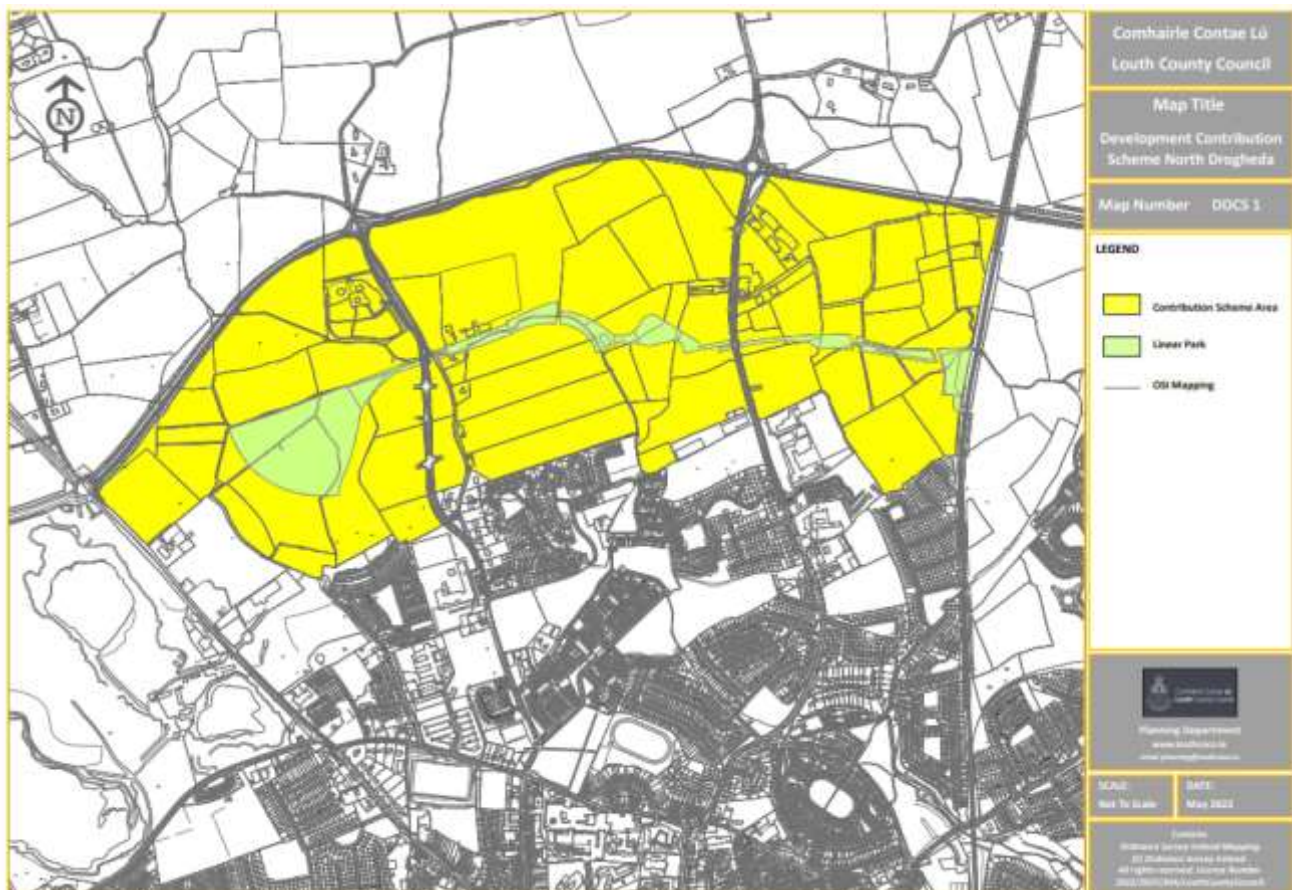
Section 1 - Overview	1
1.1 <i>Introduction</i>	1
1.2 <i>Public Consultation</i>	2
1.3 <i>Next Steps</i>	2
1.4 <i>Existing Scheme(s)</i>	3
Section 2 – Submissions Received	3
2.1 <i>Summary of Submissions and Chief Executive’s Response and Recommendations</i> ..	3
Section 3 - Appendices	8
<i>Appendix One - Extent of draft Development Contribution Scheme (Map)</i>	8
<i>Appendix Two – List of Submissions Received</i>	9
<i>Appendix Three - Copy of Newspaper Advert</i>	9



Section 1 - Overview

1.1 Introduction

Louth County Council is proposing to make a Development Contribution Scheme under Section 48 of the Planning and Development Act 2000 (as amended). This contribution scheme will apply to an area in Drogheda which is located between the R132 (former N1) to the West and the Dublin-Belfast Railway line to the East. The Map below details the extent of the area to be covered by the proposed Development Contribution Scheme.





