

# **Development Contribution Scheme Review**

**Presentation to SPC for Economic  
Development, Enterprise & Planning  
11<sup>th</sup> October 2021**

## Legislative Background

- S48 of the Planning and Development Act empowers LAs to require payment of a development contribution as a condition of a planning permission.
- The making of a contribution scheme is a reserved function.
- Balance to be struck between the funding of public infrastructure and the need to encourage economic activity and promote sustainable development patterns.

# Review of Existing Scheme

- Current scheme 2017-2021 first joint scheme post amalgamation
- Project list of 72m included with a forecast yield of 24m through the scheme
- Actual yield 2017- August 2021 - €15,787,423.87

# Review of Existing Scheme

- Projects funded include: Limerick Greenway, CCTV in Public Spaces, Croom Distributor Road, Public Park Enhancements, NCW Athletics Hub, Cycleways, Patrickswell Village Improvements



## Review of Existing Scheme

- Scheme 2017-2021 projected annual housing delivery of 625 units. When number of commencements are assessed the average annual figure is recorded at 480 units.
- If this trend continued and charges remain the same potential residential yield €6m (based on 480 units per annum over 5 years)
- The core strategy adjusted to account for social & affordable housing over the lifetime of the DCS expects to see the delivery of 10,394 residential units.
- If charges/areas remain the same for residential this would result in a potential residential yield of €26m\*. Is this realistic?

\*Assumptions: 5% development will take place in City/Centre, Regeneration Areas and 95% in the rest of the County. Assumed average house size of 130sqm.

# Charges in current scheme and comparable local authorities

## Residential Development

Location	Residential Development charge per sqm
City Centre/Regeneration/areas zoned for Town Centre use in the Local Area Plans. Infill sites and sites on the Derelict Sites Register in Towns and Villages	€7
Other	€20

€31 sqm Tipp, €27.25 sqm Clare, €52.10 Cork City

# Charges in current scheme and comparable Local Authorities

## Commercial Development (Charge per sq.m.)

Location	Manu	Office	Retail/Restaurant/ Takeaway & other commercial not included in any other class	Retail Warehouse	Warehouse	Hotel/ Guesthouse
City Centre	€37.50	€25	€75	€60	€30	€37.50
Regeneration	€0	€0	€0	€0	€0	€0
Other	€50	€50	€100	€80	€40	€50

Tipperary commercial €22 per sqm, Industrial €23 per sqm

Clare €18 per sqm non residential

Dublin City - €96 per sqm Office

Cork City - €52.10 per sqm Office

# Proposed Projects

New project lists from 2022-2026 submitted from Directorates, funding requests €101,807,578.00 to include for example the following projects:

- Public Realm works County wide
- Provision and maintenance of burial grounds e.g., Limerick City East, new BG Cappamore/Murroe, new BG Abbeyfeale;
- Playground upgrades and maintenance of community centres – e.g. Castletroy PG extension, Adare Park Sensory garden, NCW upgrade;
- Provision of greenways e.g. University to Montpelier;
- Walkways e.g. Cappamore looped walk;
- Flood Protection Infrastructure;
- Maintenance of libraries and museum e.g. expansion of Limerick Museum;
- Town and Village Renewal Schemes.



# Timeline

- Workshop with the elected members 28<sup>th</sup> September and 7<sup>th</sup> October
- Draft Scheme to go on display 16/10/21 for 6 weeks
- Chief Executives Report to issue to the Elected Members 13/12/21
- Briefing meeting with the Elected Members early January 2022 on the submissions to the Draft Scheme
- Scheme to be made at Council meeting in January 2022