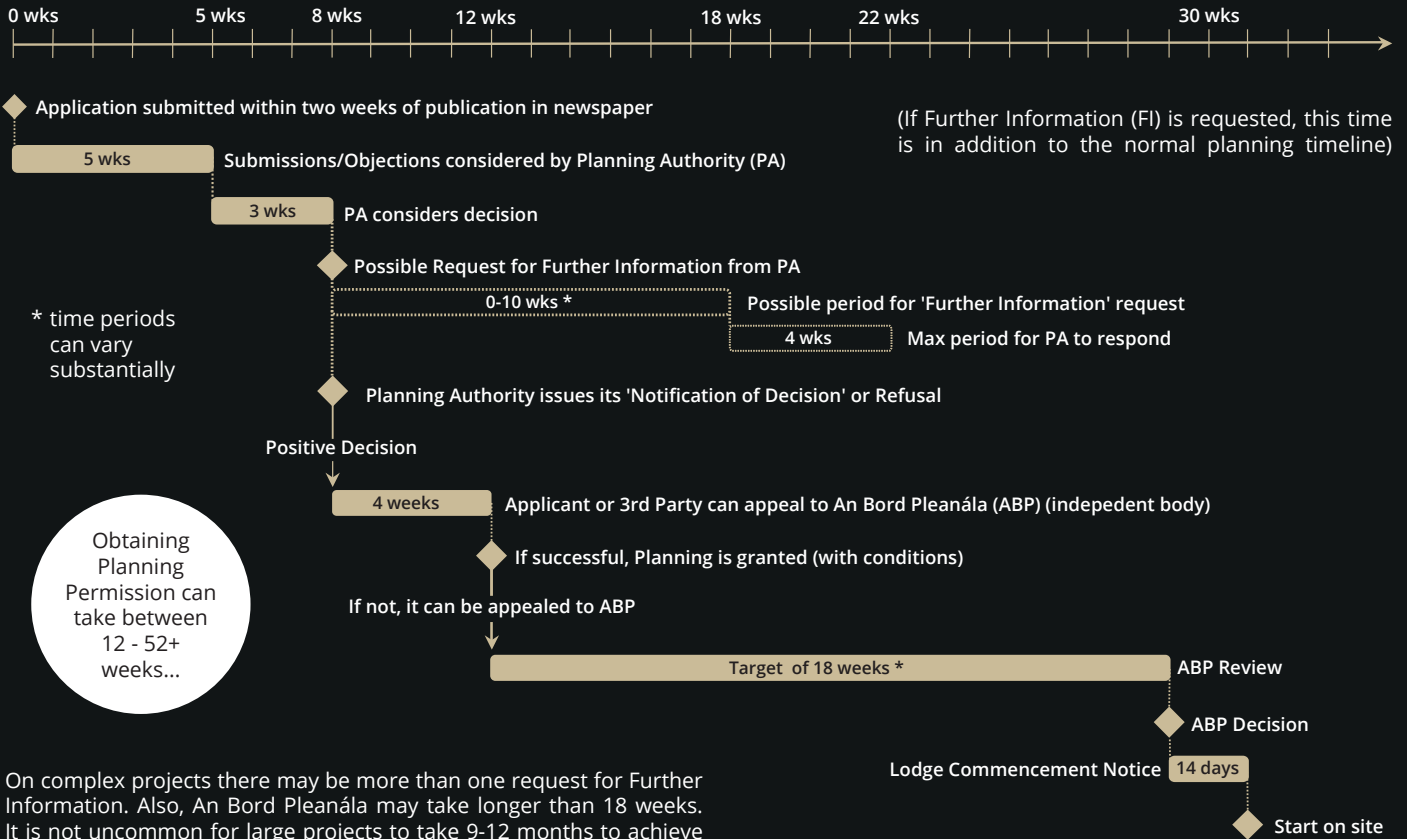


PLANNING APPLICATION PROCESS

The below sets out a standard planning application timeline. 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 LRD's, SDZ's, LAP's and Fast Track Residential projects are different to those below.

