

# **Louth County Council**

## **Development Contribution Scheme 2016 – 2021**

**Section 48, Planning and Development Act, 2000  
(As Amended)**



**Adopted 19<sup>th</sup> September 2016**

## ARTICLE 1.0 INTRODUCTION

1.1 This Louth Development Contribution Scheme 2016 – 2021 shall replace all existing Louth Local Authorities Development Contribution Schemes. A key facet of the new scheme will be to encourage economic activity, promote sustainable development patterns, and secure investment in capital infrastructure and to achieve a greater level of consistency in development contribution schemes nationally. The development contribution scheme for County Louth has been prepared in accordance with Section 48 of the Planning and Development Act 2000 (as amended) and the Urban Regeneration and Housing Act 2015 with regard being had to the “*Guidelines for Planning Authorities on Development Contributions*”, issued by the Department of the Environment, Community and Local Government in January 2013.

1.2 Sub-section (1) of Section 48 of the Planning and Development Act 2000 (as amended), enables a planning authority, when granting a planning permission under Section 34 of the Act, to include conditions 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).

1.3 (a) Subsection (2) of Section 48 Act requires that the basis for the determination of a contribution under subsection (1) shall be set out in a development contribution scheme made under this section.

(b) A scheme may make provision for payment of different contributions in respect of different classes or descriptions of development.

1.4 (a) Subsection (3) of Section 48 The Act specifies 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.

(b) In stating the basis for determining the contributions to be paid, 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 costs 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.

(c) A scheme may allow for the payment of a reduced contribution or no contribution in certain circumstances, in accordance with the provision of the scheme.

1.5 Subsection (15)(a) The Act specifies that a planning authority may facilitate the phased payment of contributions under Section 48 of the Planning and Development Act 2000, (as amended) and may require the giving of security to ensure payment of contributions.

The making of a Development Contribution Scheme is a Reserved Function of the Elected Members

## **ARTICLE 2.0 TYPES OF DEVELOPMENT CONTRIBUTIONS**

The Act provides for three types of development contributions that may be attached as conditions to grants of planning permission which are as follows:

- i. General Development Contributions
- ii. Special Development Contributions
- iii. Supplementary Development Contributions

### **2.1 General Development Contributions**

These contributions apply in respect of public infrastructure and facilities provided by or on behalf of the Local Authority that benefit development in the Local Authority's functional area. The Act provides that a Planning Authority may include a condition on a grant of planning permission requiring payment of a contribution in respect of public infrastructure and facilities and indicates that such contributions may be related to works benefitting development in the area of the Planning Authority.

### **2.2 The types of public infrastructure and facilities that can be funded by this mechanism include:**

- (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, flood relief work and surface water drainage infrastructure
- (d) the provision of bus corridors and lanes, bus interchange facilities (including car parks for these 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 spaces, and surface water drainage infrastructure
- (f) the provision of high capacity telecommunications infrastructure, such as broadband,
- (g) the provision of school sites,
- (h) any matters ancillary to paragraphs (a) to (g)".

"scheme" means a development contribution scheme made under Section 48 of the Act.

### **2.3 Special Development Contributions:**

A Planning Authority may, in addition to the terms of a General Development Contribution Scheme, require the payment of a special contribution in respect of a particular development where specific exceptional costs, not covered by a Scheme are incurred by the Local Authority in respect of public infrastructure and facilities which directly benefit the proposed development. The Planning Authority must specify in a planning condition attached to a grant of permission, the particular works

carried out, or proposed to be carried out, to which the contribution relates. The Act makes provision for the reimbursement of Special Contributions if the specified works are not carried out. Conditions imposing special contributions may be appealed to An Bord Pleanála.

## 2.4 Supplementary Development Contributions

Under Section 49 of the Act, a Planning Authority may, when granting planning permission include conditions requiring payment of a contribution in respect of any public infrastructure service or project specified in a “Supplementary Development Contribution Scheme” that will benefit the development to which the planning permission relates. Projects that may be included in a Supplementary Scheme include rail, light rail, or other public transport infrastructure, including car parks and other ancillary development, the provision of particular new roads, bridges, drains, surface water drainage infrastructure and ancillary infrastructure. The amount and manner of payment of a Supplementary Development Contribution is determined in accordance with the Supplementary Development Contribution Scheme. The Scheme must specify the area to which it applies and also must specify the public infrastructure project or service on which the supplementary contributions are to be expended.

