

Meath County Development Contribution Scheme 2016 – 2021

Effective 1st January, 2016



Produced by
Meath County Council
Buvinda House
Dublin Road
Navan
County Meath C15 Y291
Tel: (046) 9097000
Fax: (046) 9097001
www.meath.ie
customerservice@meathcoco.ie



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1. Introduction

Section 48 of the Planning and Development Acts 2000 to 2015 as amended (hereafter referred to as “the Act”) empowers Planning Authorities when granting planning permission to include conditions requiring the payment of a financial contribution in respect of public infrastructure and facilities benefitting development in the area of the Planning Authority that is provided, or that it is intended will be provided, by or on behalf of the Local Authority.

The Act stipulates that the basis for the determination of a contribution shall be set out in a Development Contribution Scheme. The making of a Development Contribution Scheme is a reserved function of the Elected Members. Earlier Development Contribution Schemes for County Meath in 2004 and 2010 also included specific schedules for each Town Council. This Scheme shall apply to the administrative area of Meath County Council for the period 2016 to 2021 inclusive.

In line with Government policy and before preparing this Development Contribution Scheme, Meath County Council prepared a comprehensive review of the existing Meath County Development Contribution Scheme 2010 - 2015. That review has informed the preparation of this document.

The Meath County Development Contribution Scheme 2016 – 2021 was adopted at the Council meeting on 7th December, 2015.

2. Rationale for Development Contributions

When new development occurs it impacts on the capacity of existing infrastructure networks. Such development places a greater demand on the services that Meath County Council provides. It is considered equitable that developers contribute to the financial burden associated with the provision of enhanced infrastructure networks facilitating new development. However, the Development Contribution Scheme ensures that the cost of infrastructural improvements does not fall disproportionately on new development and takes account of benefit to existing development.

3. Function of the Development Contributions Scheme

Development proposals granted under Part 3 of the Act may include conditions relating to the proper planning and sustainable development of the area. They may also include conditions requiring the payment of financial contributions towards the provision or upgrade of infrastructure facilitating development in the area of the Planning Authority. The Development Contribution Scheme provides the statutory basis enabling a Planning Authority to impose such conditions.

4. Types of Development Contributions

The Act provides for three types of development contributions that may be attached as conditions to grants of planning permission:

- (i) General Development Contributions **
- (ii) Special Development Contributions*
- (iii) Supplementary Development Contributions*

* Meath County Development Contribution Scheme 2016 - 2021

4.1 General Development Contributions

These contributions apply in respect of public infrastructure and facilities provided by or on behalf of the Local Authority that benefit development in the Local Authority's functional area. Section 48(1) of the Act outlines that a Planning Authority, when making a grant of permission, may include a condition requiring the payment of a contribution in respect of public infrastructure and facilities. This section also indicates that such contributions may be related to works benefiting development in the area of the Planning Authority rather than facilitating the proposed development, as was the case under Section 26(2)(h) of the Local Government (Planning and Development) Act 1963.

The types of public infrastructure and facilities that can be funded by this mechanism are:

- (a) The acquisition of land.
- (b) The provision of open spaces, recreational and community facilities and amenities and landscaping works.



- (c) The provision of roads, car parks, car parking places, drains and surface water drainage infrastructure.
- (d) The provision of bus corridors and lanes, bus interchange facilities (including car parks for these facilities) infrastructure to facilitate public transport, cycle and pedestrian facilities and traffic calming measures.



- (e) The refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking spaces, drains and surface water drainage infrastructure.
- (f) High Capacity Telecommunications infrastructure such as Broadband and the provision of school sites.
- (g) Any matters ancillary to paragraphs (a) to (f).

4.2 Special Development Contributions

A Planning Authority may, in addition to the terms of a General Development Contribution Scheme, require the payment of a special contribution in respect of a particular development where specific exceptional costs not covered by a Scheme are incurred by the Local Authority in respect of public infrastructure and facilities which directly benefit the proposed development. The Planning Authority must specify in a planning condition attached to the grant of permission, the particular works carried out, or proposed to be carried out, to which the contribution relates. The Act makes provision for the reimbursement of Special Contributions if the specified works are not carried out.

Special development contributions will be required as deemed appropriate by the relevant Authority in accordance with the provisions of the Act. The level of special contribution required in each instance will be determined by the relevant Authority having regard to the actual costs incurred in relation to the particular works carried out, or the estimated cost in the case of works proposed to be carried out.

