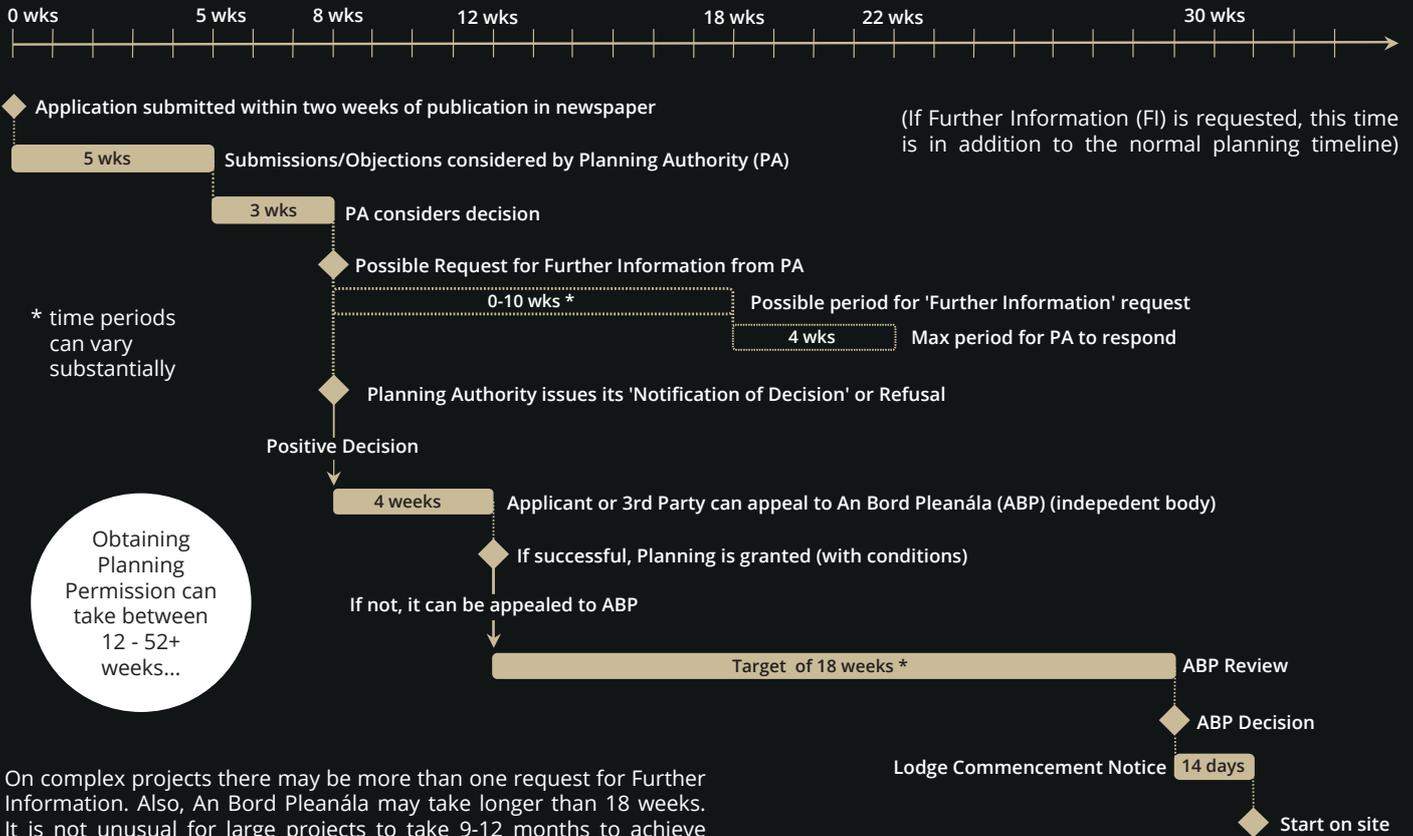


PLANNING APPLICATION PROCESS

The Planning and Development Act 2024 has been signed into Law by the President on the 17th October 2024 but it is understood this is going to be rolled out on a phased basis over some time. As of 16th January 2025, the following normal planning permission process and timescales still stand. While the statute timescales are provided they can vary from project to project depending on the complexity. The process and timescales for SDZ's, LAP, Fast Track Residential projects are different to those below.

