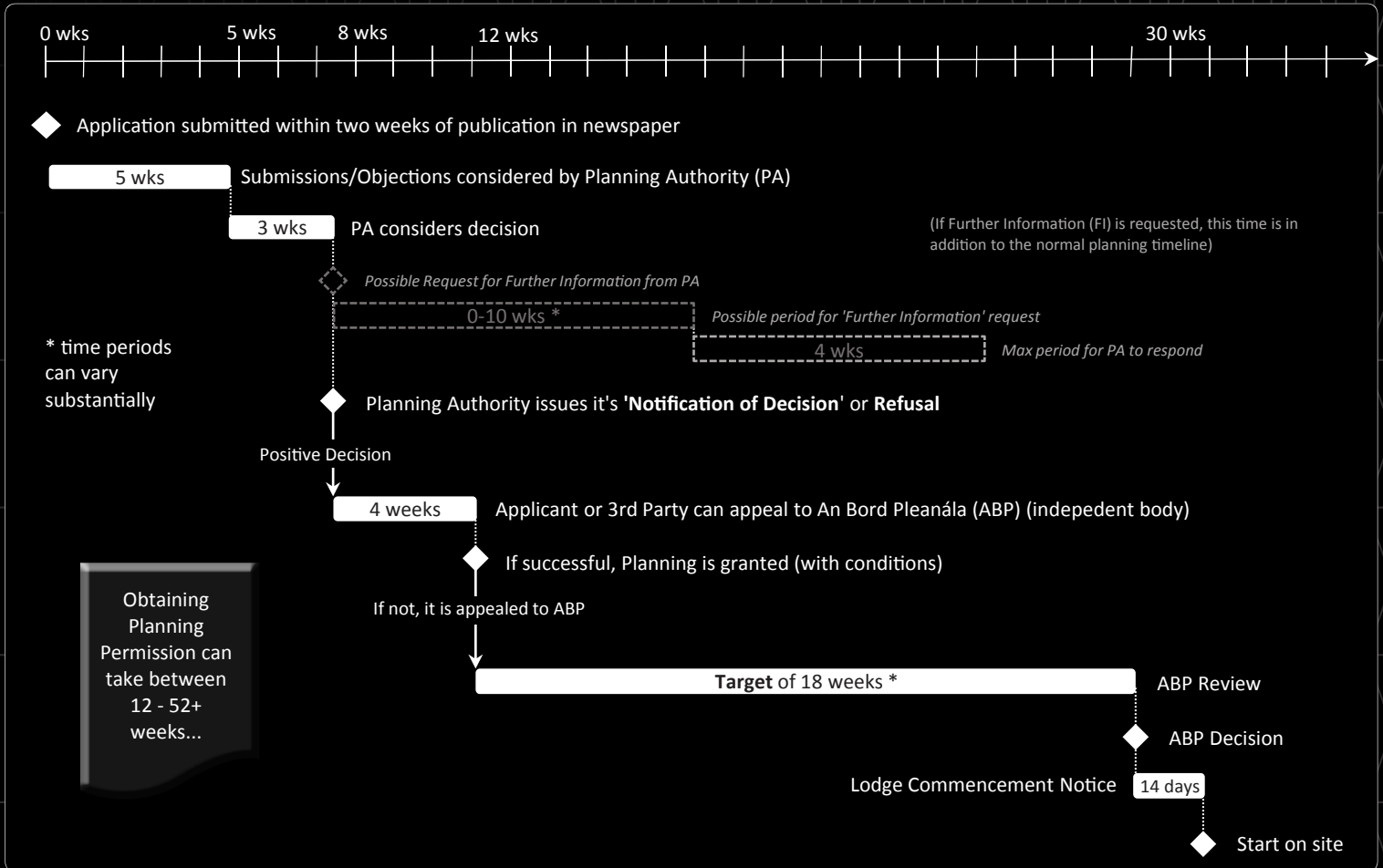


PLANNING APPLICATION PROCESS

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.