1.2 Public Consultation

A copy of the proposed Development Contribution Scheme was made available for inspection from **Wednesday 6th July 2022**, for a 6 week period, up to **Wednesday 17th August 2022**. The documents in respect of this proposed Development Contribution Scheme were made available at the following locations:

- County Hall, Millennium Centre, St. Alphonsus Road, Dundalk, Co. Louth, A91 KFW6
- Civic Offices, Fair Street, Drogheda, Co. Louth, A92 P440
- Town Hall, Crowe Street, Dundalk, Co. Louth, A91 W20C

In accordance with the requirements of section 48(5) of the Planning and Development Act 2000 (as amended) a copy of the Draft Development Contribution Scheme was sent to the Minister for Housing, Local Government and Heritage.

1.3 Next Steps

In accordance with Section 48 (6) (a) of the Planning and Development Act 2000 (as amended), the Chief Executive is required to prepare a Report on the submissions/observations received and to submit the report to the members of the authority for their consideration. In accordance with Section 48 (6) (b) the report shall:

- i. List the persons or bodies who made submissions or observations;
- ii. Summarise the issues raised by the persons or bodies in the submissions or observations; and
- iii. Give the response of the Chief Executive to the issues raised taking account of the proper planning and sustainable development of the area.

In accordance with section 48(7) of the Planning and Development Act 2000 (as amended), the members shall consider the draft scheme and Chief Executive's Report, and shall have regard to any recommendations made by the Minister.

Following the consideration of the Chief Executive's Report, the members shall resolve to make the scheme, unless they decide, by resolution to vary or modify the scheme, or not to make the scheme. Such a resolution must be passed no later than 6 weeks after receiving the Chief Executive's Report.



1.4 Existing Scheme(s)

Following the adoption of this draft Development Contribution Scheme, the Louth Development Contribution Scheme 2016, adopted under Section 48 of the Planning and Development Act 2000 (as amended) will no longer apply to the area to which the proposed contribution scheme applies (as set out in Appendix One of this Report).

Section 2 – Submissions Received

There were 3 submissions were received in response to the public consultation for the draft Development Contribution Scheme.

2.1 Summary of Submissions and Chief Executive’s Response and Recommendations

Submission Ref. No. DCS22-001	Department of Housing, Local Government and Heritage
Summary of Main Issues Raised:	
<p>This submission included a series of questions as follows:</p> <ol style="list-style-type: none"> 1. Has the Council carried out a review/evaluation of the previous/existing scheme. If a review has been carried out can it be sent to the Department for information purposes. 2. Has the Council provided for reduced rates for temporary permissions? 3. Has the Council provided for waivers in the case of change of use permissions, where change of use does not lead to the need for new or upgraded infrastructure/services or significant intensification of demand placed on existing infrastructure? 4. Has the Council provided for waivers or reduced rates of development contributions for businesses grant-aided or supported by IDA/Enterprise Ireland/Shannon Development/Údarás na Gaeltachta, as well as reduced rates for developments that would progress the Government’s Jobs Initiative? 5. Has the Council provided options for reduced charges in respect of renewable energy development to promote uptake of renewable energy technologies? 6. Can you provide evidence that the Council has appropriately promoted the development of areas prioritised in its core strategy? 	



Chief Executive's Response:

This response will address each question raised by the Department individually.

1. Has the Council carried out a review/evaluation of the previous/existing scheme. If a review has been carried out can it be sent to the Department for information purposes.