4.3 Supplementary Development Contributions

Under Section 49 of the Act, a Planning Authority may, when granting planning permission include conditions requiring the payment of a contribution in respect of any public infrastructure service or project specified in a "Supplementary Development Contribution Scheme" that will benefit the

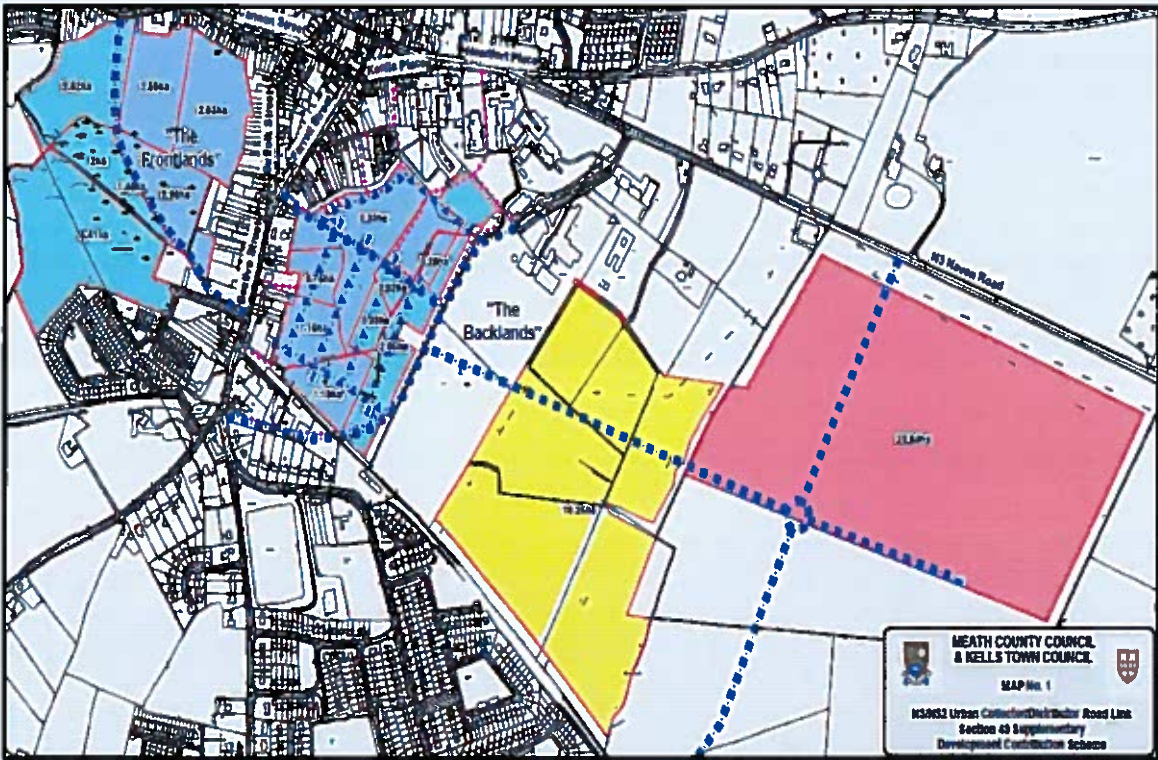
development to which the planning permission relates. Projects that may be included in a Supplementary Development Contribution Scheme include rail, light rail or other public transport infrastructure, including car parks and other ancillary development, the provision of particular new roads, bridges, drains, surface water drainage infrastructure and ancillary infrastructure.

The amount and manner of payment of a Supplementary Development Contribution is specific to each Scheme. The Scheme must specify the area to which it applies and also must specify the public infrastructure project or service on which the supplementary contributions are to be expended. Meath County Council has adopted Supplementary Development Contribution Schemes for the following projects:

