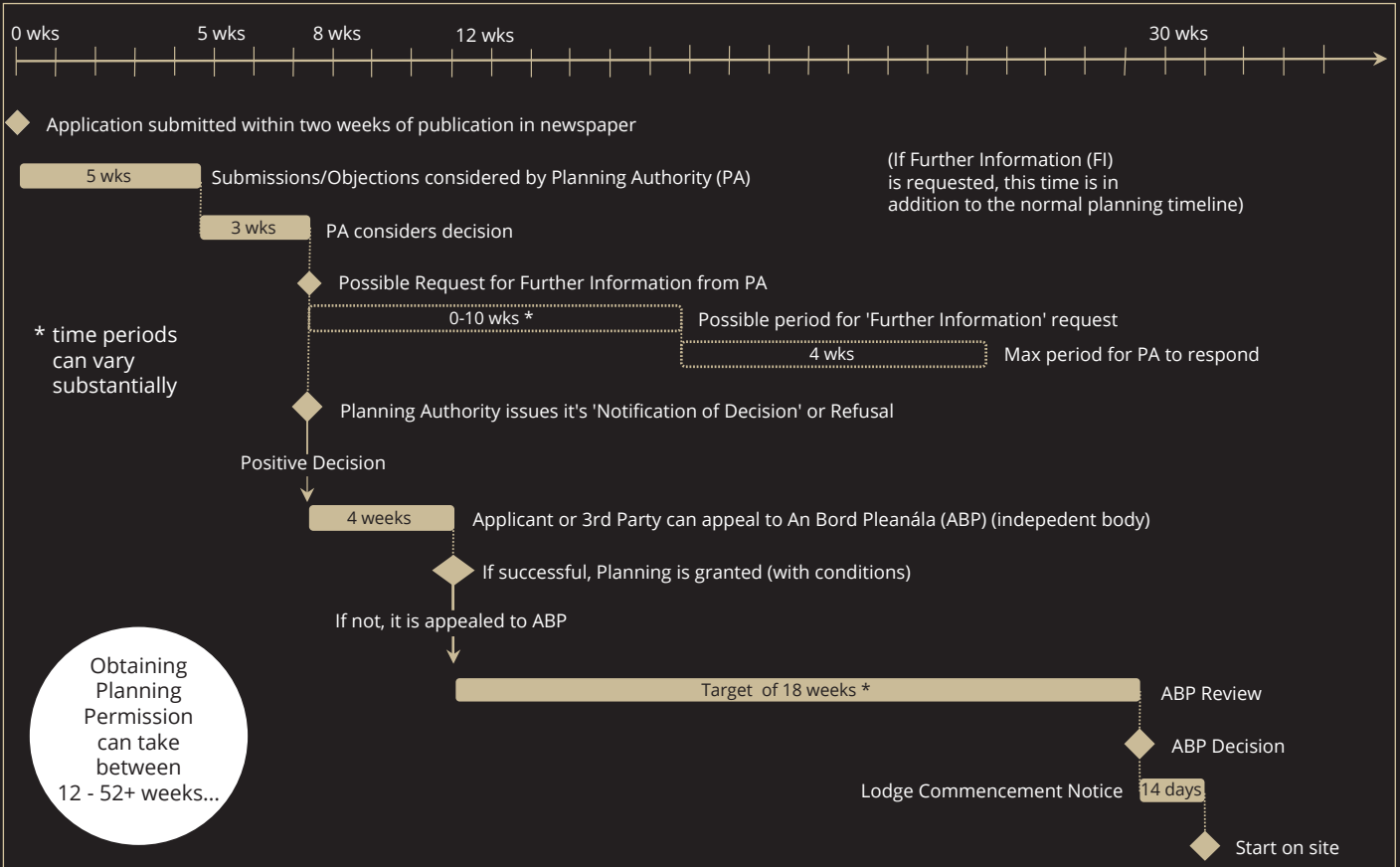


PLANNING APPLICATION PROCESS

The following is an outline of timescales involved in obtaining a normal planning permission. While the statutory timescales are provided they can vary from project to project depending on the complexity of the project. The process and timescales for SDZ's, LAP's and Fast Track Residential projects are different to those below.