## ARTICLE 3.0 BASIS FOR DETERMINATION OF CONTRIBUTION

3.1 The basis for determination of a contribution under the Louth County Council Development Contribution Scheme 2016 – 2021 (“the Scheme”) is as follows,

(a) The amount of the costs which are attributable, in the years to 2021 to the two classes of public infrastructure and facilities (listed in the **Table 1 at Article 5** below). These costs are given in **Appendix I Table A** which is annexed to this Scheme.

(b) The projected number of residential units and the aggregated floor areas in square meters of projected non-residential development, in the years to 2021, in each of the classes or descriptions of development, namely, Residential development class and Non-Residential development class are given in **Appendix I Table B** of which is annexed to this Scheme.

(c) The development contributions payable per Residential unit and per square metre of Non-Residential development class were determined upon consideration of a number of factors including:

- Eligible costs of projects
- Expected quantum of development
- The level of existing contribution rates

The result of this analysis is shown at Article 5 – Level of Contribution.

## ARTICLE 4.0 DEVELOPMENT CONTRIBUTION SCHEME

4.1 This Louth County Council Development Contribution Scheme 2016 – 2021 (“the Scheme”) is made under Section 48 of the Planning and Development Act 2000, (as amended).

4.2. Under the Scheme, Louth County Council shall, when granting a planning permission under Section 34 of the Act, include conditions for requiring the payment of a contribution (the amount of which is indicated below under the heading Level of Contribution) in respect of public infrastructure and facilities benefiting development in the County of Louth and that is provided, or that it is intended will be provided, by or on behalf of Louth County Council (regardless of other sources of funding for the infrastructure and facilities).

## ARTICLE 5.0 LEVEL OF CONTRIBUTION

Under the Scheme the contributions to be paid (excluding where Exemptions and Reductions apply) in respect of the different classes of public infrastructure and facilities are as follows:-

**Table 1**

Classes of Public Infrastructural Development	Residential Development		Non-Residential Development	
	%	Cost per Unit	%	Cost per Sqm
Class 1 Infrastructure (including roads and surface water)	78%	€4,200	80%	€48.00
Class 2 Amenity (including parks, recreation, amenity & community facilities)	22%	€1,200	20%	€12.00
<b>Total</b>	<b>100%</b>	<b>€5,400</b>	<b>100%</b>	<b>€60.00</b>

**Note 1:** These rates of contributions shall be effective from 20th September 2016 to the 31<sup>st</sup> December 2021. Indexation in accordance with the Chartered Surveyors of Ireland Construction Tender Price Index will apply annually on 1st January. Having regard to economic or other circumstances and, subject to the approval of the Council, it may be considered appropriate not to apply this indexation for any year(s).

**Note 2:** This Scheme is effective from the 20th September 2016.

**Note 3:** Developers may avail of the lower contribution rate set out in this scheme as provided for in the Urban Regeneration and Housing Act 2015

## **Urban Regeneration and Housing Act 2015:**

29. Section 48 (as amended by section 30 of the Act of 2010) of the Act of 2000 is amended by inserting after subsection (3) the following: [2015.] *Urban Regeneration and Housing Act 2015. [No. 33.] PT.4 S.29*

“(3A) Where a permission which includes conditions referred to in subsection (1) has been granted under section 34 in respect of a development and the basis for the determination of the contribution under subsection (1) has changed—

(a) where the development is one to which Part II of the Building Control Regulations 1997 (S.I. No. 496 of 1997) applies and a commencement notice within the meaning of that Part in respect of the development has not been lodged, or

(b) where the development comprises houses and one or more of those houses has not been sold, the planning authority shall apply that change to the conditions of the permission where to do so would reduce the amount of the contribution payable.

(3B) Where a development referred to in subsection (3A) comprises houses one or more of which has not been sold the planning authority shall apply the change in the basis for the determination of the contribution referred to in that subsection only in respect of the unsold houses.

