



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Draft Development Contribution Scheme 2026-2028

Chief Executive's Report on Public Consultation

**Meeting of South Dublin County Council
13th October 2025**



Public Consultation Process

- Statutorily obliged to engage in public consultation including public display / consideration of submissions
- Draft Scheme presented to Council 14th July 2025
- Public Consultation commenced Tuesday 15th July and extended to Wednesday 16th September 2025
- Draft Scheme published in local & national media / Council's consultation portal <http://consult.sdublincoco.ie>
- Circulated to Minister(s) & Elected Members
- 4 Submissions received

Background / Legislative Basis

- Draft Scheme presented to Council 14th July 2025
- S.48 P&D Act 2020, as amended specifies basis for making a Development Contribution Scheme
- Contributions in respect of public infrastructure & facilities benefitting private development
- Making scheme is Reserved Function of Elected Members
- Current scheme approved in October 2020, effective 01/01/21 to 31/12/25
- New scheme required to be effective from 01/01/26, subject to approval of Council



Draft Scheme 2026 Recap

- No increase in current rates per m²
 - Residential €126.45
 - Non Residential €119.52
- CDP objectives – mechanism included for contributions in lieu of public open space/community facilities
- Sustainable development incentives- upper floors use, derelict/vacancy, surface water, villages, protected structures
- Exemptions and part exemptions from contributions



Draft Scheme 2026

SDCC

Contributions allocated by Class

Class	% Contributions Allocated (2021)	% Contributions Allocated (2026)
Class 1: Transport infrastructure & facilities	26.63 (2021)	20.97
Class 2: Surface water & environment infrastructure & facilities	11.17 (2021)	8.38
Class 3: Community facilities & amenities (including libraries)	22.22 (2021)	12.48
Class 4: Parks & open space facilities & amenities	18.95 (2021)	33.6
Class 5: Economic enterprise & tourism development	18.95 (2021)	24.5

Notes:

- Rates of contribution effective for all permissions **granted** by SDCC & An Coimisiún Pleanála **from 1 January 2026**
- Indexation (CSI CTPI) as appropriate **may** apply from 2027

Public Consultation Submissions

- Goodrock - on behalf of SDZ Landowners (Adamstown)
- Land Development Agency (LDA)
- John Spain Associates - on behalf of SDZ Landowners
- Cairn PLC
- CE required to prepare report on submissions not later than 4 weeks following close of consultation period



Summary of Issues Raised – Goodrock PM

- Request for reduced contributions sought for Adamstown SDZ re Abnormal Strategic Infrastructure costs
- Request for consistency / level playing pitch for providers across DLAs
- Request for exemptions for Social & Affordable units for LDA/ AHBs
- Request to remove NON exemption in respect of leased residential units
- Requests for exemptions for Public Parks provided in Adamstown
- Request for exemptions for Civic/ Library/ Community Floorspace provided in Adamstown
- Request for specific projects in Class 3 Community project list
- Request for specific projects in Class 4 Parks & Open Spaces

Summary of Issues Raised - LDA

- Request to include LDA as an eligible body for exemption from Contributions in Lieu of Public Open Space (S10 a)
- Request to include LDA as an eligible body for exemption from prorate Contributions for Community Centre (S10 c)
- Request to include LDA as an eligible body for consideration for Social & Affordable exemptions (S11 (viii))
- Request for exemptions under Protected Structure (S11xvi) where Social and Affordable units are provided

Summary of Issues Raised – John Spain & Associates

- Request for reduced contributions sought for Clonburris SDZ re Abnormal Strategic Infrastructure costs
- Request for reduced commercial contributions in Clonburris
- Request for consistency / level playing pitch for providers across DLAs (re Clonburris)
- Request for exemptions for Social & Affordable units for LDA/ AHBs
- Request to remove NON exemption in respect of leased residential units
- Requests for exemptions for Public Parks provided in Adamstown
- Request for specific projects in Class 2 Surface Water
- Request for specific projects in Class 4 Parks & Open Spaces

Summary of Issues Raised - Cairn

- Request for reduced contributions sought for Clonburris SDZ re Abnormal Strategic Infrastructure costs
- Request for consistency / level playing pitch for providers across DLAs (reClonburris)
- Request for countywide S48 levy exemptions
- Request for specific projects in Class 2 Surface Water
- Request for specific projects in Class 4 Parks & Open Spaces
- Request for “offsets” where infrastructure benefits wider community

Chief Executive's Proposed Amendments

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The Chief Executive's response to the submissions and the proposed amendments are set out in the CE Report. The report recommends 10no. Proposed Amendments to the Draft Scheme:

- Inclusion of LDA as eligible body for residential social and affordable exemptions and include in the public open space in lieu and community centre exemptions
- Greater clarity to meaning of social housing units eligible for exemption
- Greater clarity to Part V arrangements to aid and promote expedition of delivery
- Additional non residential exemptions for childcare (50%)/ civic / community floorspace/ public parks
- Greater clarity to SUDS/ permeability measure reduction
- Additional exemption towards sustainable transport floorspace measures - covered bicycle parking and mobility hubs
- Reference to appeals to An Coimisiún Pleanála to provide greater clarity.
- Amendments to Project List in Appendix



Chief Executive's Recommendation

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It is recommended that the Draft Section 48 Development Contribution Scheme 2026-2028 as published be adopted, **subject to the amendments referred to above and reflected in the text of the draft scheme attached.**





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Thank you