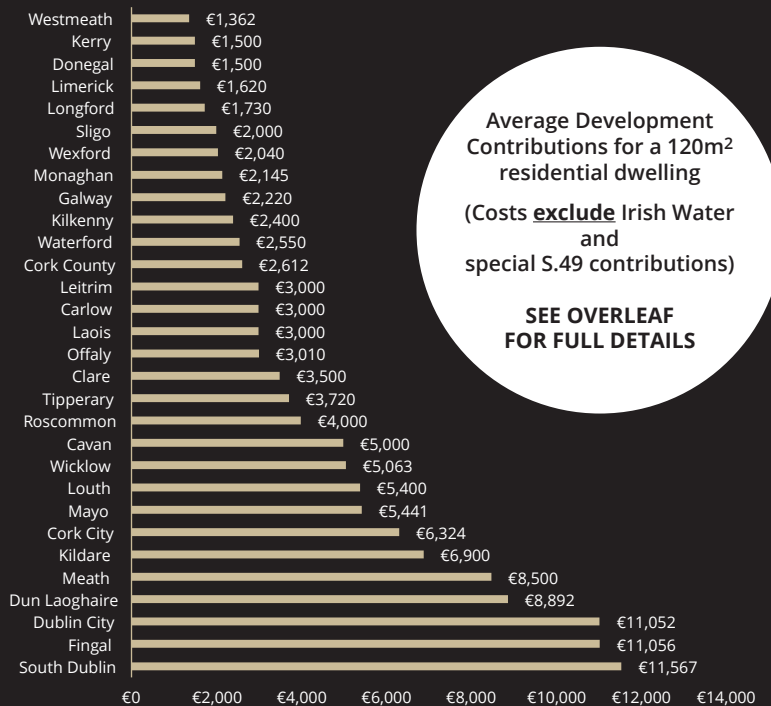


On complex projects there may be more than one request for Further Information. Also, An Bord Pleanála may take longer than 18 weeks. It is not uncommon for large projects to take 9-12 months to achieve planning permission from the date of lodgement.

PLANNING CHECKLIST

Planning Application Form, Cover Letter & Public Notice	✓
Application Fee	✓
Letter of Consent	✓
Planning Report	✓
Shadow & Daylight Analysis	✓
Architectural Design (Register & Drawings)	✓
Design Statement including CGIs, Fire Strategy	✓
Engineering Services Report; drainage; water	✓
Engineering Register & Drawings	✓
Appropriate Assessment	If requested
Archaeological Assessment	If requested
Construction & Operational Waste Management Plan	If requested
Construction Management Plan - if req	If requested
Ecologist Survey	If requested
Energy & Sustainability Statement	If requested
Environmental Impact Assessment (EIS)	If requested
Flood Risk Analysis	If requested
Ground, Contamination and Site Remediation Strategy	If requested
Housing Quality Assessment	If requested
Landscape Drawings & Report	If requested
Masterplan	If requested
Mobility Management Plan	If requested
Road Safety Audit - if req	If requested
Statement from Operator	If requested
Transport Statement	If requested
Visual Impact Assessment	If requested





DEVELOPMENT CONTRIBUTIONS



Average Development Contributions for a 120m² residential dwelling (Costs exclude Irish Water and special S.49 contributions)