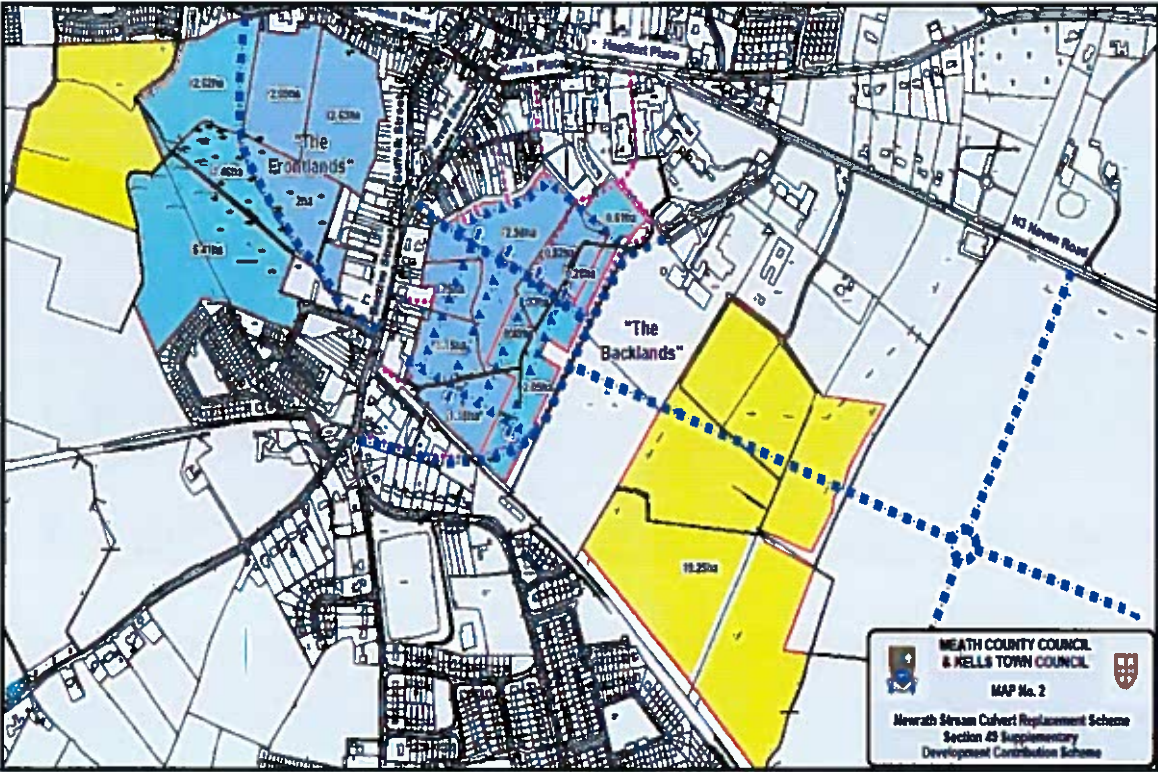
1. Navan to Dublin Railway Line – Phase 1 - Clonsilla to Dunboyne (Pace) and
2. The Kells Backlands.



Extent of the Supplementary Scheme for Phase 1 of the Navan Railway Line



Extent of the Supplementary Scheme for the Kells Backlands (Road link element)



Extent of the Supplementary Scheme for the Kells Backlands (Culvert element).

5. Classes of Public Infrastructure and Facilities

Development Contribution Schemes have historically provided funding for three general classes of public infrastructure or facilities, and their enabling costs. Following the creation of Irish Water and the issue of Circular PS 21/2013, planning permissions granted after 1st January 2014 have not contained charges in respect of water and waste water infrastructure. However, surface water drainage infrastructure remains the responsibility of Local Authorities.

Class 1: Surface Water Drainage - to include construction and improvement of the surface water network. Flood protection works.

Class 2: Roads & Public Transport Infrastructure - to include the provision, refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking places. The provision of bus corridors and lanes, bus interchange facilities (including car parks for these facilities). Infrastructure to facilitate public transport, cycle and pedestrian facilities and traffic calming measures.

Class 3: Social Infrastructure - to include the provision of open spaces, recreational and community facilities, amenities and landscaping works. Broadband infrastructure and school sites.

The acquisition of land will be factored into each of the three classes of infrastructure accordingly.

6. Basis for the Determination of Development Contributions

The Council undertook the following methodology as the basis for determining the provisions of the Meath County Development Contribution Scheme 2016 - 2021:

Each Directorate identified infrastructural priorities for the period 2016 - 2021. The Council's Capital Programme for the period 2015 - 2020 provided the initial basis for infrastructural projects. In preparing the Scheme, Meath County Council had regard to the objectives of the County Development Plan and Local Area Plans within its administrative area. Regard was also given to Government policy, local service programmes and the review of the Meath County Development Contributions Scheme 2010 - 2015.

Meath County Council has prepared the Meath Economic Development Strategy 2014 - 2022 to inform the economic development of the county. This Development Contribution Scheme supports the economic development of County Meath by including specific incentives to support business start up and expansion. The change of use of existing structures and the expansion of existing business no longer attract development contributions.

The following data sets informed the preparation of the Scheme:

- The number of residential units commenced/completed in the county over the period 2010 - 2014.
- The amount of non-residential development commenced in the period 2010 - 2014. An estimate was then made of the amount of non-residential floor space which the Council is thought likely to grant permission during the period 2016 - 2021.
- The population projections in the Meath County Development Plan 2013 - 2019 together with the two year progress report on implementation of the objectives of the Plan.