This Draft Development Contribution Scheme is specific to lands in the North Drogheda area where the ringfencing of contributions is required to deliver necessary infrastructure to facilitate the completion of housing developments. The preparation of this scheme included an analysis of the projected cost of infrastructure and facilities to support the development of the area included in the Scheme. The 2016-2021 Louth County Council Development Contribution Scheme (as extended) currently applies to the lands subject to this Draft Development Contribution Scheme. Given that the Draft Scheme is for a specific location it was not considered necessary to carry out a review of the existing Scheme for the Draft Scheme for North Drogheda.

The Department is advised that the review of the 2016-2021 Scheme has commenced and that this review will inform the Draft Scheme for the County, which is due to be published in Q4 of 2022.

2. Has the Council provided for reduced rates for temporary permissions?

The Draft Contribution Scheme has not provided any reduced rates for temporary permissions. The Department is advised however that section 8 of the Draft Scheme provides for exemptions and reductions of Contributions. Given that the primary uses of the land will be for residential, commercial, and community uses/services, it is not envisaged that there will any proposals for temporary uses/buildings for which development contributions would be applicable. Nonetheless, an additional category could be included in section 8 to facilitate a reduction in Contributions for temporary permissions.

3. Has the Council provided for waivers in the case of change of use permissions, where change of use does not lead to the need for new or upgraded infrastructure/services or significant intensification of demand placed on existing infrastructure?

Section 9 of the scheme sets out that "the Scheme aims to avoid double charging of contributions and so an allowance will be made in respect of pre-existing authorised development in place prior to the introduction of the Development Contributions". In the interests of clarity, an additional category can be included referring specifically to 'change of use' category.

4. Has the Council provided for waivers or reduced rates of development contributions for businesses grant-aided or supported by IDA/Enterprise Ireland/Shannon Development/Údarás na Gaeltachta, as well as reduced rates for developments that would progress the Government's Jobs Initiative?

The lands included within the Draft Contribution Scheme are zoned for New Residential development however there will also be a requirement to provide local services including commercial and community uses to serve the new residential neighbourhoods. Whilst small scale offices and employment related developments will also be considered within future neighbourhood centres in the Scheme Area it is not anticipated that such employment uses would be of a nature that they would be grant aided by government agencies. Such grant aided employment generating development is more likely to be directed to lands zoned E1 'General Employment'. It is therefore not considered necessary to include such waivers in this Draft Scheme.



5. Has the Council provided options for reduced charges in respect of renewable energy development to promote uptake of renewable energy technologies?

The Council promotes and advocates the use of renewable technologies. It is not anticipated that there will be specific renewable energy developments within the Draft Contribution Scheme area to which a reduction in charges would apply.

The primary use of the lands within the Draft Scheme will be for residential accommodation. The planning legislation includes various exemptions for renewable technologies for residential accommodation. The Council will continue to promote the use of renewable technologies in existing and new residential developments.

6. Can you provide evidence that the Council has appropriately promoted the development of areas prioritised in its core strategy?

The Draft Contribution Scheme will apply to one specific location in County Louth i.e. an area in North Drogheda. Drogheda is designated as a Regional Growth Centre in the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands area. . Section 2.13.2 of the Louth County Development Plan states that the development of the residential lands in the North Drogheda area are a “fundamental element of the immediate and long term growth strategy for the town.” It is therefore considered that the Draft Scheme appropriately promotes consolidation in an area prioritised for development in the Core Strategy.

Chief Executive’s Recommendation:

1. Item 1 – no change

2. Item 2 – insert the following additional table text into section 8 of the Draft Contribution Scheme:

k) Temporary Planning Permissions - where the temporary permission would fully satisfy the policies objectives of the development plan/local area plan contributions are to be calculated as follows:-

i. 33% of normal rate for permissions of up to 3 years duration.

ii. 50% of normal rate for permissions of up to 5 years duration

iii. 66% of normal rate for permissions of up to 10 years duration.

3. Item 3 – insert the following additional table text into section 8 of the Draft Contribution Scheme:

l) Change of use applications which have the benefit of planning permission are exempt from development contributions where the change of use and internal alterations does not lead to the need for new or upgraded infrastructure/services or will not result in a significant intensification of demand being placed on existing infrastructure.

