



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Ceanncheathrú Chorpáraideach
Comhairle Cathrach agus Contae Luimnigh
Cé na gCeannaithe, Luimneach
V94 EH90

Planning and Place-Making
Corporate Headquarters
Limerick City and County Council
Merchant's Quay, Limerick
V94 EH90

1st September 2025

Re: Director General's Report to the Elected Members on submissions received in relation to the Draft Development Contribution Scheme 2025 – 2031

To: The Mayor, Príomh Chomhairleoir and Each Member of Limerick City and County Council

A Comhairleoir, a chara,

I refer to the statutory process for the review of the Limerick Development Contribution Scheme 2022 and the preparation of a new Scheme 2025-2031 and advise that pursuant to Section 48 6(a) of the Planning and Development Act 2000 (as amended), I am attaching a copy of the Director General's Report on the public consultation process for the Draft Limerick Development Contribution Scheme 2025-2031 for your consideration.

During the public consultation period, which ran from the 21st of June 2025 – 5th of August 2025 inclusive, 3 no. valid submissions were received from interested parties.

The Elected Members of Limerick City and County Council will consider the Director General's Report and the Draft Scheme at the Council meeting, which will be held on the 22 September 2025.

Briefing sessions have been scheduled for the Elected Members in advance of the September Council Meeting to assist in considering the Director General's Report and the Draft Scheme. The briefing sessions are relevant to all Elected Members, and I would encourage you all to attend and participate. The Forward Planning team will continue to assist and guide you through this process.

I look forward to continuing to work with you in progressing the Limerick Development Contribution Scheme 2025-2031.

Yours Sincerely

Vincent Murray,

Director of Services, Planning and Place Making

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Director General's Report to the Elected Members on submissions received in relation to the Draft Development Contribution Scheme 2025 – 2031

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1.1 Introduction

Section 48 of the Planning and Development Act 2000 (as amended) enables the Planning Authority when granting planning permission under Section 34 of the Act, to include conditions requiring the payment of a financial contribution in respect of public infrastructure and facilities benefiting development in the area, that is provided, or that is intended to be provided, by or on behalf of the Local Authority, regardless of other sources of funding for the infrastructure and facilities.

Subsection (2) and (3) of Section 48 of the Planning and Development Act 2000 (as amended) specifies that a scheme shall:

- set out the basis for determining the contributions to be paid in respect of public infrastructure and facilities, in accordance with the terms of the scheme;
 - make provision for payment of different contributions in respect of different classes or descriptions of development;
 - allow for the payment of a reduced contribution or no contribution in certain circumstances, in accordance with the provisions of the scheme;
 - indicate the contribution to be paid in respect of different classes of public infrastructure and facilities which are provided, or to be provided by the Local Authority, having regard to the actual estimated cost 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;
- and

may facilitate the phased payment of contributions and may require the giving of security to ensure payment of contributions.

This report presents the submissions made following publication of the Limerick City and County Council Draft Development Contribution Scheme 2025-2031. It sets out the Director General's responses to the issues raised and recommends amendments to the draft scheme, as appropriate. The Report is part of the statutory procedure for preparing a Contribution Scheme as set out in Section 48 (6) of the Planning and Development Act 2000 (as amended).

1.2 Structure of the Director General's Report

This Report is presented in three sections. The first section details the reasons for the proposed Scheme, the requirement for the preparation of the report and outlines the report structure. The second Section summarises the issues raised in the submissions and sets out the Director General's response and recommendation regarding same. Finally, Section 3 concludes with the Director General's Recommendation.

1.3 Preparation of Proposed Scheme and next steps

The Draft Scheme was prepared in accordance with the Planning and Development Act 2000 (as amended), DoECLG Development Contribution Guidelines for Planning Authorities and Circular PS 21/2013 in relation to “the transfer of water services function to Irish Water: planning issues” which set out that “New development contribution schemes made by planning authorities after 1st January 2014 should not contain charges in respect of water services infrastructure”. Circular PL 03 /2018 Revisions of Development Contributions in relation to Telecommunications Infrastructure has also been taken into account.

The Draft Contribution Scheme was presented to the Elected Members of Limerick City and County Council, at a number of workshops on 14/11/2024, 28/02/2025 and the 22/05/2025 and to the Economic Development, Enterprise Planning and Tourism Strategic Policy Committee on the 03/03/2025 and was then placed on public display from 21st June 2025 to 5th August 2025 inclusive.

A total of 3 no. written submissions were received within the statutory timeframe.