- Housing Strategy projections, population projections and economic forecasts. In estimating future development trends the Council undertook desktop research to establish the number of residential units granted planning permission for which Commencement Notices have not been submitted to date. The reduction in the number of houses available for rent in the county was also considered with reference to information available from key stakeholders in the housing market.
- An updated schedule of costs for specific projects.
- The gross capital cost of projects on which this Scheme is based is estimated to be €367,263,608. An average discount of 92% is applied to this total to reflect the benefit to existing development that will accrue from such facilities and infrastructure. It is estimated that there will be 4,000 residential units and 163,000m² of non-residential development constructed during the period for which development contributions will be payable. It is envisaged that up to 40% of the units and floor space to be commenced during this period may already have the benefit of existing planning permissions. Developers may seek to avail of the lower rate of contribution set out in this Scheme, or seek revised planning approval pursuant to amended layout or design. The provisions of the Urban Regeneration & Housing Act 2015 will have a significant impact on the quantum of new permissions sought during the period 2016 – 2018.
- Projected Development and Funding Provision

	Projected Contributions			
Year	Residential Development	Total	Non - Residential Development	Total
2016	400	€2,805,708	20,000 m2	€299,400
2017	520	€3,647,420	23,000 m2	€344,310
2018	680	€4,769,704	25,000 m2	€374,250
2019	760	€5,330,845	25,000 m2	€374,250
2020	760	€5,330,845	30,000 m2	€449,100
2021	880	€6,172,558	40,000 m2	€598,800
TOTAL	4,000	€28,057,080	163,000 m2	€2,440,110

6.1 Proportioning Contributions

In determining the proportion of contributions for each class of public infrastructure regard was again had to the actual estimated cost of providing the infrastructure, together with the discount accruing to existing development. It is considered reasonable to recognize that over the life of the Scheme it would be advantageous to progress projects which are less reliant on co-funding, such as amenity schemes and make allowance for this in the proportion of contributions for each class of public infrastructure and facilities. Contributions will be applied in the following proportions:

Development Class	Residential	Non - Residential
Class 1 – Surface Water Drainage	5%	3%
Class 2 – Roads	55%	74%
Class 3 – Social Infrastructure	40%	23%
TOTAL	100%	100%

A complete breakdown of the development contributions payable in respect of the different classes of infrastructure is provided in Appendix B.

6.2 Review of Performance

The preparation of this Scheme was informed by a review of the Meath County Development Contribution Scheme 2010 - 2015. That Scheme included specific amendments introduced to comply with the Guidelines for Planning Authorities on Development Contribution Schemes and included incentives to stimulate economic activity which have been retained in the current Scheme.

7. Schedule of Charges – Meath County Council – effective from 1st January 2016

The contributions payable in respect of public infrastructure and facilities are as follows:

Category of Development	Floor Area (rounded to the nearest m ²)	Contribution
Residential Development (per individual unit)		
	< 100 sq. m.	€6,000
	100 - 140 sq. m.	€6,500
	141 - 200 sq. m.	€7,500
	201 - 300 sq m	€9,000
	> 300 sq. m.	€11,000
Non-Residential Development		
Class 1 : Commercial Property / Retail / Retail Warehousing (inc. General Office) ¹	Per sq metre	€31
Class 2 : Non-Financial / Non-Professional Services Office Use ² Data Centres	Per sq metre	€11
Class 3 : Industrial Manufacturing / Warehousing / Port Warehousing Property	Per sq metre	€11
Class 4 : Indoor Amenity / Play / Recreational / Sports Facility ³	Per sq metre	€11
Class 5 : Open Storage / Hard Surfaced Commercial / Open Port Storage Space ⁴	Per sq metre	€9
Agricultural Development including stables / kennels	Per sq metre	€9
Golf / Pitch & Putt Club	Per hectare	€250
Quarry / Extractive Industry ⁶	Per 0.1 hectare	€2,500
Telecommunications Mast ⁵ (except broadband)	Per mast	€5,000
Electricity Pylons 220kv	Per pylon	€5,000
400kv	Per pylon	€10,000
Renewable Energy Initiatives (export to the Grid) ⁷	Per mega watt	€1,000 / 0.1 mw

¹ Commercial property relates to the provision of a business premises including any structure or other land which is normally used for the carrying out of any professional or commercial undertaking, including; an office (except for office use as described in note 2 below), a hotel, restaurant or public house, any structure or other land used for the purpose of, or in connection with, the functions of a state authority, facilities for child minding, a day care centre, guest house or other premises providing overnight guest accommodation, club, boarding house or hostel, night club / dance hall, shop or supermarket, school or college, nursing home, hospital or health centre.

² Office use where services are not provided principally to visiting members of the public, excluding the provision of financial services and professional services which are considered commercial in nature e.g. call centres.

³ Applies to new construction only.