(3C) Where the planning authority applies a change in the basis for the determination of a development contribution under subsection (3A) it may amend a condition referred to in subsection (1) in order to reflect the change.”.

**Note 4:** The floor area of proposed development where buildings are involved shall be calculated as the gross floor area. This means the gross floor area determined from the internal dimensions of the proposed buildings, including the gross floor area of each floor including mezzanine floors.

## **ARTICLE 6.0 EXEMPTIONS AND REDUCTIONS**

### **6.1 EXEMPTIONS**

The following categories of development will be either liable for a reduction or exemption from the requirement to pay development contributions under the Scheme.

Exemptions shall NOT apply to permissions for retention.

1. Provision of facilities by local authorities under Section 179 of the Planning and Development Act 2000 (as amended).	No Charge
2. Development consisting of drug treatment and rehabilitation services and drug education/prevention services for which permission was applied and is to be operated by not for profit community based providers.	No Charge
<p>3. Social Housing Units constructed by or on behalf of the Housing Authority or by or on behalf of an Approved Housing Body (AHB)</p> <p>Dwellings constructed on serviced sites sold by the Local Authority under the Low Costs Sites Scheme.</p> <p>Dwellings provided for in accordance with an agreement made under Part V of the Act or which are provided by or on behalf of an Approved Housing Body (AHB) which is recognized as such by the Planning Authority shall be exempt.</p> <p>Where Part V agreements are not in place prior to the lodgement of a commencement notice, the full contribution shall apply and shall remain in place, unless an agreement is entered into which includes for the provision of social housing.</p>	No Charge
4. Replacement House.	Equivalent – No Charge
5. Attic conversions domestic extensions and domestic extensions for accommodation of disabled person(s) are exempted in full in cases where a HAG/MAG/HOP grant is approved.	No Charge
6. Retention applications where the application relates solely to minor amendments of the original grant where there is no increase in floor area.	No Charge

7. Development of sports facilities provided by voluntary sporting bodies.	No Charge
8. The non-built element of large scale outdoor recreational developments such as golf courses, sports pitches and tennis complexes where the recreation facilities meet the landscape objectives of the development plan.	No Charge
<p>9. All farm buildings required to be constructed to comply with EU Nitrates Directive/Regulations</p> <p>All farm buildings required to be constructed to comply with Environmental Protection Regulations, Animal Welfare and Quality Assurance measures.</p> <p>All farm buildings approved for grant support under any grant scheme facilitated by the Department of Agriculture, Food and Marine</p> <p>Glass houses and poly tunnels (associated with intensive horticulture)</p>	No Charge
10. Change of Use applications are exempt where the change of use and internal alterations does not lead to the need for new or upgraded infrastructure/services or significant intensification of demand placed on existing infrastructure.	No Charge
11. Developments by organizations including registered charities 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. The development must be exclusively for the primary purpose of the organization.	No Charge
12. Non-commercial community related developments by voluntary non-profit making groups, clubs or organizations.	No Charge
<p>13. Renewable energy development with a capacity <u>up to</u> 0.5MW*.</p> <p>Renewable Energy Development which is not supplying electricity to the national grid.</p> <p>Community owned renewable energy initiatives/projects no threshold.</p>	No Charge

<p>14. Ancillary underground, multi-storey car parking and surface car parking is exempt. Surface car parking is exempt where all other options have been fully interrogated and the applicant can demonstrate this to the satisfaction of the Planning Authority (i.e. Councils Development Plan standards).</p>	<p>No Charge</p>
<p>15. Non-fee paying schools.</p>	<p>No Charge</p>
<p>16. Shop fronts and Shopfront improvements in line with Louth County Council's Shop Front Guidelines</p>	<p>No Charge</p>
<p>17. Broadband Infrastructure (masts &amp; antennae).</p>	<p>No Charge</p>
<p>18. Garages and garden sheds. If approval is subsequently granted to convert exempt structures to separate dwelling unit and/or commercial use then the appropriate levy is applicable.</p>	<p>No Charge</p>
<p>19. Renovations to restore/refurbish structures deemed to be "Protected Structures" in the County Development Plan, where the Council is satisfied that the works substantially contribute to the restoration or protection of the structure.</p> <p>Extensions to Protected Structures for private residential where the council is satisfied that the works protect and enhance the character of the Protected Structure.</p> <p><i>(See also Reductions for Extensions to Protected Structures for commercial purposes below)</i></p>	<p>No Charge</p>

