

# WICKLOW COUNTY COUNCIL



## DEVELOPMENT CONTRIBUTION SCHEME 2015

Adopted on the 05<sup>th</sup> October 2015

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## **1.0 Introduction**

The Scheme has been prepared in accordance with S48 of the Planning and Development Act 2000, as amended, and regard was had to the “Guidelines for Planning Authorities on Development Contributions”, issued by the Department of the Environment, Community and Local Government in January 2013.

## **2.0 Preamble**

2.1 The Scheme sets out the following:

- The classes of public infrastructure and facilities in respect of which contributions will be sought.
- The contributions required to be paid.
- The exemptions that may apply.
- The main public infrastructure and facilities for which contributions will be sought.

2.2 The public infrastructure and facilities identified in the list of public infrastructure in Appendix 1 of the Scheme, are considered to be those projects that can be progressed with the funding which it is projected will be received under the Scheme up to 2022 together with any other required funding.

2.3 Public infrastructure and facilities are defined in S48 (17) of the Planning and Development Act 2000, as amended.

2.4 The Planning Authority when granting a permission under S34 of the Planning and Development Act 2000, as amended, will include conditions requiring the payment of contributions in respect of public infrastructure and facilities benefiting development in its functional area in line with the terms of the Scheme.

2.5 The Planning Authority may, in addition to the terms of the Scheme, require the payment of special contributions in respect of a particular development where specific costs not included in the Scheme are, or will be, incurred by the Local Authority in respect of public infrastructure and facilities which benefit the proposed development. The provisions set out under S48 (12) of the Planning and Development Act 2000, as amended, shall apply to any special contribution required by a condition attached to a permission.

2.6 An appeal may be brought to An Bord Pleanála where an applicant for permission considers that the terms of the Scheme have not been properly applied in respect of any condition laid down by the Planning Authority, or in relation to a condition requiring the payment of a special contribution laid down by the Planning Authority.

### 3.0 Classes of Public Infrastructure and Facilities

3.1 Table 3.1 sets out the classes of public infrastructure and facilities in respect of which contributions will be sought.

**Table 3.1**

<b>Class of public infrastructure and facilities</b>	<b>Description</b>
Class 1	Roads and Transportation
Class 2	Stormwater Drainage
Class 3	Community & Recreational Amenity

#### 4.0 Basis for the Determination of the Contribution

4.1 The development contributions to be sought for each development type are set out below.

**Table 4.1**

<b>RESIDENTIAL - RURAL</b>			
<b>Unit Size m<sup>2</sup></b>	<b>Contribution per unit €</b>		
	<b>Class 1</b>	<b>Class 3</b>	<b>Total</b>
<b>&gt;0 ≤ 150</b>	€1900	€800	€2700
<b>&gt; 150</b>	€1900 + €40/m <sup>2</sup> over 150m <sup>2</sup>	€800 + €10/m <sup>2</sup> over 150m <sup>2</sup>	€2700 + €50/m <sup>2</sup> over 150m <sup>2</sup>

**Table 4.2**

<b>RESIDENTIAL – NON RURAL</b>				
<b>Unit Size M<sup>2</sup></b>	<b>Contribution per unit €</b>			
	<b>Class 1</b>	<b>Class 2</b>	<b>Class 3</b>	<b>Total</b>
<b>&gt;0 ≤ 100</b>	€4615	€800	€2010	€7425
<b>&gt;100</b>	€4615 + €40/m <sup>2</sup> over 100m <sup>2</sup>	€800 + €7/m <sup>2</sup> over 100m <sup>2</sup>	€2010 + €10/m <sup>2</sup> over 100m <sup>2</sup>	€7425 + €57/m <sup>2</sup> over 100m <sup>2</sup>

**Table 4.3**

<b>INDUSTRIAL/COMMERCIAL DEVELOPMENT</b>				
<b>Development Type</b>	<b>Class 1 €/m<sup>2</sup></b>	<b>Class 2 €/m<sup>2</sup></b>	<b>Class 3 €/m<sup>2</sup></b>	<b>Total €/m<sup>2</sup></b>
Commercial e.g. Retail, Retail Warehousing, Office, e.t.c.	32	4	8	44
Industrial e.g. Manufacturing, Warehousing, e.t.c.	32	3	8	43

**Table 4.4**

<b>MISCELLANEOUS DEVELOPMENT</b>				
<b>Development Type</b>	<b>Class 1 €</b>	<b>Class 2 €</b>	<b>Class 3 €</b>	<b>Total €</b>
Extractive/Disposal	2,750 per ha per 10m depth	N/A	550 per ha per 10m depth	3,300 per ha per 10m depth
Forestry	550 per ha	N/A	N/A	550 per ha
Recreation/Leisure	550 per ha	N/A	N/A	550 per ha
Open Hard Surfaced Commercial	€12 per m <sup>2</sup>	N/A	N/A	€12 per m <sup>2</sup>

4.2 Table 4.1 Residential - Rural refers to all residential development in the areas identified as Levels 8 to 10, inclusive, and to single house local growth residential development, for the applicant's own needs, in the areas identified as Level 7, in Table 4.3A "The County Wicklow Settlement Hierarchy 2010-2016, of Chapter 4 of the County Development Plan 2010-2016.