⁴ Includes the use of land for the parking of motor vehicles, the open storage of motor vehicles or other objects and the keeping or placing of any tents, campervans, caravans or other structures. This category does not apply to hard storage space and car parking facilities provided ancillary to a particular development.

⁵ Relates to all free standing telecommunications support structures including those in place for telephone, radio and TV relay or broadcasting. The contribution is a once off non-refundable payment in respect of each mast. Subsequent applications, to extend the life of temporary permissions indefinitely, shall not be liable for this contribution. Contributions shall not apply to any structure for the provision of broadband, or any other structure, including telecommunication masts where it is proposed to co-host telephone, radio and TV, as well as broadband.

⁶ Relates to footprint of surface extraction area only, does not apply to underground mining.

⁷ Applies to renewable energy initiatives which produce electricity for export to the national or international grids. Renewable energy initiatives used for domestic or on-site consumption of power shall be exempt. Where permission is sought for primary use for on-site consumption with the excess exported to the national grid, the first 0.5 mw shall be exempt from development contributions and any additional output charged at the rate for 0.1 mw thereafter (i.e. €1,000).

7.1 Exemptions and Reduced Contributions

Section 48(3)(c) of the Act allows for a reduction in contributions or no contribution in certain circumstances under the terms of the Scheme. For the purposes of this Scheme where the Planning Authority requires a developer, at their own expense, to provide significant infrastructure within the development in excess of the needs of the development, the Planning Authority may provide for the payment of a reduced contribution or no contribution as the particular circumstances may dictate.

7.1.1 Temporary Permissions

Temporary planning permissions for a maximum of 5 years shall be levied at a rate equivalent to 33% of the development contribution normally attributable to a permanent development of that class and scale. In the event that the temporary permission is extended for an additional period, the full rate shall be applicable. In such circumstances an allowance shall apply where development contributions have already been paid in respect of a previously permitted temporary development on the subject site.

The following categories of development will also be exempted from the requirement to pay development contributions, or will be required to pay a reduced contribution as outlined:

7.1.2 Residential Development

Changes of Use from existing permitted residential use to alternative non-residential use (i.e. Classes 1-5) shall be exempt where development contributions have been paid in full for the existing use. Where the Planning Authority deems that additional public infrastructure is required to facilitate the development a Special Development Contribution may apply.

Development by or on behalf of a voluntary organisation designed or intended to be used as a hostel, or other accommodation for persons with disabilities and is not to be used mainly for profit or gain shall be exempt. This exemption shall not apply to family homes.

Social housing units, including those which are provided in accordance with an agreement made under Part V of the Act or which are provided by a voluntary or co-operative housing association, which is recognised as such by the Planning Authority, shall be exempt. This exemption shall also apply to dwellings constructed on serviced sites sold by the Local Authority under the Low Cost Sites Scheme.

In the case of a replacement house, a pro rata exemption shall be applied as follows: the floor area of the replacement (new) dwelling shall be calculated in accordance with the Meath County Development Contribution Scheme 2016 - 2021. The floor area of the dwelling to be replaced (existing) shall be calculated as a percentage of the replacement (new) dwelling and this percentage shall be deemed exempt from development contributions.

Domestic / residential extensions shall be exempt.

Derelict sites/sites in need of regeneration with Derelict Site Notices having being served (up to a maximum of 2 notices being served) - 50% reduction shall apply.

Rural Areas/Outside Plan Boundaries - Derelict sites and sites in need of regeneration at the discretion of Planning Authority - 25% reduction shall apply.

Developments in Architectural Conservation Areas as identified in the relevant Development Plan or Local Area Plan - 25% reduction shall apply.

7.1.3 Non-Residential Development

Changes of Use from existing permitted non-residential uses to residential or alternative non-residential uses (i.e. Classes 1-5) shall be exempt where development contributions have been paid in full for the existing use. Where the Planning Authority deems that additional public infrastructure is required to facilitate the development a Special Development Contribution may apply.

Redevelopment of non-residential projects, development contributions shall only be levied on the net additional floor area.

Derelict sites/sites in need of regeneration with Derelict Site Notices having being served (up to a maximum of 2 notices being served) - 50% reduction shall apply.

Rural Areas/Outside Plan Boundaries - Derelict sites and sites in need of regeneration at the discretion of Planning Authority - 25% reduction shall apply.

Developments in Architectural Conservation Areas as identified in the relevant Development Plan or Local Area Plan - 25% reduction shall apply.

Where a recreational facility is being provided within a commercial development, a reduction or exemption on the amenity contribution, where deemed appropriate, may be considered.

Crèche/Childcare Facilities shall avail of a 50% reduction of the standard commercial rate of contribution.