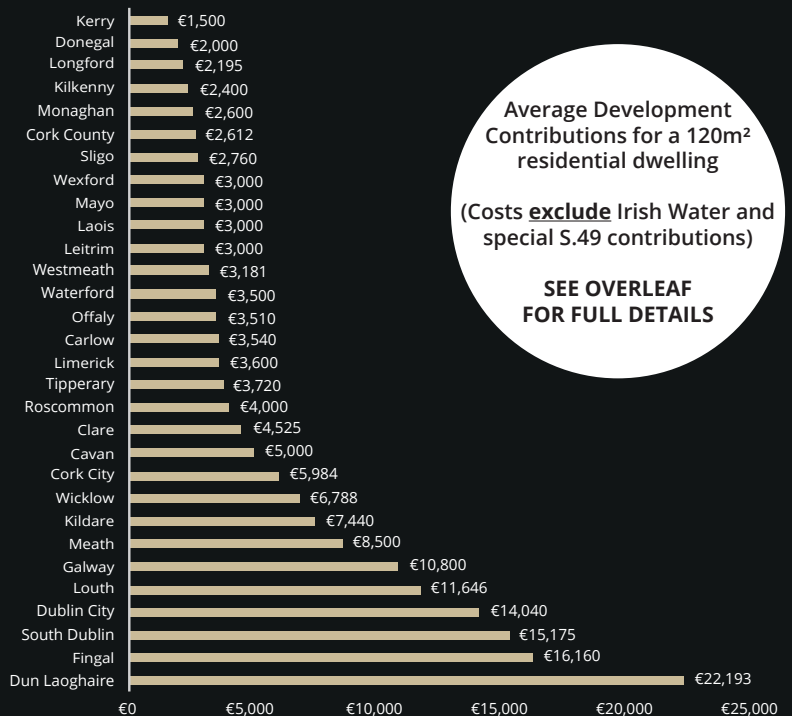


On complex projects there may be more than one request for Further Information. Also, An Bord Pleanála may take longer than 18 weeks. It is not uncommon for large projects to take 9-12 months to achieve planning permission from the date of lodgement.

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 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