Table 4.2 Residential – Non Rural refers to residential development not covered in Table 4.1.

The Settlement Hierarchy referred to above may be subject to change on foot of variations to the County Development Plan. Where this occurs the above rates will apply to the areas identified in the County Settlement Hierarchy at the time the Scheme is adopted. This Settlement Hierarchy is set out in Appendix 2 to this Scheme.

Table 4.3 Industrial/Commercial refers to all industrial and commercial developments, including extensions.

Floor areas will be based on Gross Floor area.

Table 4.4 Miscellaneous Development refers to the particular development types listed in the table. Paragraph 4.7 further clarifies the contributions specified in this table.

4.3 Residential extensions that do not increase the overall floor area of the house over 100m<sup>2</sup> in urban areas, and over 150m<sup>2</sup> in rural areas, will be exempt from contributions.

Residential extensions that increase the floor area over 100m<sup>2</sup> in urban areas, and over 150m<sup>2</sup> in rural areas, will be subject to contributions at the m<sup>2</sup> rates identified in Tables 4.1 and 4.2. The applicable floor area for calculating the contributions will be the floor area of the extension that increases the floor

area of the dwelling over 100m<sup>2</sup> in urban areas, and over 150m<sup>2</sup> in rural areas, with a waiver given for the first 40m<sup>2</sup>.

Residential extensions where the floor area is already over 100m<sup>2</sup> in urban areas, and over 150m<sup>2</sup> in rural areas, will be calculated on the floor area of the extension, with a waiver given for the first 40m<sup>2</sup>.

For clarification, the waiver for the first 40m<sup>2</sup> will only apply in full where the dwelling has not been previously extended, with a reduced waiver allowed, where the dwelling has been previously extended by less than 40m<sup>2</sup>.

The amount of contribution for the first 100m<sup>2</sup> of a residential extension to a development to which Table 4.1 applies, shall not exceed €2700 for Class 1 and Class 3 combined.

- 4.4 In the case of replacement residential units the contribution sought will be the difference in the contribution for the original unit size and the new unit size.
- 4.5 Where a residential rural unit connects to a public stormwater sewer, Class 2 contributions, in addition to the contributions detailed in Table 4.1 above, will be charged at the rate for Class 2 set out in Table 4.2 above.
- 4.6 Holiday homes, B&Bs and other similar types of tourist accommodation will be treated as being in the commercial category for the purposes of the scheme.
- 4.7 Buildings/Structures (including non-mobile plant & machinery), which form part of Extractive/Disposal and Recreation/Leisure Development Types, will incur development contributions at the rate for Industrial/Commercial Development Type set out in Table 4.3.

The area for the purposes of the Extractive/Disposal development type in Table 4.4, will be the area of land from which it is proposed materials will be extracted from or deposited on. Buffer zones will not be included.

Extractive/Disposal developments will incur a special contribution for the upgrading of the local road network facilitating the particular development, where required.

- 4.8 Contributions in Tables 4.1, 4.2, 4.3, and 4.4 will increase or decrease on each and every 01<sup>st</sup> of January in line with the Wholesale Price Index - Building and Construction (i.e. materials and wages) published by the Central Statistics Office, (or similar index if discontinued), rounded up or down to the nearest €25 for the per unit rate and €1 for the per m<sup>2</sup> rates.
- 4.9 Reduced rates for temporary permissions, for 10 years or less, shall be charged as follows:
  - 33% of the relevant contribution specified in the Scheme for permissions up to 3 years.

- 50% of the relevant contribution specified in the Scheme for permissions up to 5 years.
- 66% of the relevant contribution specified in the Scheme for permissions up to 10 years.

4.10 There will be no double charging. Credit will be given for previously paid development contributions or previously authorised use or existing floor areas.

Development contributions shall not be charged on a change of use permission, where such change of use does not result in a significant intensification of demand on public infrastructure.