Where a Local Authority is disposing of lands to small indigenous industries and/or where an incompatible town centre use is relocating to a suitably zoned location, these categories of development shall avail of a 50% reduction of the relevant standard rate of contribution.

Expansions to existing authorised commercial, industrial and manufacturing operations (Class 1-5) shall be exempt where development contributions have been paid in full for the existing use. Where the Planning Authority deems that additional public infrastructure is required to facilitate the development a Special Development Contribution may apply.

Businesses grant aided or supported by IDA, Enterprise Ireland or Údarás na Gaeltachta shall avail of a 50% reduction of the relevant standard rate of contribution.

Development by or on behalf of a voluntary organisation which is designed or intended to be used for social, recreational, educational or religious purposes by the inhabitants of a locality, or by people of a particular group or religious denomination, and is not to be used mainly for profit or gain shall be exempt.

Educational facilities shall include provision by or on behalf of the Department of Education and Science, Education & Training Boards, Boards of Management or Patron Bodies shall be exempt.

Where a proposed development qualifies for one or more exemptions within this section, the greater discount shall be applied.

7.1.4 Protected Structures

Change of Use applications for protected structures shall be exempt.

Where a development proposes the bringing back into use of a protected structure that is underutilised or not being used, even where new services are availed of, it is considered that the planning gain would warrant an exemption from development contributions.

7.1.5 Agricultural Development

In the case of all farm buildings and structures, the development contribution of €9 per square metre shall apply only to the floor area in excess of the exempted development standard permitted under Planning and Development Regulations 2001 as amended, subject to no other structure on the farmyard complex falling within the particular category/class of development.

The following categories of agricultural development shall be exempted from the requirement to pay development contributions under the Meath County Development Contribution Scheme:

- All farm buildings and structures which are required to be constructed to comply with environmental protection regulations.

- Farm buildings and structures which are required to be constructed to comply with National Action Programmes implemented under EU Nitrates Directive as specified hereunder:
 - Works consisting of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits.
 - Works consisting of a roofless cubicles, open loose yards, self-feed silo or silage areas, feeding aprons, assembly yards.
 - Structures for the making or storage of silage or any other structures of a similar character or description.
 - Structures for the storage of slurry, yard water or farmyard manure.
- Glass houses and poly-tunnels, associated with intensive horticultural development.
- Farm buildings and structures which are approved for grant support under any grant scheme facilitated by the Department of Agriculture and Food.
- Intensive rearing of pigs / poultry: extensions or replacement of housing where there is no increase in numbers shall avail of the 100% exemption from development contributions.

8. Payment of Contributions

- (a) Conditions requiring payment of the relevant contributions will be included in all decisions to grant planning permission made following the making of this Scheme by the Planning Authority.
- (b) Contributions under the Scheme shall be payable in accordance with the conditions of permission. Contributions shall be payable at the index adjusted rate (Wholesale Price Indices - Building and Construction (Capital Goods)) pertaining to the year in which implementation of the planning permission is commenced.*
- (c) The Planning Authority may at its discretion facilitate the phased payment of contributions, and may require the giving of security to ensure payment of contributions.
- (d) Consideration may be given to the provision of specific infrastructural works and facilities by a developer. In that instance the developer shall pay the contributions conditioned in full and where such infrastructure is permanent, the Planning Authority shall where justifiable and appropriate, give due consideration to reimbursing the developer in accordance with an agreed valuation for the works undertaken.
- (e) Contributions unpaid in full prior to commencement of development shall remain payable together with interest that may have accrued thereon at a rate equivalent to 2% above the ECB rate applicable on the 1st January each year including the year of commencement of development.*
- (f) A 10% reduction shall apply where development contributions are paid in full within 28 days of issue of an invoice for the contributions by the Planning Authority. The discount shall apply to the quantum of development defined in the Commencement Notice and is available for each individual phase of multi phase developments. Retention permissions shall not avail of this discount.
- (g) The provisions of the Urban Regeneration & Housing Act 2015, in so far as it relates to the terms for the payment of contributions, shall be available under this Scheme.

* The Chief Executive shall, by written order, on or before the 28th February each year direct whether indexation and / or interest shall be applied for the previous calendar year.

9. Appeals to An Bord Pleanála

The Act stipulates that no appeal shall be made to An Bord Pleanála in relation to a condition requiring a development contribution to be paid in accordance with a Development Contribution Scheme. However an appeal may be brought to the Board where the applicant for planning permission considers that the terms of the Scheme have not been properly applied by the Planning Authority in attaching such a condition.