In accordance with the requirements of Section 48 (6) of the Planning and Development Act 2000 (as amended), the Director General has prepared this report on all valid submissions and observations received; and on any matters arising from the above consultations. This report, called a Director General's Report, contains the following information;

- A list of the persons who made submissions or observations;
- A summary of issues raised;
- The response of the Director General on the issues raised taking account of the proper planning and sustainable development of the area;

Not later than 6 weeks after receipt of the Director General's Report, the Elected Members of the Local Authority shall consider the Draft Scheme and this Director General's Report and in accordance with Section 48 (8) of the Planning and Development Act 2000 (as amended) shall make the Scheme, unless it decides, by resolution, to vary or modify the scheme, otherwise than as recommended in the Director General's report or otherwise decides not to make the scheme.

Therefore, the Draft Scheme and the Director Generals Report will be considered at the September Council meeting.

Section 2: Submissions

Sub. No.	Submission Received From
1.	Land Development Agency (LDA)
2.	Uisce Éireann
3.	Manor Fields, Adare, Co. Limerick

1.	Name/Group:	Land Development Agency (LDA)
	Submission:	Response
	<p>1. The submission identifies six parcels of land that have been identified within Limerick City and its suburbs that have the potential to deliver approximately 3,600 to 4,700 homes. The LDA are actively progressing planning applications on a number of sites within the Framework area including an application for 287 new homes at the Gas Networks Ireland (GNI) site on the Dock Road.</p> <p>2. The LDA notes exemptions in relation to social housing in accordance with an agreement made under Part V of the Act 2000 (as amended).</p> <p>Whilst the LDA welcomes this, they have requested that an exemption is also provided for affordable housing in accordance with the Affordable Housing Act 2021, Affordable Housing Regulations and / or the provision of Part 9 of the LDA Act.</p> <p>The LDA asks that a 100% exemption be included under Section 7 for affordable housing units delivered under the Affordable Housing Act 2021 and lands subject to Part 9 of the LDA Act and refer to such exemptions in Cork City Council Development Contribution Scheme 2023-2029 and Dublin City 2023-2026 Contribution Scheme</p>	<p>1. Noted, Limerick City and County Council acknowledges the LDA's ongoing work.</p> <p>2. Noted. Having regard to the current housing market and viability issues for affordable units it is considered appropriate to extend the current exemption relating to social housing in accordance with an agreement made under Part V of the 2000 Act (as amended) to also include affordable housing, and to further extend the exemption to include the provision of housing by the LDA on lands subject to Part 9 of the Land Development Act.</p>

<p>3. Additionally, the LDA requests that an exemption be applied to substations and switch rooms where they are ancillary to residential developments. As per Section 6.0 of the Draft Scheme, the development of a substation and/or switch room would require a development contribution of €2,000.</p> <p>4. Development carried out by the Local Authority pursuant to Section 179 of the Act or any amending legislation are exempt. The LDA is currently acting in partnership with several Local Authorities and availing of the provisions set out in section 179 of the Act.</p> <p>The LDA would appreciate clarity in relation to partnership arrangements as regards to whether exemptions apply for development contributions for an LDA partnership with Limerick City & County Council.</p> <p>5. The LDA welcomes exemptions in relation to “works to and change of use of a protected structure for residential or commercial purposes”, stating that restoration and conversion of protected structures is a form of sustainable urban regeneration, which extends the building’s life and avoids demolition waste, encourages reuse of the embodied energy, and also provides</p>	<p>3. It is deemed appropriate to amend the substation/switch room charge to exclude residential developments.</p> <p>4. Development contributions do not apply to development carried out under Section 179 of the Planning and Development Act 2000 (as amended).</p> <p>5. Limerick City and County Council acknowledges the LDA’s support for an exemption in relation “to works to and change of use of a protected structure for residential or commercial purposes”.</p>
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	significant social and economic benefits to society.	
	Director General's Recommendation:	
	<p>To amend Section 7.0 Exemptions No.2 to read as follows</p> <p>Social and Affordable housing including those which are provided;</p> <ul style="list-style-type: none"> - In accordance with an agreement made under Part V of the Act 2000 (as amended) - By a voluntary organisation or voluntary/co-operative housing bodies as outlined in Part 12 Article 157 (2) of the Planning and Development Regulations (as amended) - By the LDA on lands subject to Part 9 of the Land Development Act <p>Under Section 6.0 Development Contributions Charges amend the last line of text to read as follows;</p> <ul style="list-style-type: none"> - Substations/Switch Rooms will be charged €2,000 excluding those ancillary to a residential development. 	

