

PLANNING INFOSHEET

DEVELOPMENT CONTRIBUTIONS

This Infosheet has been prepared by the Savills Planning team in respect of Development Contributions. The contribution rates vary by Council however, there are common exclusions and discounts available. This is outlined in more detail below.

Statutory Basis

Section 48 of the Planning and Development Act 2000 (as amended) enables a planning authority, when granting a planning permission to include conditions for payment of a contribution. This contribution is in respect of public infrastructure and facilities benefitting development.

A Supplementary Development Contribution Scheme (Section 49) can also be applied in specific areas when a particular public infrastructure or facility is being provided which will directly benefit the development(s) on which the contribution is imposed e.g. light rail or other public transport.

A special contribution can also be applied (under Section 48.2c) in respect of a particular development where specific exceptional costs not covered by the General Scheme are incurred.

Exemptions and Reduced Contributions

Each planning authority is permitted to reduce contributions up to 100% for certain types of development. These vary between local authorities, but exemptions or reduced contributions must be applied in the following cases:

- reduced rates of development contributions or waivers for development in town centres to;

- reduced rates for temporary permissions
- waivers in the case of change-of-use permissions, where change-of-use does not lead to the need for new or upgraded infrastructure / service
- waivers or reduced rates of development contributions for businesses grant aided or supported by IDA / Enterprise Ireland / Shannon Development / Údarás na Gaeltachta
- provision to charge only net additional development in cases of redevelopment projects
- waivers for broadband infrastructure
- waivers in respect of works on protected structures
- options for reduced charges in respect of renewable energy development

Many local authorities also allow exemptions or reductions for the following:

- development proposed to be carried out by or on behalf of a voluntary organisation
- non-fee paying schools and not-for-profit childcare facilities
- social housing units including Part V units
- replacement of buildings affected by accidental damage (fire, flood, etc)
- residential extensions up to 40 sq m

- residential ancillary car parking
- substations / switchrooms / plant rooms

No exemption or waiver are applied to any applications for retention of development. Planning authorities are encouraged to impose higher rates in respect of such applications.

An additional contribution is payable to Irish Water in respect of public infrastructure provided by them. Developers should contact Irish Water directly in this regard.

Chargeable Rates

The tables on the next page outline the current S.48 and S.49 Development Contribution rates in the Greater Dublin Area and Irish cities. The charges are listed per square metre (psm), per unit, or per hectare. They do not cover retention permissions and may be subject to indexation on an annual basis. Please consult the relevant planning authority websites to confirm the relevant rates at any one time. S.49 contributions are payable in addition to S.48 contributions. A local authority is not permitted however, to 'double charge' for the infrastructure. Please also note that these tables outline the charges for the main development types. Other contribution rates may be payable for car parking, domestic extensions above 40 sq m, quarries, forestry, etc.



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Council	Residential	Industrial	Office	Retail	Comment
Dublin City Council	€99.84/psm	€104.06/psm	€104.06/psm	€104.06/psm	S.48 Levies applicable across the Council area
	€2,000/unit	€38.00/psm	€38.00/psm	€38.00/psm	S.49 Luas Cross City contribution within specific chargeable area
	€2,000/unit	€38.00/psm	€38.00/psm	€43.00/psm	S.49 Luas Docklands contribution within specific chargeable area
Dun Laoghaire Rathdown County Council	€11,478.77/unit	€99.13/psm	€99.13/psm	€99.13/psm	S.48 Countywide excluding Cherrywood & Sandyford areas
	€16,840.87/unit	€132.45/psm	€170.04/psm	€132.45/psm	S.48 Sandyford Urban Framework Area only
	€16,840.87/unit	€154.61 psm	€170.04/psm	€154.61 psm	S.48 Cherrywood Planning Scheme Area only
	€28,882.73/unit	€144.70/psm	€144.70/psm	€144.70/psm	S.49 Glenamuck Distributor Road Area only
	€351,774/ha	€802,047/ha	€802,047/ha	€802,047/ha	S.49 Luas B1 Line area only
Fingal County Council	€106.46/psm	€83.13/psm	€83.13/psm	€83.13/psm	S.48 Levies applicable across the Council area
South Dublin County Council	€104.49/psm	€98.76/psm	€98.76/psm	€98.76/psm	S.48 Levies applicable across the Council area
Kildare County Council	€50.00-65.00/psm	€43.46-€61.55/psm	€43.46-€61.55/psm	€39.82-€65.16/psm	S.48 Levies applicable across the Council area
Meath County Council	€6,000-11,000/unit	€11.00/psm	€31.00/psm	€31.00/psm	S.48 Levies applicable across the Council area
	€144,700/per gross hectare	€329,900/per gross hectare	€329,900/per gross hectare	€329,900/ per gross hectare	S.49 Navan-Dublin Railway Line Area only
Wicklow County Council	€2,950/unit + €55/psm over 150 sq m	€47.00	€48.00	€48.00	Rural Areas
	€8,100/unit + €62/psm over 100 sq m	€47.00	€48.00	€48.00	Non-Rural Areas
Cork City Council	€52.70/psm	€52.70/psm	€52.70/psm	€52.70/psm	S.48 Levies applicable across the Council area
	€9.98/psm	€19.94/psm	€19.94/psm	€19.94/psm	S.49 charge for projects within 500-1,000m of certain rail lines / stations
Limerick City and County Council	€7.00/psm	€30.00 - €37.50/psm	€25.00/psm	€50.00-€60.00/psm	S.48 Levies for City/Town Centres/ Infill/Derelict Sites
	€20.00/psm	€40.00 - €50.00/psm	€50.00/psm	€80.00-€100.00/psm	S.48 Levies for all areas other than above
	€7.00/psm	€0.00	€0.00	€0.00	S.48 Levies for Regeneration Areas
Waterford City & County Council	€3,000-9,000 per unit	€18.00/psm	€18.00/psm	€18.00/psm	S.48 Levies applicable across the Council area
Galway City Council	€90.00/psm	€50.00/psm	€50.00/psm	€50.00/psm	S.48 Levies applicable across the Council area



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