10. Ring Fencing of Income

Money accruing to a Local Authority under this Scheme shall be accounted for in a separate account, and shall be applied to the provision of public infrastructure, facilities and their enabling costs on a countywide basis.

11. Non-Payment of a Contribution due to Planning Authority

Where a development contribution is not paid in accordance with the terms of a condition laid down by the Planning Authority (or An Bord Pleanála), a Planning Authority may recover any contribution due as a simple contract debt in a court of competent jurisdiction. The Planning Authority reserves the right to initiate further enforcement action in respect of unpaid development contributions.

12. Branding/Public Information

In the interests of transparency any major infrastructure project part funded by development contributions collected under the Meath County Development Contribution Scheme may include project signage along the public road for public information purposes, stating that the project has been part funded by development contributions on development in County Meath.

13. Review of Scheme

A review of the performance of the Scheme shall be completed no later than the 31st December 2018. That review shall consider if it would then be appropriate to incentivise residential development in specific settlements as identified in the Core Strategy. It is not considered appropriate to bring forward such initiatives in this Scheme at this time given the significant overhang of residential planning permissions which may be commenced up to the end of 2018.

14. Rates of Contributions

The detailed rates of development contributions payable under this Scheme in respect of different classes or descriptions of development are set out in Appendix B.

15. Forward Planning

Meath County Council is statutorily required to prepare Development Plans and Local Area Plans under the provisions of the Act. These statutory Plans include objectives to facilitate the provision of infrastructure in the areas concerned, including infrastructure to be funded by development contributions.

Given the indispensable role of Forward Planning in identifying the infrastructural requirements of the county and its towns, expenditure associated with Forward Planning, including the drawing up of land use plans and studies, Development Plans and Local Area Plans, is to be part funded by development contributions, in accordance with Section 48(17)(f) of the Act.

Appendix A: Range of Projects which may be funded from Development Contributions

The tables below summarises many of the projects to be funded from development contributions for the period 2016 - 2021. It should be noted that the projects shown are indicative only based on current demands for infrastructure from the various Directorates. There will be an ongoing review of the infrastructure and facilities which can be funded during the life of the Scheme, based on the levels of actual development contributions collected and any funding costs which apply. Other projects may be substituted where appropriate while staying within the overall approved budget.

Class 1 - Surface Water Drainage

Major improvements to Surface Water Drainage Networks
Flood Relief Northlands, Bettystown
Flood Relief Ashbourne
Contingency for other Flood Relief Projects

Class 2 - Roads & Public Transport Infrastructure

Public Lighting
Forward Planning Costs
Distribution Roads Navan
Transportation/Traffic Management Studies & Implementation
Smarter Transport Initiatives
R157 Dunboyne – Maynooth
N2 - N3 - N4 Link Design
Duleek Bypass
R156 Dunboyne - Summerhill improvements
R150 Julianstown – Laytown
Car Parks
Trim Outer Bypass
Junction Improvements Kells
Traffic Management Scheme (post N3)
Bettystown Distributor / Link Roads
Rath Roundabout - Kilmoon N2 Extension
Ashbourne Frederick Street
Boyne Greenway
Boyne Side Trail
Boyne Valley to Lakelands County Greenway (Navan – Kingscourt)
Royal Canal Greenway
N2 Slane Bypass
N51 Dunmoe to Wickers Cross
N52 Stephenstown - Fringestown
N51 Tullaghanstown - Rathmore
N51 Junction Ballyboy
Minor Works Safety Schemes
Milltown Road Ashbourne
Land Acquisition and Capital Balances Regional Roads
R154 Scurlogstown to Kiltale

Class 3 - Social Infrastructure

Navan Public Park
Library Extensions
New Libraries Bettystown / Kells / Ballivor
Swimming Pool Upgrades
Capital Balances Amenity Infrastructure
Community Groups
Playground Incentive Fund
Civic Improvements Town / Village Centres
Kennedy Road
Forward Planning
Town & Village Amenity Works Incentive
Burial Grounds
Ashbourne Linear Park
Ashbourne Community Centre
Economic Development Capital Costs
Kells Heritage Centre
Community CCTV
Community Facilities (including Recycling Centres)
Porch Fields Trim Improvements
Heritage Projects / Museums
Improved Pedestrian Linkages
Walking Trails, Linear Parks
Laytown - Beach Development & Protection
Solstice Arts Centre
Hill of Ward
Hill Of Tara
Boyneside Trail - Laytown Bettystown Area
Trim Visitor Centre
Trim Town Hall Acquisition and Re-development
Park and Ride Facilities
Improvements to Amenity Areas

Appendix B: Breakdown of Development Contributions effective from 1st January, 2016