\*Applies to renewable energy initiatives which produce electricity for export to the national or international grids which is not community owned.  
Where permission is sought for primary use for onsite consumption with the excess electricity exported to the national grid, the first 0.5MW of exported electricity shall be exempt from development contributions and any additional output charged at the rate for 0.1 MW thereafter

## 6.2 REDUCTIONS

Reductions shall NOT apply to permissions for retention.

<p>1. Temporary Planning Permissions - at the discretion of the Planning Authority where the temporary permission would fully satisfy the policies and objectives of the development plan are to be calculated as follows:-</p>	<p>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.</p>
<p>2. There will be a reduction in the rates for residential and non-residential developments in town centre areas and in Phase 1 lands.</p>	<p>See Tables 2 &amp; 3</p>
<p>3. Reduced rate of development contributions for businesses grant-aided or supported by IDA/ Enterprise Ireland/LEO Louth.</p>	<p>75%</p>
<p>4. Agricultural Buildings</p>	<p>90%</p>
<p>5. Agricultural Buildings associated with:</p> <ul style="list-style-type: none"> <li>• the processing, distribution, supply or sale of fruit, vegetables, food, horticulture or any agri or market gardening products”</li> <li>• the processing of renewable energy crops</li> </ul>	<p>50%</p>
<p>6. High quality developments in Architectural Conservation Areas as identified in the relevant Development Plan or Local Area Plan which protects and enhances the integrity of the ACA</p>	<p>25%</p>
<p>7. Expansions to authorised industrial and manufacturing operations including expansion of port operations/facilities.</p>	<p>75%</p>
<p>8. Extensions to Protected Structures for commercial purposes where the council is satisfied that the works protect and enhance the character of the Protected Structure.</p>	<p>50%</p>

<p>9. The reduction to extensions to Protected Structures do not generally extend to development on the site detached from the protected structure. However, development within the curtilage of a Protected Structure may be considered for a reduction in the rate for that part of the development which is considered by the Council to be necessary to ensure the protection, conservation or restoration of the structure and where the council is satisfied that the works protect and enhance the character of the Protected Structure.</p>	<p>50%</p>
<p>10. Developers may avail of the lower contribution rate set out in this scheme as provided for in the Urban Regeneration and Housing Act 2015 (As per Note 3 of 5.0)</p>	<p>As per the new Development Contribution Scheme 2016 – 2021.</p>
<p>11. Where demolition is necessary to facilitate a proposed new development, the floor area of the structure to be demolished will be off set against contributions for new development.</p>	<p>As per the floor area of the structure minus the floor area of the structure to be demolished</p>

Where a particular development comes within the remit of more than one category of reduced contributions, only one such reduction may be applied. In this instance the council shall apply the category where the greater percentage reduction applies.

### 6.3 EXEMPTION AND REDUCTIONS TABLES

Section 48 (3) (c) of the Act allows for a reduction in contributions or no contribution in certain circumstances under the terms of the Scheme. The following categories of development will be exempted from the requirement to pay development contributions, or will be required to pay a reduced contribution as outlined in Tables 2 Residential Development and Table 3 Non-Residential Development.

**Table -2 RESIDENTIAL DEVELOPMENTS**

<b>DESCRIPTION OF DEVELOPMENT</b>	<b>LOCATION TYPE OF DEVELOPMENT</b>	<b>REDUCTIONS</b>
Consolidation of Urban Core Area – Drogheda, Dundalk, Ardee and Dunleer	Town Centre and Core Strategy Phase 1 Lands	20%
Brownfield Infill Sites – Drogheda, Dundalk and Town Centre Ardee & Dunleer	The Dundalk Urban Design Framework Area, The Heritage Quarter, Drogheda and the town centres of Ardee and Dunleer	50%
Over shop residential (with non-residential use on ground floor) – Drogheda, Dundalk and Town Centre Ardee & Dunleer	Streets as identified in Table 4	100%
Derelict Sites defined in the Derelict Sites Act 1990 and Vacant sites as defined in the Urban Regeneration and Housing Act 2015 (Section 5).	All Areas	60%