4.11 As an incentive for employment generating development in the County, where contributions are attached to a permission in accordance with Table 4.3 of this Scheme, a once off reduction/refund of 20% in development contributions for Industrial/Commercial development, as set out in Table 4.3, will be allowed for development which is completed by the 01<sup>st</sup> January 2018. This reduction/refund will be applied at the time the development has been completed.

Developments that benefit from the 20% reduction detailed in section 4.11 will not be entitled to any reduction detailed in Table 5.1.

4.12 This paragraph refers to where permission is granted for development after the date of adoption of this Scheme, and the subject development includes for retention and/or completion of residential units or industrial/commercial buildings. Where substantial works have been carried out to the individual residential units or industrial/commercial buildings, in the opinion of the Planning Authority, on foot of a previous permission, the contributions required for these incomplete residential units, or industrial/commercial buildings, will be computed on the basis of the contributions sought in the permission under which those units were commenced.



## 5.0 Exemptions

5.1 S48 (3) (c) of the Planning & Development Act 2000, as amended, allows for a reduction in contributions or no contribution in certain circumstances under the terms of the Scheme. Table 5.1 details the exemptions that are allowed under the Scheme.

5.2 No exemptions/reductions will be allowed for retention permissions.

**Table 5.1**

<b>Development Type</b>	<b>Exemption/Reduction</b>
Social Housing	100%
Housing provided by Voluntary organisations or Co-Operative housing bodies as outlined in Article 157 (2) of the Planning & Development Regulations 2001, as amended	100%
Facilities provided by organisations which are considered exempt from planning fees as outlined in Article 157 (1) (a) – (c) of the Planning & Development Regulations 2001, as amended	100%
Commercial development in the core town centre areas/main street locations, that consolidates and strengthens the historical town centre.	10%
Film Industry development where a minimum of 80% of the floor space of the structure is to be used as a film studio	100%
Residential extensions for disabled persons in receipt of a disabled persons grant.	100%
Tourism development in accordance with Chapter 9 of the County Development Plan 2010.	20%
Works to Protected Structures that contribute to their protection and restoration	50%
Crèche/Childcare facilities	50%
Agricultural	100%
Forestry	100% on first 50 hectares

## **6.0 List of Public Infrastructure and Facilities**

- 6.1 The list of projects for the various Classes of public infrastructure and facilities is set out in the tables included in Appendix 1.
- 6.2 The projects identified for Class 3 are on the basis of a Community Facilities Hierarchy. The particular needs of each location will be assessed in identifying the appropriateness of a particular project. The contributions raised for Class 3 may be used to provide funding for the provision of facilities developed with local communities and communities of interest.
- 6.3 The cost of providing certain projects identified in Appendix 1 will require a proportion of the costs to be met by a developer.
- 6.4 Where a project listed in Appendix 1 is constructed/provided by a developer as part of a planning permission, a portion of the cost of constructing/providing the project may be offset against the relevant contributions due under the subject permission, depending, inter alia, on Wicklow County Council's capital investment priorities. In computing any offset, the Planning Authority will have regard to the actual costs incurred by the developer in constructing/providing the project. Furthermore, only the marginal costs (i.e. the costs of those additional works which were required over and above that required for the developer's own development, to which the permission related) will be used to compute any offset.

## **Appendix 1**

**CLASS 1 PUBLIC INFRASTRUCTURE & FACILITIES  
ROADS & TRANSPORT**

Blacklion Bypass (Redford Park-R761 to Applewood Heights-L-1027), Greystones  
Improvements to R761 from Kilcoole to Killincarrig Roundabouts, Greystones  
Greystones Northern Link Road  
L1027 Delgany Wood to Applewood Heights Improvements  
Burnaby Heights/R761 Junction Improvements, Greystones  
Junction Improvements Greystones/Delgany  
Junction Improvements to R761/New Blacklion Junction Greystones  
Delgany Village, Killincarrig Village and Church Road Environmental Enhancement Scheme  
R761 Crowe Abbey Improvements, Greystones  
Kilcoole Western Relief Road to Town Centre  
Kilcoole - Western Relief Road (Southern Section)  
R761 Improvements from Kilcoole GAA to Industrial Estate  
Lott Lane improvements, Kilcoole  
Newtownmountkennedy Western Relief Road  
Link Road from Kilcoole Road to Ballyronan Interchange  
R762 and L1051 Ballinahinch to Newtown Improvements  
Merepark to R772, Newtownmountkennedy  
R772 Newtownmountkennedy to Ballyronan interchange  
Blessington Relief Road Completion  
New Road from N81 to Blessington Bridge  
Arklow Western Relief Road  
Arklow - New Road from Wexford Rd to Croghan Industrial Estate  
Arklow - New Road from Wexford Rd to Roadstone  
Old N11 Knockmore to Clogga Junction Improvements, Arklow  
Rathnew Inner Relief Road  
Link Road from Marlton to Wicklow Town Relief Road  
Wicklow - New Link Road from Old N11 to R752 (Rathnew)  
Rockey Road to N11, Wicklow  
Greenhill Road & Junction Improvements, Wicklow  
R751 Marlton to Ballynerrin Junction, Wicklow  
Baltinglass Southern Ring Route (R747 East to R747 West)  
Baltinglass - Rathmoon Road Improvements  
Baltinglass - Junction Improvement N81/R747  
Carnew - New Road from Main St to "Backlands" Area  
Carnew - Improvement to the L7727 (Main St to Town Boundary)  
Northern Access Route (Fassaroe to Monastery)  
Bray/Enniskerry - Western Link Road (Fassaroe to Old Connaught Avenue)