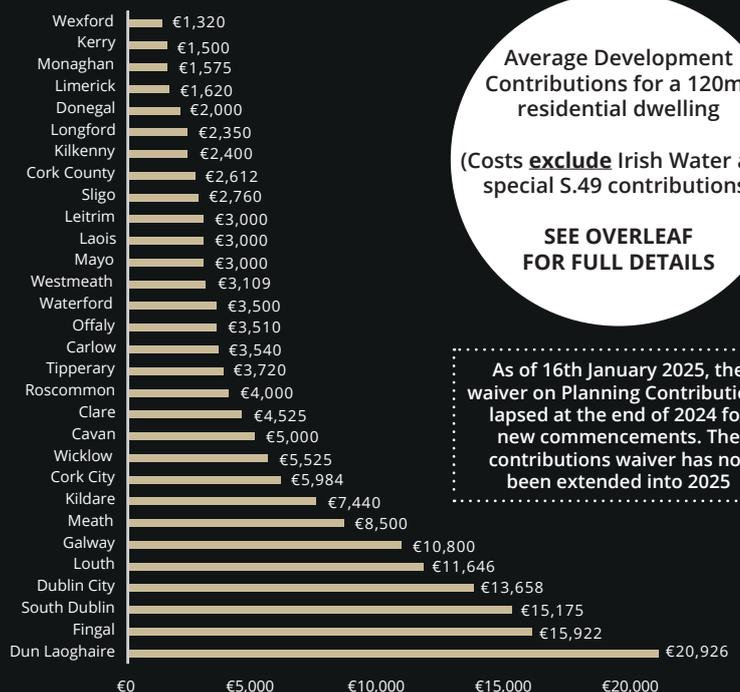


On complex projects there may be more than one request for Further Information. Also, An Bord Pleanála may take longer than 18 weeks. It is not unusual for large projects to take 9-12 months to achieve planning permission from the date of lodgement.

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 CGLs, 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



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

As of 16th January 2025, the waiver on Planning Contributions lapsed at the end of 2024 for new commencements. The contributions waiver has not been extended into 2025

Green Shoot: Some Local Authorities are starting to accept planning applications in soft copy online, which has significant environmental benefits, saves on printing costs and the time for printing.

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://tinyurl.com/ykb7ahkn
	€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/52f39t83
	€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/n8kcbjv
	€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/va2zcspn
	€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/w6nsv65u
	€2,500/unit				Permanent dwelling (>=200sqm)	
Dublin City Council (2023-2026)	€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/su4ma9ze
	€19,390.55/unit	€161.90	€205.02		Sandyford Urban Framework Area	
	€30,302.50/unit	€204.67	€236.00		Cherrywood	
	€33,435.36/unit		€167.49		S.49 Glenamuck District Distributor Road Scheme	
	€351,774.00/hectare		€802,047.00/hectare		S.49 Luas	
Fingal County Council (2021-2025)	€132.68	€103.61	€103.61		Standard S.48 levies	https://tinyurl.com/yru4kaf6
South Dublin County Council (2021-2025)	€126.46	€119.52	€119.52			https://tinyurl.com/3nxz23by
Galway City Council (2020-2026)	€90.00	€50.00	€50.00		Additional contributions apply to some areas	https://tinyurl.com/24iy6rjp
Kerry County Council (2017->)	€1,500 / unit	€12.00	€12.00-18.00	€2,300 - €4,000/sp.	Minimum charge	https://tinyurl.com/yuatbun8
	€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/36ns2f7h
Kilkenny County Council (2016-2017)	€15.00-25.00	€25.00	€25.00	€1,000/sp.	Rates vary depending on size	https://tinyurl.com/ef6zrhf6
Laois County Council (2023-2029)	€4,000/unit	€34.00	€34.00	€500 - €6,000/sp.	Urban Residential Areas	https://tinyurl.com/4usun4hb
	€2,000/unit				Rural Residential Areas	
Leitrim County Council (2016-2019)	€4,000.00	€20-€25.50	€20-€25.50	€3,000/sp.	Urban areas; €15.00/sqm minimum €4,000	https://tinyurl.com/4asn9pj
	€2,000.00				Rural areas; €2,000	
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/2s7c5wc7
	€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/45drbvpv
Mayo County Council (2023)	€3,000/unit €20.00	€20.00	€20.00	€2,382/sp.	Residential; greater of €3,000/unit or €20/sq m	https://tinyurl.com/5n89hx9u
Meath County Council (2016-2022)	€6,000 - €11,000/unit	€11.00	€31.00		Depending on size	https://tinyurl.com/3zzf25ab
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/2nn9tts3
	€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/zp2e3f7y
	€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/bdxx8ht9
	€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/yu7bnyuf
Tipperary County Council (2020)	€31.00	€23.00	€22.00	€3,000/sp.	Shortfall charge per space	https://tinyurl.com/yuwcfbb
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/3x8xj6av
	€30.00				Shortfall rate per unit >125sqm	
Westmeath County Council (2022)	€2,291.70 - €4,010.48	€26.36	€26.36	€3,265.68 - €6,531.36/sp.	Rates vary depending on size and location	https://tinyurl.com/4y35yexf
	€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/39veernz
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)
 - Actual contributions on scheme will be as per the Final Grant of permission
 - Rates are correct as at 16th January 2025
 - All costs are in €/sqm unless noted otherwise
 - Rates do not include Irish Water charges
 - Inflation may be applied to the contributions in the Final Grant