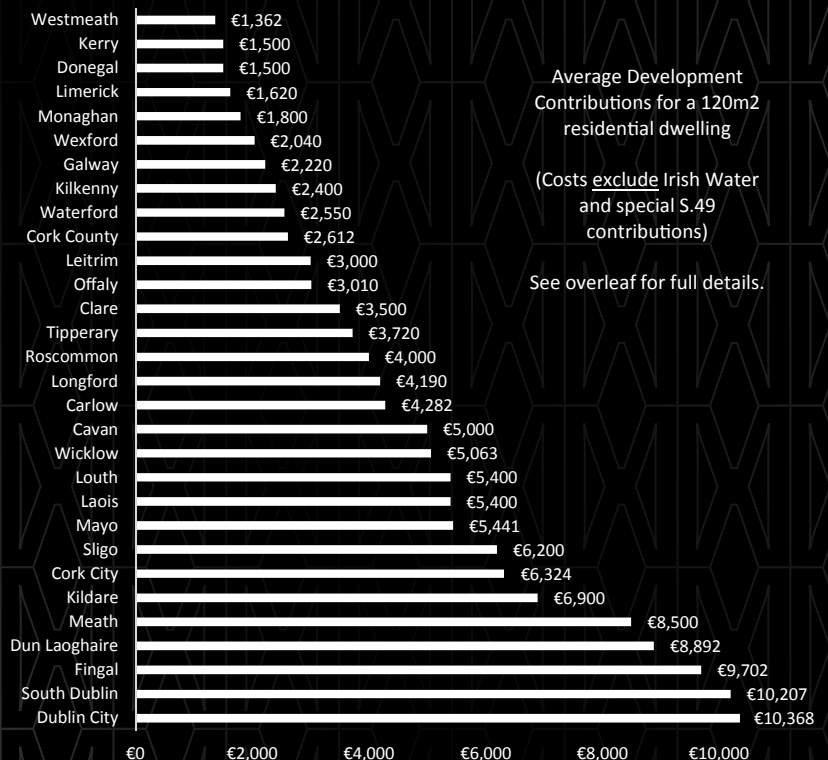


On complex projects there may be more than one request for Further Information. Also, An Bord Pleanála may take longer than 18 weeks. It is not uncommon for large projects to take 9-12 months to achieve planning permission from the date of lodgement.