SEE OVERLEAF FOR FULL DETAILS

DEVELOPMENT CONTRIBUTIONS GUIDE*

City / County Council	 Residential	 Industrial	 Offices	 Car Parking	Comments	Full Details (click to follow on soft copy)
Carlow County Council (2017-2021)	€25.00-35.00 ^①	€15.00-20.00	€20.00-25.00	€3,000-6,000 ^⑧	Rates vary depending on location; Urban	https://tinyurl.com/qpb9e7z
	€15.00-25.00				Rates vary depending on size; Rural	
Cavan County Council (2017-2020)	€5,000/unit ^③	€25.00	€25.00	€2,500/sp. ^⑥	③ Minimum charge of €5,000 per dwelling	http://tinyurl.com/k4nqkq8
	€23.00				① Shortfall charge per space	
Clare County Council (2017-2023)	€3,500/unit ^④	€18.00	€18.00	€380/sp. ^⑦	④ Rate up to 200 sq m in size; Rural rate	https://tinyurl.com/yfcc6o35
	€5,549/unit ^⑤			€1,000.00 ^⑪	⑤ Rate up to 200 sq m in size; Non-Rural rate ⑦ Rate for new spaces	
	€20.00				Shortfall rate of dwelling in excess of 200 sq m	
Cork City Council (2018-2021)	€6,324/unit	€52.70	€52.70	€52.70	① Cost based on 120 sq m house.	https://tinyurl.com/yzxcb5o7
	€9.98 ^⑥	€19.94 ^⑥	€19.94 ^⑥		⑥ S.49 charge for new rail lines	
Cork County Council (2015 ->)	€24.49	€16.32	€48.97		Cork Area Strategic Plan	http://tinyurl.com/k4macut
	€19.04				North & West Cork Strategic Plan	
	€26.88	€23.20	€52.00		S.49 Supplementary for Rail projects (T&C's apply)	
Donegal County Council (2016-2021)	€1,500/unit ^⑧	€4.14 - 7.00 ^⑨	€4.14 - 7.00	€2,500/sp.	⑧ Permanent dwelling (<=199sqm)	http://tinyurl.com/kqv8rjs
	€2,500/unit ^⑩				⑩ Permanent dwelling (>=200 sqm)	
Dublin City Council (2020-2023)	€92.10	€96.00	€96.00		Standard S.48 levies	https://tinyurl.com/yzc54rcv
	€2,000/unit ^⑦	€38.00 ^⑦	€38.00 ^⑦		⑦ S.49 Luas Cross City in addition to S.48 Levy	
Dun Laoghaire Rathdown County Council (2016-2020)	€74.10 ^⑫	€74.10 ^⑫	€74.10 ^⑫	€0-74.10	Standard levies	http://tinyurl.com/kagyck
	€74.10	€99.00	€127.10		Sandyford Urban Framework Area	
	€8,580/unit	€74.10	€74.10		S.49 Cherrywood Planning Scheme	
	€43,448/unit		€200.00		Glenamuck District Distributor Road Scheme ⑫ S.49 contributions may also apply	
Fingal County Council (2016-2020)	€92.13	€71.94	€71.94		Note based on rates from the 1st of January 2019	https://tinyurl.com/zytvc3f
South Dublin County Council (2016-2020)	€96.39	€91.11	€91.11			https://tinyurl.com/yfpa3aew
Galway County Council (2016->) (Revised Rates 1st Aug 2019)	€1,600/unit ^①	€12-21.50	€11-13.00	€1,076/sp. ^⑩	Additional contributions apply to some areas	https://tinyurl.com/t38bcey
	€2,840/unit ^⑩				⑩ Headline rates reduced during 2016-18; extra LAP rates apply	
Kerry County Council (2017->)	€1,500.00 ^①				① Cost based on 120 sq m house.	https://tinyurl.com/ygydgrh
	€20.00	€12-18.00	€12.00	€2,300 -€4,000 ^⑩	Rate for residential over 125m2	
Kildare County Council (2015-2022)	€50.00-65.00	€43-61.55	€43-61.55	€5,000/sp. ^⑩	Rates vary depending on size	https://tinyurl.com/yhtdq9uh
					⑩ Shortfall charge per space	
Kilkenny County Council (2016-2017)	€15.00-25.00	€25.00	€25.00	€1,000/sp. ^⑩	Rates vary depending on size	http://tinyurl.com/k646ztc