Residential Development

Residential - Zoned Land - Per Unit	Floor Area M²				
Development Class	< 100	100 – 140	141 – 200	201 – 300	>300
<i>Class 1</i> Surface Water Drainage	€300	€325	€375	€450	€550
<i>Class 2</i> Roads and Public Transportation	€3,300	€3,575	€4,125	€4,950	€6,050
<i>Class 3</i> Social Infrastructure	€2,400	€2,600	€3,000	€3,600	€4,400
Total	€6,000	€6,500	€7,500	€9,000	€11,000

Non - Residential Development

Commercial/Retail/Retail Warehousing	Per Sq. M.	Per Sq. M.	Per Sq. M.	Per Sq. M.
Development Class		Where 25% Reduction applies	Where 50% Reduction applies	Hotel Development
<i>Class 1</i> Surface Water Drainage	€0.93	€0.70	€0.46	€0.93
<i>Class 2</i> Roads and Public Transport	€22.94	€17.20	€11.47	€22.94
<i>Class 3</i> Social Infrastructure	€7.13	€5.35	€3.57	€7.13
Total	€31.00	€23.25	€15.50	€31.00

Non-Financial / Non-Professional Services office use / Data Centres	Per Sq. M.	Per Sq. M.	Per Sq. M.
Development Class		Where 25% Reduction applies	Where 50% Reduction applies
<i>Class 1</i> Surface Water Drainage	€0.33	€0.25	€0.17
<i>Class 2</i> Roads and Public Transport	€8.14	€6.10	€4.07
<i>Class 3</i> Social Infrastructure	€2.53	€1.90	€1.26
Total	€11.00	€8.25	€5.50

Industrial / Manufacturing / Warehousing / Port Warehousing Property	Per Sq. M.	Per Sq. M.	Per Sq. M.
Development Class		Where 25% Reduction applies	Where 50% Reduction applies
<i>Class 1</i> Surface Water Drainage	€0.33	€0.25	€0.17
<i>Class 2</i> Roads and Public Transport	€8.14	€6.10	€4.07
<i>Class 3</i> Social Infrastructure	€2.53	€1.90	€1.26
Total	€11.00	€8.25	€5.50

Indoor Amenity / Play / Recreational / Sports Facility	Per Sq. M.	Per Sq. M.	Per Sq. M.
Development Class		Where 25% Reduction applies	Where 50% Reduction applies
<i>Class 1</i> Surface Water Drainage	€0.33	€0.25	€0.17
<i>Class 2</i> Roads and Public Transport	€8.14	€6.10	€4.07
<i>Class 3</i> Social Infrastructure	€2.53	€1.90	€1.26
Total	€11.00	€8.25	€5.50

Open Storage / Hard Surfaced Commercial / Open Port Storage Space	Per Sq. M.
Development Class	
<i>Class 1</i> Surface Water Drainage	€0.27
<i>Class 2</i> Roads and Public Transport	€6.66
<i>Class 3</i> Social Infrastructure	€2.07
Total	€9.00

Agricultural Development	Per Sq. M.
Development Class	
<i>Class 1</i> Surface Water Drainage	€0.27
<i>Class 2</i> Roads and Public Transport	€6.66
<i>Class 3</i> Social Infrastructure	€2.07
Total	€9.00

Golf / Pitch and Putt	Per Ha.
Development Class	
<i>Class 1</i> Surface Water Drainage	€7.50
<i>Class 2</i> Roads and Public Transport	€185.00
<i>Class 3</i> Social Infrastructure	€57.50
Total	€250.00

Quarries	Per 0.1 Hectare
Development Class	
<i>Class 1</i> Surface Water Drainage	€75.00
<i>Class 2</i> Roads and Public Transport	€1,850.00
<i>Class 3</i> Social Infrastructure	€575.00
Total	€2,500.00

Note 1

Development contributions on telecommunications masts, electricity pylons and renewable energy initiatives will be allocated 100% to Class 3 - Social Infrastructure.

Note 2

For the purpose of this Scheme the floor area is ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from inside the external wall. This area is provided by the applicant on the planning application form and is subject to technical verification by the Planning Authority.

Appendix C: Additional Information

The following requirements shall not form part of the Meath County Development Contribution Scheme.

Planning conditions may impose specific requirements on developers in accordance with the principles of proper planning and sustainable development. Such conditions may enhance the amenities of the local environment.

Where supported by relevant Development Plan objectives the following conditions may be imposed:

Meath County Council may at its discretion require that a developer provide an art piece or other local amenity feature approved by the Planning Authority to be located on or in the environs of the development site. This requirement shall apply to:

- (i) Residential developments in excess of 75 dwellings.
- (ii) Non-residential developments in excess of 10,000m².