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



DEVELOPMENT CONTRIBUTIONS GUIDE*

City / County Council					Comments	Full Details (click to follow on soft copy)
	Residential	Industrial	Offices	Car Parking		
Carlow County Council (July '17 ->)	€4,282/unit ¹	€22.64	€36.99	€17.78	¹ Cost based on 120 sq m house; Carlow Town	http://tinyurl.com/mov4tzt
	€1,340.43 ²	€16.82	€24.22	€2.7k - €7.9k ¹¹	² Cost based on 120 sq m house; Carlow County	
Cavan County Council (2017-2020)	€5,000/unit ³	€25.00	€25.00	€2,500/sp. ¹¹	³ Minimum charge of €5,000 per dwelling	http://tinyurl.com/k4nqkq8
	€23.00				¹¹ Shortfall charge per space	
Clare County Council (2013-2017)	€3,500/unit ⁴	€18.00	€18.00	€380/sp. ⁷	⁴ Rate up to 200 sq m in size; Rural rate	http://tinyurl.com/kkck8wf
	€5,549/unit ⁵			€1,000/sp. ¹¹	⁵ Rate after 200 sq m in size; Non-Rural rate ⁷ Rate for new spaces	
Cork City Council (2017-2021)	€6,324/unit	€52.70	€52.70	€52.70	¹ Cost based on 120 sq m house.	http://tinyurl.com/kamkeeb
	€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 ⁸	€4.14 - 7.00	€2,500/sp.	⁸ Permanent dwelling (<=199sqm)	http://tinyurl.com/kqv8rjs
	€2,500/unit ⁹				⁹ Permanent dwelling (>=200 sqm)	
Dublin City Council (2016-2020)	€86.40	€70.06	€70.06		Standard S.48 levies	https://tinyurl.com/ydxie7wo
	€2,000/unit ²⁷	€38.00 ²⁷	€38.00 ²⁷		²⁷ S.49 Luas Cross City in addition to S.48 Levy	
Dun Laoghaire Rathdown County Council (2016-2020)	€74.10 ²⁸	€74.10 ²⁸	€74.10 ²⁸	€0-74.10	Standard levies	http://tinyurl.com/kagvgck
	€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		²⁸ Glenamuck District Distributor Road Scheme S.49 contributions may also apply	
Fingal County Council (2016-2020)	€80.85	€63.13	€63.13		Note indexation applied to 2016 rates by FCC	https://tinyurl.com/yvald3zqk
South Dublin County Council (2016-2020)	€85.06		€75.00			http://tinyurl.com/kyrtbmb
Galway County Council (2016->)	€1,600/unit ¹	€11-20.00	€10-12.00	€1,000/sp. ¹¹	Additional contributions apply to some areas	http://tinyurl.com/lv2cxk9
	€2,840/unit ¹⁰				¹⁰ Headline rates reduced during 2016-18; extra LAP rates apply	
Kerry County Council (2011->)	€1,500.00 ¹	€12-18.00	€12.00	€2,300 -	¹ Cost based on 120 sq m house.	http://tinyurl.com/lu4sc8o
	€20.00			€4,000	Rate for residential over 125m2	
Kildare County Council (2016->)	€50-65/m2	€43-61.55	€43-61.55	€5,000/sp. ¹¹	Rates vary depending on size	http://tinyurl.com/k9x4j38
					¹¹ Shortfall charge per space	
Kilkenny County Council (2016-2017)	€15-25/m2	€25.00	€25.00	€1,000/sp. ¹¹	Rates vary depending on size	http://tinyurl.com/k646ztc
					¹¹ Shortfall charge per space	
Laois County Council (2013-2017)	€6,400/unit ¹²	€36.00	€36.00	€1-5,000/sp. ¹¹	¹² Within certain areas of CDP/LAP	http://tinyurl.com/ltsfbmy
	€4,400/unit ¹³				¹³ Outside certain areas of CDP/LAP	
Leitrim County Council (2016-2019)	€4,000.00 ¹⁴	€20.40	€20-25.50	€3,000/sp. ¹¹	¹⁴ Urban areas; €18.50/m2 > 216m2	http://tinyurl.com/kvagw5
	€2,000.00				Rural areas; €4,000 + €18.50/m2 > 251m2	
Limerick City and County Council (2017-2021)	€840.00 ¹⁵	€37.50 ¹⁵	€25.00 ¹⁵	€1,500/sp. ¹¹	¹⁵ City / Regen / Town sites	http://tinyurl.com/m44fzca
	€2,400/unit ¹⁶	€50.00 ¹⁶	€50.00 ¹⁶		¹⁶ All areas other than above	
Longford County Council (Feb '17->)	€4,600/unit ¹⁷	€24-31	€24-31	€2,560 -	¹⁷ Inside Development Envelope	http://tinyurl.com/mzbhtyt
	€3,780/unit ¹⁸			€5,152/sp.	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 -				Cost varies based on location	http://tinyurl.com/kflc9c6
	€6,881/unit	€4-6,881/unit	€4-6,881/unit		Non-residential based on 'Cost per Dwelling' equivalent	
Meath County Council (2016-2021)	€6,000 -	€11.00	€31.00		Depending on size	http://tinyurl.com/nxtgtge
	11,000/unit			€2,300/sp. ¹¹	¹¹ Shortfall charge per space	
Monaghan County Council (2013-2019)	€1,800/unit ²⁰	€12.00 ²⁰	€12.00 ²⁰		²⁰ Supply and Waste Water excluded	http://tinyurl.com/mqz7kp9
Offaly County Council (2014-2020)	€3,010/unit	€14.00	€14.00	€2,400 -		https://tinyurl.com/va3cfpwe
				€4,800/sp. ¹¹		
Roscommon County Council (2011-2017)	€3,600 -	€20.00	€20.00	€2,250/sp. ¹¹	²² Varies between Urban & Rural	https://tinyurl.com/ybv97pza
	€4,400/unit					
Sligo County Council (2011-2017)	€6,400/unit ²³	€57.33 ²⁴	€57.33 ²⁴	€9,000/sp. ¹¹	²³ €18/sq m in addition >185sq m	http://tinyurl.com/iw6do3u
	€6,000/unit ²³	€55.73	€55.73		²⁴ €8,600 minimum charge applies	
Tipperary County Council (2015-2019)	€31.00	€23.00	€22.00	€3,000/sp. ¹¹	¹¹ Shortfall charge per space	http://tinyurl.com/mrvq4vg
Waterford City and County Council (2015-2021)	€2,550/unit ²⁹	€15.30	€15.30	€2,100/sp.	²⁹ Fixed charge varies depending on size	http://tinyurl.com/mvfbkxs
					All rates exclude Water charges	
Westmeath County Council (2013-2020)	€1,362/unit	€16.20	€16.20	€2,000 -	¹¹ Shortfall charge per space	http://tinyurl.com/m7kuenb
				€4,000/sp.		
Wexford County Council	€17.00 ²⁵	€10.00	€10.00	€500/sp. ¹¹	²⁵ Supply and Waste Water excluded	http://tinyurl.com/lqg3ava
Wicklow County Council (2015->)	€2,700/unit ²⁵	€43.00	€44.00		²⁵ Rural; Plus €50/sq m >150sq m	http://tinyurl.com/mu3lf22
	€7,425/unit ²⁶				²⁶ Urban; Plus €50/sq m >100sq m	

***NOTES:**

- Please refer to Council for terms and conditions (use links above)
- Rates are correct as at 1 August 2017
- 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