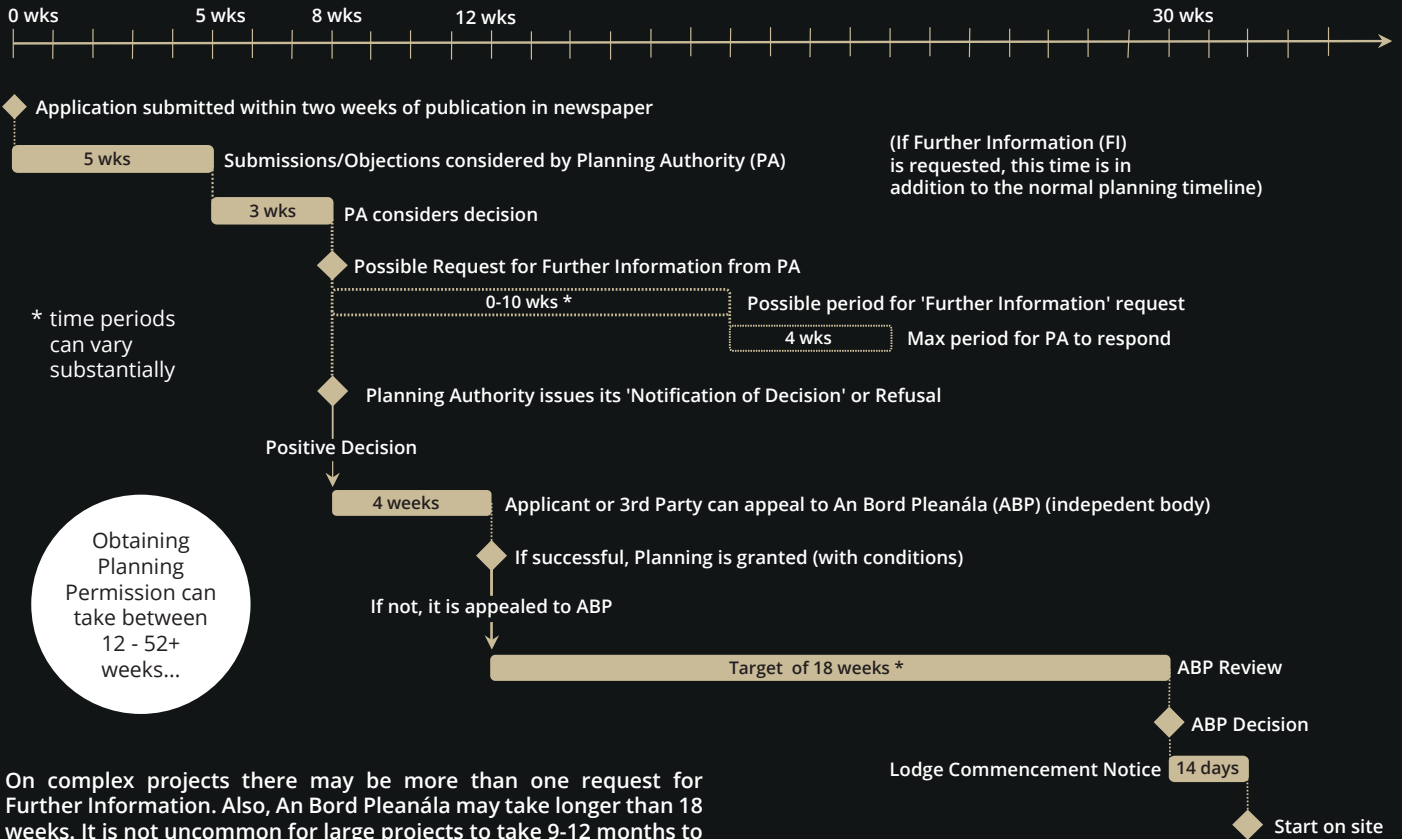


PLANNING APPLICATION PROCESS

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 LRD projects are different to those below.

