SOUTH DUBLIN COUNTY COUNCIL



**LAND USE, PLANNING AND TRANSPORTATION
STRATEGIC POLICY COMMITTEE**

**THURSDAY 28th MAY 2020**

**Review of Development Contributions Scheme 2016-2020**

**Background:**

The primary objective of the development contribution mechanism is to partly fund public infrastructural projects, without which development could not proceed. It assists in the delivery of much needed investment in conjunction with central exchequer and local authority own resource.

The statutory basis for the making and operation of the Development Contribution Scheme is set out in the Planning & Development Acts 2000-2010. Under the Acts, the making of a scheme is a reserved function of the Elected Members of the Council.

The current Development Scheme 2016 – 2020 was made by the Council on 14th December 2015 and the following is an outline of the rates applicable as of 1st January 2020 (following indexation).

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| **Class of Public Infrastructural Development** | **€ per square metre of****Residential Development** | **€ per square metre of****Industrial/Commercial class of Development** |
| Class 1: Roads infrastructure & facilities  | 24.10 | 22.77 |
| Class 2: Surface Water & Environment infrastructure & facilities | 14.84 | 14.03 |
| Class 3: Community facilities & amenities  | 26.60 | 25.15 |
| Class 4: Parks and open spaces facilities & amenities | 9.45 | 8.93 |
| Class 5: Economic, Enterprise and Tourism Development including Libraries | 21.40 | 20.23 |
| **Total of Contributions Payable** | **96.39** | **91.11** |

**Review of Scheme**

The scheme is now under review, and a new scheme must be made before 31st December 2020.

This review is being undertaken in accordance with the guidance issued by central government (Minister for the Environment, Community and Local Government) under S 28 of the Planning & Development Act 2000 (as amended).

There are 7 steps in the process as follows:

1. Review of the current Development Contribution Scheme:

What are the key learnings from operating the scheme.

1. Estimating the nature and scope of future development (both residential and non-residential) envisaged over the life of the next scheme:

Consideration of population and housing targets / commercial floorspace for retail, office and industrial –from core strategies and a review of historical development patterns.

1. Determining future infrastructure costs:

Identify public infrastructure projects from across the various classifications of public infrastructure and facilities (referred to in the table above) and their costs.

1. Allocation of costs to anticipated development
	* establish the level and type of infrastructure from 3 above likely to be required to serve both residential and non-residential development
	* Establish Existing User Benefit
	* Decide on how costs are to be attributed to residential and non-residential development
2. Identification of appropriate adjustments:

Establish any waivers/ reductions / exemptions which should be applied to the emerging scheme.

1. Testing and finalisation of the draft scheme:

Test the implications of adjustments referred to at 6 above on the emerging scheme.

1. Public Consultation on Draft new Scheme and Finalisation of the Scheme:

The provisions of the Planning and Development legislation set out the various steps that are to be followed in the publication of the draft scheme, the collection and analysis of submissions and the decision-making process of the Council.

The following sets out the proposed timelines for the review process, commencing on 13th July 2020 when the draft scheme will be considered by the Council for approval to publish for public consultation, and concluding with the resolution of the Council on 9th November 2020 to the making of a new scheme.

**Timelines**

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| --- | --- |
| **STAGE OF PROCESS** |  |
|  |  |
| **Prepublication Draft Scheme to Council**  | 13th July 2020 |
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| **Draft Scheme Published - Public Consultation Commences** | 20th July 2020 |
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| **Draft Scheme to Minister** | 20th July 2020 |
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| **Minister may make comment** |  |
| *Within 6 weeks of draft having been sent*  | 31th August 2020 |
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| **Public Consultation Closes** |  |
| ***NOT less than*** *6 weeks after publication* | 4th September 2020 |
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| **Draft CE report to SPC** | 24th September 2020 |
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| **CE Report to members** | 2nd October 2020 |
| ***NOT later than*** *4 weeks after the expiration of period*  |  |
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| **Resolution of Council**  | 9th November 2020 |
| **NOT later than** *6 weeks after receipt of CE report* |  |
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