2.	Name/Group:	Uisce Éireann
	Submission:	Response
	<ol style="list-style-type: none"> 1. Uisce Éireann is a provider of publicly funded infrastructure which supports those developments. In a similar way that Part V Social housing and other publicly funded buildings are exempt, Uisce Éireann should also be treated as a public service provider. This will avoid financial charges being levied from one publicly funded infrastructure provider to another. 2. Uisce Éireann requests that developments be subject to an exemption in Section 7. This is supported by the Draft Water Services Guidelines for Planning Authorities, section 7.1.3, which states that 'planning authorities should consider including a special provision in respect 	<ol style="list-style-type: none"> 1. Uisce Éireann's submission is noted. 2. Section 7.13. of the Draft Water Services Guidelines for Planning Authorities, states <i>"In the making of Development Contributions Schemes under Section 48 and Section 49 of the Act, planning authorities should consider</i>

	of water sector developments to limit the extent of the contribution.'	<p><i>including a special provision in respect of water sector developments to limit the extent of the contribution. In this regard, contributions could be applied based on the area of administrative buildings and excluding site or plant areas, as such areas can be very extensive and may give rise to contributions that outweigh the impact of the development on local infrastructure and amenities”.</i></p> <p>Having regard to the above it is considered appropriate to amend the wording of Other Categories of Development No. 6 to exclude public utilities/infrastructure, which relates to a contribution for the provision of tanks or other structures (other than buildings) for storage purposes.</p>
	Director General's Recommendation:	
	<p>Amend the wording of Other Categories of Development No.6 on page 8 to exclude public utilities/infrastructure and read as follows; The provision of tanks or other structures (other than buildings) for storage purposes, <i>excluding those relating to public utilities/infrastructure.</i></p> <p>Under Section 6.0 Development Contributions Charges to amend the last line of text to read as follows;</p> <ul style="list-style-type: none"> - Substations/Switch Rooms will be charged €2,000 <i>excluding those ancillary to a residential development.</i> 	

3.	Name/Group:	Manor Fields, Adare, Co. Limerick.
	Submission:	Response

<p>The Manor Fields is a shared community recreational space located in Adare, Co. Limerick.</p> <p>Objective C3(e) of the Adare Local Area Plan 2024-2030 supports the expansion of further community facilities at the Manor Fields.</p> <p>In their submission, the Manor Fields requests that funding from the Limerick City and County Development Contribution Scheme should be used to support this.</p> <p>The Manor Fields has a 15-year term loan of €470,000 (5.95%) to deliver this important capital project.</p> <p>In 2012, in order to deliver the playground, car park and grass pitches, the organisation was obliged to build 500m of roadway, lights, footpaths and services to get access from the N21 to the facility. Since then, over 41 new houses have used this road for access, with a further 29 houses planned. This cost the community organisation over €250,000.</p> <p>The development of new and recent housing in Adare would not be possible without the Manor Fields' community owned amenity.</p> <p>Housing developers are being facilitated by the voluntary efforts of the Manor Fields' committee.</p> <p>Since the opening of the Manor Fields, LCCC Development Contributions has allocated over €140,000 to Manor Fields. This represents a 5% contribution towards capital projects already delivered and 2.7% of the planned €5.2m of capital projects.</p> <p>The Manor Fields committee requests that the Development Contribution Scheme 2025-2030 includes a special contribution from any</p>	<p>The primary objective of development contributions is to offset a portion of the costs of public infrastructure projects in the City and County.</p> <p>The Manor Fields is included on the Draft Development Contribution Scheme project list under 'Recreation and Amenities' included in Appendix 2. and therefore, may benefit from future funding under the proposed scheme.</p> <p>Having regard to the request for a special Development Contribution; Section 48(2)(c) of the Planning and Development Act, 2000, as amended, states that a planning authority may, in addition to the terms of a scheme, require the payment of a special contribution in respect of a particular development where specific <u>exceptional</u> costs not covered by a general scheme which are incurred by any local authority in respect of public infrastructure such as a new road junction or relocation of piped services.</p> <p>The Manor Fields is named in this proposed draft general scheme and does not present specific exceptional works within the ethos of the Section 48(2), therefore a special contribution on housing developments is not warranted in this instance.</p>
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	housing developments taking place within Adare, in recognition of Manor Fields which contributes greatly to the local area and the wider mid-west region.	
	Director General's Recommendations:	
	No change recommended.	

Section 3: Director General's Recommendation:

In accordance with Section 48 of the Planning and Development Act 2000 (as amended), it is recommended that the Development Contribution Scheme is made in accordance with the Draft Scheme published on the 21st of June 2025 and subject to no.3 modifications (additional text identified in green) as follows

1. To amend Section 7.0 Exemptions No.2 to read;

Social and Affordable housing included those which are provided;

- In accordance with an agreement made under Part V of the Act 2000 (as amended)
- By a voluntary organisation or voluntary/co-operative housing bodies as outlined in Part 12 Article 157 (2) of the Planning and Development Regulations (as amended)
- By the LDA on lands subject to Part 9 of the Land Development Act

2. Amend the wording of Other Categories of Development No.6 on page 8 to exclude public utilities/infrastructure and read as follows;

The provision of tanks or other structures (other than buildings) for storage purposes, excluding those relating to public utilities/infrastructure

3. Under Section 6.0 Development Contributions Charges to amend the last line of text to read as follows;

- Substations/Switch Rooms will be charged €2,000 excluding those ancillary to a residential development.



Vincent Murray
Director of Services - Planning & Place-Making