**Table 3 NON-RESIDENTIAL DEVELOPMENTS**

<b>Category</b>	<b>Town Centre</b>	<b>% Reduction</b>
Non-Residential Town Centre Development <b>excluding</b> the following uses at ground floor level:  Takeaway/fast food restaurant, Betting Office or equivalent , Amusement Arcade or equivalent, Night Club.	Streets as identified in Table 4	60%
Derelict Sites defined in the Derelict Sites Act 1990 and Vacant sites as defined in the Urban Regeneration and Housing Act 2015 (Section 5).	All Areas	60%

**Table 4: Eligible Locations qualifying for Exemptions/Reductions**

<b>Dundalk</b>	<b>Drogheda</b>	<b>Ardee</b>	<b>Dunleer</b>
Clanbrassil Street	West Street	Irish Street (to Bridge)	Lower Main Street
Bridge Street	Narrow West Street	John Street	Upper Main Street
Church Street	Stockwell Lane	William Street	Ardee Road
Linenhall Street	Magdalene Street	Castle Street	
Market Square	North Quay	Bridge Street	
Earl Street	Dyer Street	Market Street	
Francis Street	Wellington Quay		
Crowe Street	Dominic Street		
Park Street	John Street		
Dublin Street	James Street		
	Shop Street		
	Meatmarket Lane		
	Laurences Street		
	Peter Street		

## **ARTICLE 7.0 PAYMENT OF CONTRIBUTION / NON PAYMENT OF CONTRIBUTION**

### **7.1 Payment of Contribution**

Conditions requiring payment of the contributions provided for in the Scheme shall be imposed in all decisions to grant planning permissions made following the making of the Scheme by Louth County Council. The operative date of the scheme is from 20th September 2016.

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed by the Council. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as set out previously.

The Council may at its discretion facilitate the phased payment of contributions payable under the Scheme, and the Council may require the giving of security to ensure payment of contributions.

The provision of the Urban Regeneration and Housing Act 2015 in so far as it relates to the terms for the payment of contributions, shall be available under this Scheme.

### **7.2 Non Payment of a Contribution**

Contributions unpaid in full prior to commencement of development shall remain payable together with interest that may accrue from that date.

The Council, in accordance with statutory powers, may recover as a simple contract debt in a court of competent jurisdiction any contribution (including interest and legal costs) due to it under the terms of this scheme. Furthermore, the Council may instigate enforcement action

under the Planning and Development Act, 2000, as amended in respect of unpaid development contributions and all associated costs and fees.

#### **ARTICLE 8.0 APPEAL TO AN BORD PLEANÁLA (“the Board”)**

The Act stipulates that no appeal can be made to An Bord Pleanala in relation to a condition requiring a Development Contribution to be paid in accordance with a Development Contribution Scheme. However an appeal may be brought to the Board where the applicant for planning permission under Section 34 of the Act considers that the terms of the Scheme have not been properly applied in respect of any conditions laid down by the Council.

#### **ARTICLE 9.0 REVIEW OF THE SCHEME**

The Scheme may be reviewed from time to time by the Council having regard to circumstances prevailing at the time. After a review of the Scheme, a new Scheme may be made. The Scheme is effective from 20th September 2016 until 31<sup>st</sup> December 2021, unless a new Scheme is made in the interim. The duration of the Scheme may be extended beyond 2021 if considered appropriate subject to the approval of the elected members.

#### **ARTICLE 10 SPECIAL DEVELOPMENT CONTRIBUTIONS**

A special development contribution may be imposed under Section 48 of the Act where exceptional costs not covered by the Louth County Council Development Contribution Scheme 2016 – 2021 are incurred by the Council in the provision of a specific public infrastructure or facility. (The particular works shall be specified in the planning conditions when special development contributions are levied). Only developments that will benefit from the public infrastructure or facility in question will be liable to pay the special development contribution. Conditions imposing special contributions may be appealed to An Bord Pleanála.