Enniskerry - BallymannRd from R117 to County Brook  
 Enniskerry - Improvements to the R117 from N11 to Town Centre  
 Rathdrum - New Main Street (East of Existing one)  
 Rathdrum - Improvements to Main Street  
 Rathdrum - Improvements to the L6123 (between College and Fair Green)  
 Kilmacanogue - New Road East of N11 (Feasibility Study)  
 R756 - Wicklow Gap Road  
 R747 - Arklow to Baltinglass  
 R759 - Sally Gap Road Roundwood to Manor Kilbride  
 Newcastle - Improvement to the L5050 between Village Centre and St Francis School  
 Newcastle - Improvement to the R761 in vicinity of Watchtower Centre  
 Newcastle - Improvement of the R761 northward to town boundary from the L5050  
 Newcastle - Junction Improvements R761/Sea Road  
 Newcastle - Improvements to L5550 Hunter Leap to R761  
 Roundwood - Improvement of the L5059 between Main St and School  
 Roundwood - Improve the R755 from Church to GAA Grounds  
 Tinahely - Improvement to L3216 from R747 to railway bridge  
 Tinahely - Junction Improvements R747/L3205  
 Avoca - Traffic Safety/Management  
 Avoca - Junction Improvements Main St/Bridge  
 Donard - Traffic Safety/Management  
 Dunlavin - Traffic Calming/Management Measures  
 Dunlavin - Improvements to the Dunlavin/Cross Keys Roads  
 Dunlavin to N9 Road Improvements  
 Killarney Road and Church Road, Bray  
 Town Centre Traffic Management Works, Bray  
 Hills Roundabout – N11  
 Bray Southern Cross Road  
 Dublin Road Improvements, Bray  
 Killarney Lane Improvements, Bray  
 Kilbride Lane Improvements, Bray  
 Widening of Greystones Road from Newcourt to Briarwood, Bray  
 Golf Club Lands Transport Infrastructure inc Bridge, Bray  
 Pedestrian Bridge across River Dargle, Bray  
 Upgrading of Dargle Road, Bray  
 Bray Bridge Footbridges  
 Convent Hill widening, Bray

Distributor Roads (Road Improvements, etc)  
 Inner relief road east of Rathnew Village  
 Distributor link road west of Marlton Park estate to the Wicklow  
 Town Relief Road  
 Upgrading of Rockey Road, Wicklow  
 Upgrading of Greenhills Road, Wicklow  
 Crinnion Park to Broadlough estate, Wicklow  
 New distributor Road Rathnew to Glenealy

Marlton Road Improvements/ Upgrading, Wicklow  
Local Road Improvements (inc. road widening, realignment,  
etc)  
Road Lighting General Improvements  
Pedestrian and Cyclist Facilities  
Car parking  
Multi Storey Car Parks/Car Parks, Bray, Arklow, & Wicklow  
Improvements to Sea Road, Arklow  
Emoclew Road/Wexford Road Link, Arklow  
Access to Proposed North Quay Developments, Arklow  
Mercury/Moneylands, Arklow  
Emoclew Road/Collgreaney Road Junction, Arklow  
Coolgreaney Road Improvements, Arklow  
Abbey Street/Yellow Lane Improvements, Arklow  
South Quay/Dock Road Improvements, Arklow

County Wide - Miscellaneous Projects (Traffic Management/Calming, Parking, Footpaths and  
Cycleways, Junction Improvements, Minor Realignment & Widening Works, etc)

**CLASS 2 PUBLIC INFRASTRUCTURE & FACILITIES  
STORMWATER DRAINAGE**

Upgrading of existing Surface/StormWater Sewer Network  
New Surface/StormWater Sewer Network Schemes  
Upgrading of existing watercourses.