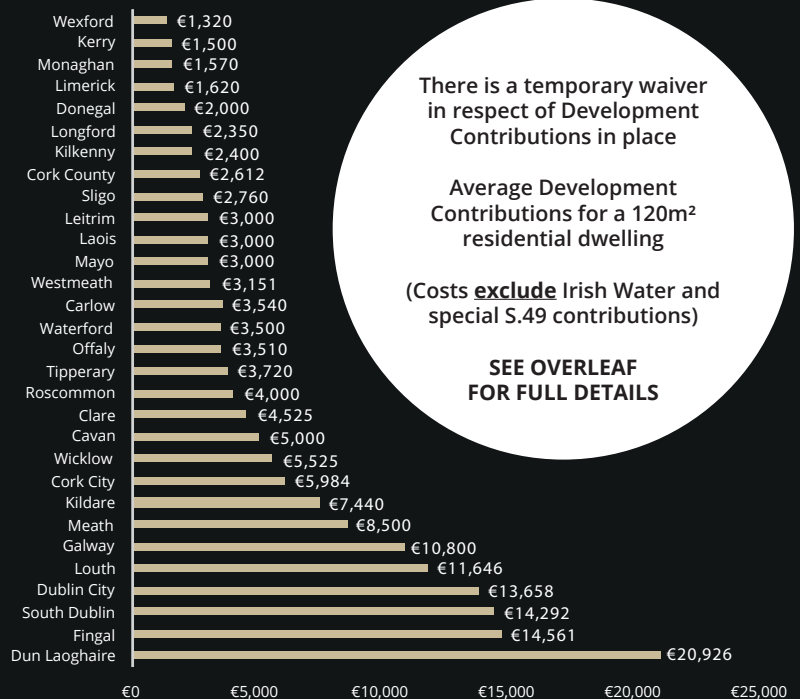


On complex projects there may be more than one request for Further Information. Also, An Bord Pleanála may take longer than 18 weeks. It is not uncommon for large projects to take 9-12 months to achieve planning permission from the date of lodgement.

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 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 requested |
| Statement from Operator | If requested |
| Transport Statement | If requested |
| Visual Impact Assessment | If requested |