A Special Contribution will apply for provision of car parking spaces in lieu of shortfall.

#### **10.0 REFUND OF CONTRIBUTIONS**

Under Section 48(12) of The Act provides that any works not commenced within five years or completed within seven years of receipt of payment shall result in the applicant being refunded, in full or part, the Special Contribution. In accordance with the provisions of the Act, each Planning Authority decides if a Special Development Contribution is required and the level of the contribution, having regard to the actual costs incurred in relation to the particular works carried out, or the estimated cost in the case of works proposed to be carried out.

A Special Contribution will apply for provision of car parking spaces in lieu of shortfall.

#### **ARTICLE 11.0 EFFECTIVE DATE**

This Scheme is effective from 20<sup>th</sup> September, 2016.

## APPENDIX I

### TABLE A – COSTS INCLUDED IN SCHEME

Costs attributable in the lifetime of the scheme in the classes of infrastructure and amenity.

	Description	Capital Costs Included in Scheme € m	Contributions Allocated € m	% Contributions Allocated
<b>CLASS 1</b>	<b>INFRASTRUCTURE</b> (including roads and surface water)	<b>€ 76,245,000</b>	<b>€ 18,194,000</b>	<b>80%</b>
<b>CLASS 2</b>	<b>AMENITY</b> (including parks, recreation , amenity and community facilities)	<b>€ 18,450,000</b>	<b>€ 5,030,000</b>	<b>20%</b>
<b>TOTAL COSTS</b>		<b>€94,695,000</b>	<b>€23,224,000</b>	<b>100%</b>

### TABLE B - PROJECTED DEVELOPMENT

Units of projected residential development and projected Non-Residential development (in the years 2016 – 2021):-

RESIDENTIAL	NON-RESIDENTIAL
4000 no. of residential units	80, 000 m <sup>2</sup> of floor space/ annum

## **APPENDIX II – PROJECT LISTS:**

The tables below reference many of the projects which may be funded from development levies for the period 2016 – 2021. It should be noted that the projects shown are indicative only based on current demands for infrastructure from the various directorates within the Council.

There shall be an ongoing review of the infrastructure and facilities which can be funded during the life of the scheme, based on the levels of actual development contributions collected and any funding costs which apply. Other projects may be substituted where appropriate while staying within the overall approved budget.

### **Infrastructure (Roads and Surface Water)**

Smarter Travel Initiatives  
Construction of New Car Parks  
Improvement/Upgrade of Car Parks  
Road Improvement Works  
General Roadworks Programme  
Traffic Management  
Street Improvements  
Energy Efficiency Upgrades  
Coastal Protection Works  
Cycle Network  
Leonards Cross, Drogheda  
Obelisk Bridge Repairs, Drogheda  
St. Dominic's Bridge Repairs, Drogheda  
Rathmullen Road Junction, Drogheda  
Drogheda PANCR  
Hill Street Roundabout, Dundalk  
Clanbrassil Street Redevelopment, Dundalk  
Hoeys Lane to Tom Bellew Avenue Link Road, Dundalk  
Armagh Road to Ballymascanlon Roundabout, Dundalk  
Mount Avenue Road Upgrade, Dundalk  
Rock Road Improvements, Blackrock  
Ash Walk, Ardee  
Ardee Road Flood Relief South West  
Surface Water and Combined Drains

### **Recreation Amenities & Community**

Town & Village Improvements  
Walkway Developments  
Playgrounds  
Community Thatching Project  
Drogheda Pontoon  
Drogheda Heritage Quarter  
Laurences Gate, Drogheda – Public Realm Works  
Tholsel Phase II, Drogheda  
Clarkes Forest Park, Dundalk  
Dundalk Sports Centre Improvements  
Toberona District Park, Dundalk  
Ardee Castle  
Carlingford Library  
Omeath Artificial Pitch