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 (2025-2029)	€29.00 - €42.00	€18.00 - €24.00	€24.00 - €29.00	€3,650 - €7,2300/sp.	Rates vary depending on location; Urban	tinyurl.com/ms7ewrzy
	€18.00 - €24.00				Rates vary depending on size; Rural	
Cavan County Council (2026-2030)	€5,000/unit	€25.00	€25.00	€2,500/sp.	Minimum charge	tinyurl.com/y4pmd9ku
	€23.00					
Clare County Council (2025-2029)	€3,500/unit	€20.00	€20.00	€2,000/sp.	Rate up to 200sqm in size; Rural rate	tinyurl.com/yd237b4s
	€5,549/unit				Rate up to 200sqm in size; Non-Rural rate	
Cork City Council (2023-2029)	€49.87	€49.87	€49.87			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	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)	tinyurl.com/w6nsv65u
	€2,500/unit				Permanent dwelling (>=200sqm)	
Dublin City Council (2023 - 2026)	€117.00	€122.00	€122.00		Standard S.48 levies	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)	€13,876.24/unit	€119.84	€119.84		Countywide, Luas excluded	tinyurl.com/su4ma9ze
	€20,565.44/unit	€171.70	€217.44		Sandyford Urban Framework Area	
	€32,138.55/unit	€217.07	€250.30		Cherrywood	
	€35,107.12/unit		€175.87		S.49 Glenamuck District Distributor Road Scheme	
	€351,774.00/ hectare		€802,047.00/ hectare		S.49 Luas	
Fingal County Council (2026-2030)	€134.67	€105.16	€105.16		Standard S.48 levies	tinyurl.com/yru4kaf6
South Dublin County Council (2021-2025)	€126.46	€119.52	€119.52			tinyurl.com/3nxz23by
Galway City Council (2020-2026)	€90.00	€50.00	€50.00		Additional contributions apply to some areas	tinyurl.com/24jv6rjp
Kerry County Council (2017->)	€1,500 / unit	€12.00	€12.00-18.00	€2,300 - €4,000/sp.	Minimum charge	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	tinyurl.com/2jukdcat
Kilkenny County Council (2016-2017)	€15.00-€25.00	€25.00	€25.00	€1,000/sp.	Rates vary depending on size	tinyurl.com/ef6zrhf6
Laois County Council (2023-2029)	€4,000/unit	€34.00	€34.00	€500 - €6,000/ sp.	Urban Residential Areas	tinyurl.com/4usun4hb
	€2,000/unit				Rural Residential Areas	
Leitrim County Council (2023)	€4,000.00	€20-€25.50	€20-€25.50	€3,000/sp.	Urban areas; €15.00/sqm minimum €4,000	tinyurl.com/4asn9pj
	€2,000.00				Rural areas; €2,000	
Limerick City and County Council (2025-2031)	€25.00	€40.00	€40.00		City / Town Centres / infill	tinyurl.com/yzkvxcft
	€35.00	€60.00	€60.00		Other	
	€12.50	€20.00	€20.00		Regeneration	
Longford County Council (2023-2027)	€2,820/unit	€18.50	€18.50	€3,670/sp.	Inside Development Envelope	tinyurl.com/4bnz878b
	€1,570/unit	€12.00	€12.00	€1,780/sp.	Outside Development Envelope	
Louth County Council (2023)	€11,646/unit	€90.00	€90.00		Various reductions allowed in certain areas	tinyurl.com/cmasf4df
Mayo County Council (2023)	€3,000/unit	€20.00	€20.00	€2,382/sp.	Residential; greater of €3,000/unit or €20/sq m	tinyurl.com/5n89hx9u
Meath County Council (2024-2029)	€6,000 - €11,000/unit	€11.00	€31.00		Depending on size	tinyurl.com/3zzf25ab
Monaghan County Council (2021-2026)	€2,270/unit	€640 + €8/sqm (>250sqm)	€8.00	€2,920/sp.	Residential rate up to 200sqm in size; Outside defined settlement	tinyurl.com/bddnz6bx
	€2,930/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	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	tinyurl.com/bdhx8ht9
	€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	tinyurl.com/yu7bnyuf
Tipperary County Council (2020)	€31.00	€23.00	€22.00	€3,000/sp.	Shortfall charge per space	tinyurl.com/yvuwcfbb
Waterford City and County Council (2023-2029)	€3,500/unit	€20.00	€20.00	€2,100/sp.	Rate per unit up to 125sqm	tinyurl.com/3x8xj6av
	€30.00				Shortfall rate per unit >125sqm	
Westmeath County Council (2022)	€2,313.70 - €4,048.98	€26.61	€26.61	€3,297.03 - €6,594.06/sp.	Rates vary depending on size and location	tinyurl.com/pncw7juk
	€28.93				Shortfall rate per unit >200sqm	
Wexford County Council (2026-2029)	€25.00	€24.00	€25.00	€1,000/sp.	Supply and Waste Water excluded	tinyurl.com/34zc5xjh
Wicklow County Council (2015->)	€3,625/unit	€58.00	€58.00		Rural; Plus €55/sqm >150sqm	tinyurl.com/3kdy6dnb
	€9,950/unit				Urban; Plus €62/sqm >100sqm	
*NOTES:	- Please refer to Council for terms and conditions (use links above) - Rates are correct as at 5th January 2026 - Rates do not include Irish Water charges					- Actual contributions on scheme will be as per the Final Grant of permission - All costs are in €/sqm unless noted otherwise - Inflation may be applied to the contributions in the Final Grant