DEVELOPMENT CONTRIBUTIONS







There is a temporary waiver in respect of Development Contributions in place

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) | €29.00 - €42.00 | €18.00 - €24.00 | €24.00 - €29.00 | €3,615 - €7,230/sp. | Rates vary depending on location; Urban | https://carlow.ie |
| | €18.00 - €29.00 | | | | Rates vary depending on size; Rural | |
| Cavan County Council (2017-2020) | €5,000/unit | €25.00 | €25.00 | €2,500/sp. | Minimum charge | https://tinyurl.com/Cavan-County-Council |
| | €23.00 | | | | | |
| Clare County Council (2017-2023) | €3,500/unit | €18.00 | €18.00 | €1,000/sp. | Rate up to 200sqm in size; Rural rate | https://tinyurl.com/Clare-County-Council |
| | €5,549/unit | | | | Rate up to 200sqm in size; Non-Rural rate | |
| | €20.00 | | | | Shortfall rate of dwelling in excess of 200sq m | |
| Cork City Council (2023-2029) | €49.87 | €49.87 | €49.87 | | | https://tinyurl.com/Cork-City-Council |
| | €12.93 | €25.85 | €25.85 | | S.49 charge projects within 1km of rail line | |
| Cork County Council (2014 ->) | €24.49 | €16.32 | €48.97 | | Cork Area Strategic Plan | https://tinyurl.com/Cork-County-Council |
| | €19.04 | €16.32 | €48.97 | | North & West Cork Strategic Plan | |
| | €26.88 | €23.20 | €52.00 | | S.49 Supplementary for Rail projects (T&C's apply) | |
| | €56.40 | €66.49 | €66.49 | | Water-Rock Development Contribution Scheme 2021-2041 | |
| Donegal County Council (2016-2021) | €1,500/unit | €4.14 - €7.00 | €4.14 - €7.00 | €2,500/sp. | Permanent dwelling (<=199sqm) | https://tinyurl.com/Donnegal-County-Council |
| | €2,500/unit | | | | Permanent dwelling (>=200sqm) | |
| Dublin City Council (2016-2020) | €113.82 | €118.60 | €118.60 | | Standard S.48 levies | https://tinyurl.com/Dublin-County-Council |
| | €2,000/unit | €38.00 | €38.00 | | S.49 Luas Cross City in addition to S.48 Levy | |
| | €2,000/unit | €38.00 | €38.00 | | S.49 Luas Docklands Extension in addition to S.48 Levy | |
| Dun Laoghaire Rathdown County Council (2023-2028) | €13,083.50/unit | €112.99 | €112.99 | | Countywide, Luas excluded | https://tinyurl.com/Dun-Laoghaire-County |
| | €19,390.55/unit | €161.90 | €205.02 | | Sandyford Urban Framework Area | |
| | €30,302.50/unit | €204.67 | €236.00 | | Cherrywood | |
| | €31,843.20/unit | | €159.52 | | S.49 Glenamuck District Distributor Road Scheme | |
| | €351,774.00/hectare | | €802,047.00/hectare | | S.49 Luas | |
| Fingal County Council (2021-2025) | €128.84 | €100.61 | €100.61 | | Standard S.48 levies | https://tinyurl.com/Fingal-CC |
| South Dublin County Council (2021-2025) | €126.46 | €119.52 | €119.52 | | | https://tinyurl.com/South-Dublin |
| Galway City Council (2020-2026) | €90.00 | €50.00 | €50.00 | | Additional contributions apply to some areas | https://tinyurl.com/Galway-County-Council |
| Kerry County Council (2017->) | 1,500 / unit | €12.00 | €12.00-18.00 | €2,300 - €4,000/sp. | Minimum charge | https://tinyurl.com/Kerry-County-Council |
| | €20.00 | | | | Rate for residential over 125sqm | |
| Kildare County Council (2023-2029) | €62.00 | €62.00 | €62.00 | €10,000/sp. | Shortfall charge per space | https://tinyurl.com/Kildare-County-Council |
| Kilkenny County Council (2016-2017) | €15.00-25.00 | €25.00 | €25.00 | €1,000/sp. | Rates vary depending on size | https://tinyurl.com/Kilkenny-County-Council |
| Laois County Council (2023-2029) | €4,000/unit | €34.00 | €34.00 | €500 - €6,000/sp. | Urban Residential Areas | https://tinyurl.com/Laois-County-Council |
| | €2,000/unit | | | | Rural Residential Areas | |
| Leitrim County Council (2016-2019) | €4,000.00 | €20.40 | €20-€25.50 | €3,000/sp. | Urban areas; €18.50/sqm > 216sqm | https://tinyurl.com/Leitrim-County-Council |
| | €2,000.00 | | | | Rural areas; €4,000 + €18.50/sqm > 251sqm | |
| Limerick City and County Council (2022-2026) | €7.00 | €37.50 | €25.00 | | City / Town Centres / infill | https://tinyurl.com/Limerick-County-Council |
| | €20.00 | €50.00 | €50.00 | | Other | |
| | €7.00 | €0.00 | €0.00 | | Regeneration | |
| Longford County Council (2023-2027) | €2,700/unit | €18.00 | €18.00 | €3,500/sp. | Inside Development Envelope | https://tinyurl.com/Longford-County-Council |
| | €2,000/unit | €12.00 | €12.00 | €1,700/sp. | Outside Development Envelope | |
| Louth County Council (2023) | €11,646/unit | €90.00 | €90.00 | | Various reductions allowed in certain areas | https://tinyurl.com/Louth-County-Council |
| Mayo County Council (2023) | €3,000/unit | €20.00 | €20.00 | €2,382/sp. | Residential; greater of €3,000/unit or €20/sq m | https://tinyurl.com/Mayo-County-Council |
| Meath County Council (2016-2022) | €6,000 - €11,000/unit | €11.00 | €31.00 | | Depending on size | https://tinyurl.com/Meath-County-Council |
| Monaghan County Council (2021-2026) | €1,250/unit | €630 + €8/sqm (>250sqm) | €8.00 | €2,890/sp. | Residential rate up to 200sqm in size; Outside defined settlement | https://tinyurl.com/Monaghan-County |
| | €1,900/unit | | | | Residential rate up to 150sqm in size; Inside defined settlement | |
| Offaly County Council (2021-2025) | €3,010/unit | €15.00 | €15.00 | €2,500 - €5,000/sp. | Rates vary depending on location; all other areas | https://tinyurl.com/Offaly-County |
| | €4,010/unit | €18.00 | €18.00 | | Rates vary depending on location; Urban | |
| Roscommon County Council (2014 - Amended 24/02/2020) | €4,400/unit | €20.00 | €20.00 | €2,250/sp. | Rates vary depending on location; Urban | https://tinyurl.com/Roscommon-County |
| | €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. | Rates vary depending on size | https://tinyurl.com/Sligo-County-Council |
| Tipperary County Council (2020) | €31.00 | €23.00 | €22.00 | €3,000/sp. | Shortfall charge per space | https://tinyurl.com/Tipperary-County-Council |
| Waterford City and County Council (2023-2029) | €3,500/unit | €20.00 | €20.00 | €2,100/sp. | Rate per unit up to 125sqm | https://tinyurl.com/Waterford-City-and-County |
| | €30.00 | | | | Shortfall rate per unit >125sqm | |
| Westmeath County Council (2022) | €2,291.70 - €4,010.48 | €26.36 | €26.36 | €3,222.50 - €6,445/sp. | Rates vary depending on size and location | http://tinyurl.com/Westmeath-County |
| | €28.65 | | | | Shortfall rate per unit >200sqm | |
| Wexford County Council (2018) | €11.00 | €10.00 | €10.00 | €500/sp. | Supply and Waste Water excluded | https://tinyurl.com/Wexford-County-Council |
| Wicklow County Council (2015->) | €2,950/unit | €47.00 | €48.00 | | Rural; Plus €55/sqm >150sqm | https://tinyurl.com/Wicklow-County-Council |
| | €8,100/unit | | | | Urban; Plus €62/sqm >100sqm | |
| *NOTES: | - Please refer to Council for terms and conditions (use links above) - Rates are correct as at 09 January 2024 - Rates do not include Irish Water charges | | | | - Actual contributions on scheme will be as per the Final Grant of permission - All costs are in €/sq m unless noted otherwise - Inflation may be applied to the contributions in the Final Grant | |