APPENDIX III

NON-RESIDENTIAL DEVELOPMENT – SCHEDULE OF CONTRIBUTION RATES

DEVELOPMENT DESCRIPTION		CLASS 1. INFRASTRUCTURE (including roads and surface water)  € [EURO] Per Sq M (rounded to the nearest Sq. M)	CLASS 2. AMENITY (including parks, recreation and community facilities)  € [EURO] Per Sq M (rounded to the nearest Sq. M)	TOTAL  € [EURO] Per Sq M
	% of Commercial Rate Applicable	80	20	100%
<b>NON-RESIDENTIAL DEVELOPMENTS</b>	<b>100</b>	<b>48</b>	<b>12</b>	<b>60</b>
<i>Type of non-residential development</i>				
Temporary Planning Permissions Up to 3 years	33	16	4	20
Temporary Planning Permissions Up to 5 years	50	24	6	30
Temporary Planning Permissions Up to 10 years	66	32	8	40
Streets as identified In Table 4  Except the following use at ground floor: takeaway/fast food restaurant, betting office or equivalent, amusement arcade or equivalent, nightclubs]	40	19.20	4.80	24
Derelict Sites & Vacant Sites (as identified in the Urban Regeneration & Housing Act 2015 – Section 5)	40	19.20	4.80	24
Businesses grant aided or supported by IDA/Enterprise Ireland/LEO Louth	25	12	3	15

Agricultural Buildings General	10	4.80	1.20	6
Buildings associated with: <ul style="list-style-type: none"> <li>the processing, distribution, supply or sale of fruit, vegetables, food, horticulture or any agri or market gardening products</li> <li>the processing of renewable energy crops</li> </ul>	50	24	6	30
Extensions to Protected Structures for commercial purposes (as per section 6.2)	50	24	6	30
High Quality developments in Architectural Conservation Areas as identified in the Development Plan & Local Area Plan	75	36	9	45
Expansions to authorised industrial and manufacturing operation, including expansion of port operations/facilities	25	12	3	15
Warehouse (except retail warehouse) for storage purposes/Port Warehousing	20	9.60	2.40	12
Open Storage Areas / Commercial Hard Surface / Open Port Storage	15	7.20	1.80	9
Fee-paying Schools, Educational establishment & crèche	100	48	12	60
Hospitals and medical facilities including medical research centre	100	48	12	60
Development/buildings ancillary to open air leisure/sports facilities [commercial only] including club house bars, storage units etc.	100	48	12	60
Commercial Car Parks [Excluding the circulation area]	100	48	12	60

Quarries	<i>Per hectare</i>	19,200	4,800	24,000
Telecommunication Masts (excluding Broadband)	<i>Per Mast</i>	4,000	1,000	5,000
Electricity Pylon	Per Pylon 220KV	4,000	1,000	5,000
	Per Pylon 400KV	8,000	2,000	10,000
Renewable Energy Initiatives with a capacity greater than 0.5MW	<i>Per 0.1MW</i>	800	200	1000
Provision of car parking spaces in lieu of shortfall (Except Streets identified in Table 4)	<i>All developments</i>	Special Contribution under Section 48(2)(c)		
Change of use resulting in significant intensification of demand placed on existing infrastructure	<i>All developments</i>	Special Contribution under Section 48(2)(c) may apply		
Development not coming within any of the foregoing classes	100	48	12	60

**\*Applies to renewable energy initiatives which produce electricity for export to the national or international grids.** Where permission is sought for primary use for onsite consumption with the excess electricity exported to the national grid, the first 0.5MW of exported electricity shall be exempt from development contributions and any additional output charged at the rate for 0.1 MW thereafter.

Note: Storage area is based on Nett Storage Area

## **APPENDIX IV - DATA SETS USED IN PREPARATION OF SCHEME**

The following datasets informed the preparation of the scheme;

- Population projections and economic forecasts.
- Core Strategies for County Louth, Drogheda and Northern Environs and Dundalk and Environs.
- In estimating future development trends, the Planning Authority undertook desktop research to establish the number of residential units for which planning permission was granted and units commenced in the period 2010 to 2015.
- The amount of non-residential development commenced in the period between 2010-2015 inclusive.
- Estimation was made of the amount of residential and non-residential floor space per annum which the Council is likely to grant in the period 2016 to 2021.

Note: All figures utilised in this scheme represent revisions / modifications as appropriate of the previous schemes applicable to the three local authorities in existence within County Louth prior to 1<sup>st</sup> January 2014.