**CLASS 3 PUBLIC INFRASTRUCTURE & FACILITIES  
COMMUNITY & RECREATIONAL AMENITY**

**Level 1 - population range 15,000 – 30,000**

Multi Purpose Community Resource Centre  
 Regional and Local Indoor Sports and Recreation Facilities  
 Swimming Pool / Leisure Centre  
 Youth Resource Centre  
 Athletics Track and Field Facilities  
 Arts and Cultural Centre, including the Mermaid Theatre, Bray  
 Local Multi-Purpose Community Space / Meeting Rooms  
 Outdoor Water Sports Facilities (where applicable)  
 Neighbourhood Parks and Local Parks  
 Outdoor (*full-size*) Multi Use Games Area – Synthetic/Hardcourt  
 Playground(s)  
 Playing Pitches (GAA, Soccer, Rugby)  
 Alternative/Minority Sports Facility  
 Open Spaces/Urban Woodlands/Nature Areas  
 Library

**Level 2 – Population Range 7,000 - 15,000**

Multi Purpose Community Resource Centre *including Arts and Culture Space*  
 Sport and Recreation Centre  
 Swimming Pool / Leisure Centre  
 Youth Resource Centre  
 Local Multi-Purpose Community Space / Meeting Rooms  
 Outdoor Water Sports Facilities (where applicable)  
 Neighbourhood and Local Parks  
 Outdoor Multi Use Games Area – Synthetic/Hardcourt  
 Playground(s)  
 Playing Pitches (GAA, Soccer, Rugby)  
 Alternative/Minority Sports Facility  
 Open Spaces/Urban Woodlands/Nature Areas  
 Library

**Level 3 – Population Range 2,000 – 7,000**

Community/Parish Hall  
 Multi-Purpose Community Space / Meeting Rooms  
 Local/Town Park(s) and Open Spaces/Nature Areas  
 Outdoor Multi-Use Games Area – Synthetic/Hardcourt  
 Playground  
 Playing Pitches  
 Library

**Level 4 – Population Range < 2,000**

Community/Parish Hall  
 Open Spaces/Play Areas  
 Outdoor Multi-Use Games Area – Synthetic/Hardcourt  
 Playing Pitches



## Appendix 2

<p>Table 4.2 – RESIDENTIAL - NON RURAL Levels 1-3</p>	<p><b>Bray/ Wicklow, Rathnew, Arklow, Greystones / Delgany.</b></p>
<p>Table 4.2 – RESIDENTIAL - NON RURAL Levels 4-7 Note for Level 7 single house local residential development for the applicant’s own needs are excluded from Table 4.2.</p>	<p><u><b>Levels 4 to 6</b></u></p> <p><b>Blessington, Newtownmountkennedy, Ashford, Aughrim, Baltinglass, Carnew, Enniskerry, Kilcoole, Rathdrum, Tinahely, Avoca, Donard, Dunlavin, Kilmacanogue, Newcastle, Roundwood, Shillelagh.</b></p> <p><u><b>Level 7</b></u></p> <p><b>Barndarrig, Ballinaclash, Coolboy, Glenealy, Hollywood, Johnstown/Thomastown, Kilpedder/Willowgrove, Kiltegan, Knockananna, Laragh –Glendalough, Manor Kilbride, Redcross, Stratford.</b></p>
<p>Table 4.1 – RESIDENTIAL - RURAL Levels 8-10  Note for Level 7 single house local growth * residential development for the applicant’s own needs are included in Table 4.1</p>	<p><b>Annacurragh, Annamoe, Askanagap, Ballyconnell, Ballycoog, Ballyknockan, Ballynacarrig (Brittas Bay), Connary, Coolafancy, Coolkenno, Donaghmore, Grangecon, Greenan, Kirikee, Knockanarrigan, Lackan, Moneystown, Rathdangan, Valleymount, Ballinglen, Ballyduff, Ballyfolan, Ballynultagh, Baltyboys, Boleynass, Barraniskey, Carrigacurra, Crab Lane, Coolattin, Croneyhorn, Crossbridge, Davidstown, Glenmalure, Goldenhill, Gorteen, Kilamoat, Kilcarra, Killiskey, Kilmurray (NMKY), Kilmurray (Kilmacanogue), Kilquiggan, Kingston, Macreddin, Moyne, Mullinacluff, Oldcourt, Park Bridge, Rathmoon, Redwells, Stranakelly, Talbotstown, Tomacork, Tomriland, <b>All Rural Areas outside the above settlements.</b></b></p>