					⑩ Shortfall charge per space	
Laois County Council (2017-2023)	€4,000/unit ^⑫	€34.00	€34.00	€500-6,000/sp. ^⑫	⑫ Within Urban Residential Areas	https://tinyurl.com/yeuuwz3e
	€2,000/unit ^⑬				⑬ Outside Urban Residential Areas	
Leitrim County Council (2016-2019)	€4,000.00 ^⑭	€20.40	€20-25.50	€3,000/sp. ^⑭	Urban areas; €18.50/m2 > 216m2	http://tinyurl.com/kvagw5
	€2,000.00				Rural areas; €4,000 + €18.50/m2 > 251 m2	
Limerick City and County Council (2017-2021)	€840.00 ^⑮	€37.50 ^⑮	€25.00 ^⑮	€1,500/sp. ^⑮	⑮ City / Regen / Town sites	http://tinyurl.com/m44fsc
	€2,400/unit ^⑯	€50.00 ^⑯	€50.00 ^⑯		⑯ All areas other than above	
Longford County Council (2018-2022)	€1,320/unit ^⑰	€15.00	€15.00 ^⑰	€3,020/sp. ^⑰	⑰ Inside Development Envelope	https://tinyurl.com/yjmv6wr4
	€2,140/unit ^⑱	€12.00	€12.00	€1,510/sp. ^⑱	⑱ Outside Development Envelope	
Louth County Council (2016-2021)	€5,400/unit ^⑲	€60.00 ^⑲	€60.00 ^⑲		⑲ Various reductions allowed in certain areas	http://tinyurl.com/m5bulbr
Mayo County Council (2009->)	€4,000 - €6,881/unit	€4-6,881/unit	€4-6,881/unit		Cost varies based on location Non-residential based on 'Cost per Dwelling' equivalent	http://tinyurl.com/kf1c9c6
	€6,000 - 11,000/unit	€11.00	€31.00		Depending on size	https://tinyurl.com/yj7z6a89
Monaghan County Council (2013-2019) (Revision May 2018)	€1,880/unit	€12.00	€12.00	€2,410/sp. ^⑲	Outside defined settlement	https://tinyurl.com/yj4w7uzv
	€2,410/unit				Inside defined settlement	
Offaly County Council (2014-2020)	€3,010/unit	€14.00	€14.00	€2,400 - €4,800/sp. ^⑲		https://tinyurl.com/yzf7tddo
Roscommon County Council (Proposed Amendment 2019)	€4,400/unit	€20.00	€20.00	€2,250/sp. ^⑲	Rates vary depending on location; Urban	https://tinyurl.com/yh56m84
	€3,600/unit				Rates vary depending on size; Rural	
Sligo County Council (2018-2024)	€18.00-28.00	€20.00	€20.00	€2,000 - 6,000/sp. ^⑲	Rates vary depending on size	https://tinyurl.com/ygyxtbos
Tipperary County Council (2020)	€31.00	€23.00	€22.00	€3,000/sp. ^⑲	Shortfall charge per space	https://tinyurl.com/yzj6gp5k
Waterford City and County Council (2015-2021)	€2,550/unit ^⑳	€15.30	€15.30	€2,100/sp.	⑳ Fixed charge varies depending on size All rates exclude Water charges	http://tinyurl.com/mvfbkxs
Westmeath County Council (2013-2020)	€1,362/unit	€16.20	€16.20	€2,000 - €4,000/sp. ^⑲	⑲ Shortfall charge per space	http://tinyurl.com/m7kuenb
Wexford County Council	€17.00 ^㉑	€10.00	€10.00	€500/sp. ^⑲	㉑ Supply and Waste Water excluded	http://tinyurl.com/lqq3ava
Wicklow County Council (2015->)	€2,700/unit ^㉒	€43.00	€44.00		㉒ Rural; Plus €50/sq m >150sq m	https://tinyurl.com/yh327usm
	€7,425/unit ^㉓				㉓ Urban; Plus €50/sq m >100sq m	

*NOTES: - Please refer to Council for terms and conditions (use links above) - Actual contributions on scheme will be as per the Final Grant of permission
- Rates are correct as at 1 January 2020 - All costs are in €/sq m unless noted otherwise
- Rates do not include Irish Water charges - Inflation may be applied to the contributions in the Final Grant