4. Item 4 – no change

5. Item 5 – no change

6. Item 6 – no change



Submission Ref. No. DCS22-002

David Ryan

Summary of Main Issues Raised:

Whilst the proposed Contribution Scheme is welcomed there are concerns that no reference was made for a second rail line to service the area. Taking account of the projected population increase and number of additional houses to be constructed in the area additional rail services would be required. It would also make sense to provide an additional train station for the area to help reduce the reliance on private vehicles and an alternative mode of transport in the area.

Chief Executive's Response:

Whilst it is acknowledged the Louth County Development Plan supports improvements to rail services in the mid and south Louth areas, including an additional rail station in North Drogheda (policy objective MOV 14), there are currently no proposals by the National Transport Authority or Iarnród Éireann to provide any additional rail lines or services in Drogheda outside of the DART+ Programme.

Taking this into account it is not considered that the provision of such infrastructure should be included within the Draft Development Contribution Scheme.

The Council will continue to engage with and work closely with the National Transport Authority, Iarnród Éireann, and other stakeholders and agencies in improving rail services in Drogheda.

Chief Executive's Recommendation:

No change



Submission Ref. No. DCS22-003

Leilaine Pereira

Summary of Main Issues Raised:

Whilst the proposed Contribution Scheme is welcomed there are concerns that no reference was made for a second rail line to service the area. Taking account of the projected population increase and number of additional houses to be constructed in the area additional rail services would be required. It would also make sense to provide an additional train station for the area to help reduce the reliance on private vehicles and an alternative mode of transport in the area.

Chief Executive's Response:

Whilst it is acknowledged the Louth County Development Plan supports improvements to rail services in the mid and south Louth areas, including an additional rail station in North Drogheda (policy objective MOV 14), there are currently no proposals by the National Transport Authority or Iarnród Éireann to provide any additional rail lines or services in Drogheda outside of the DART+ Programme.

Taking this into account it is not considered that the provision of such infrastructure should be included within the Draft Development Contribution Scheme.

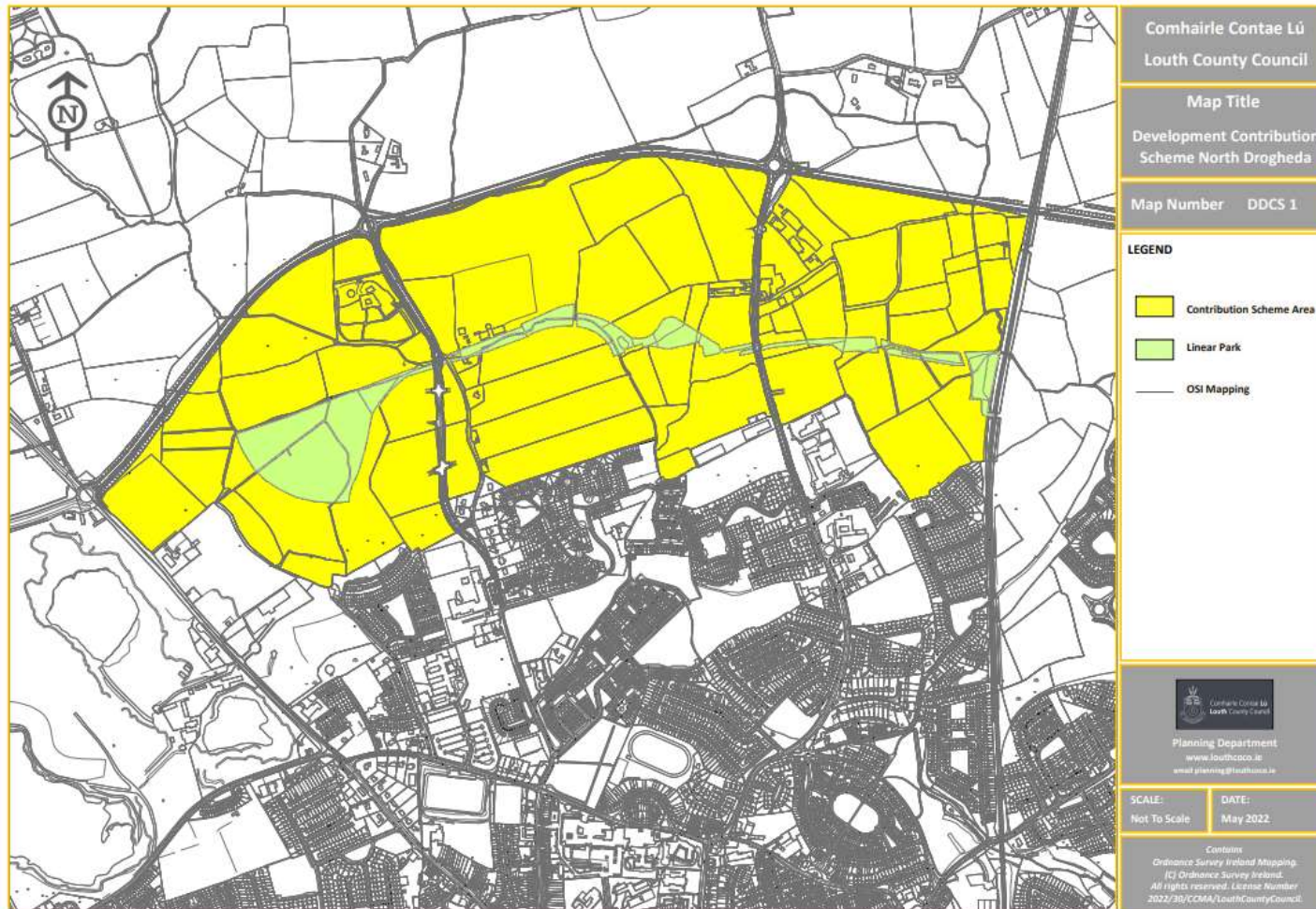
The Council will continue to engage with and work closely with the National Transport Authority, Iarnród Éireann, and other stakeholders and agencies in improving rail services in Drogheda.

Chief Executive's Recommendation:

No change

Section 3 - Appendices

Appendix One - Extent of draft Development Contribution Scheme (Map)





Appendix Two – List of Submissions Received

A total of 3 submissions were received by Louth County Council in relation to the draft Development Contribution Scheme, as detailed in Table 1 hereunder:

Table 1

Submission No.	Name
001	Department of Housing, Local Government and Heritage
002	David Ryan
003	Leilaine Pereira

Appendix Three - Copy of Newspaper Advert

**North Drogheda
Draft Development Contribution
Scheme
Section 48 Planning And
Development Act 2000 (as
amended)**

The Planning Authority is proposing to make a Development Contribution Scheme under Section 48 of the Planning and Development Act 2000 (as amended) to apply to development within part of the area zoned New Residential in the Louth County Development Plan 2021-2027, which is located between the R132 (former N1) to the West and the Dublin – Belfast Railway line to the East. This is to provide for the necessary public infrastructure and facilities to facilitate development in the area.

The Draft Scheme provides for contributions as follows:

Residential: €11,954.86 per dwelling unit
Commercial: €91.96 per square meter of gross floor area;

The Draft Scheme also provides for adjustment of the contribution rates payable on 1st January each year, based on changes to the Wholesale Price Index for Capital Goods, Building and Construction, published by the Central Statistics Office.

The draft scheme in relation to the above will be available for inspection during office hours at Louth County Council Offices located at:

- County Hall, Millennium Centre, St. Alphonsus Road, Dundalk, Co. Louth, A91 KFW6
- Civic Offices, Fair Street, Drogheda, Co. Louth, A82 P440
- Town Hall, Crowe Street, Dundalk, Co. Louth, A91 W26C

commencing **Wednesday 6th July 2022** for a **6 week period up to Wednesday 17th August, 2022.**

Written submissions or observations in connection with the above should be sent to the undersigned on or before **5.00 pm on Wednesday 17th August, 2022** and will be taken into consideration in making the proposed Development Contribution Scheme.

Colette Moss, Senior Executive Officer, Planning Section,
Town Hall, Dundalk,
Email: planning@louthcoco.ie
www.louthcoco.ie

Dated: 6th July 2022

County Hall, Millennium Centre, Dundalk,
County Louth: A91 KFW6. T 042 9335457
www.louthcoco.ie • info@louthcoco.ie