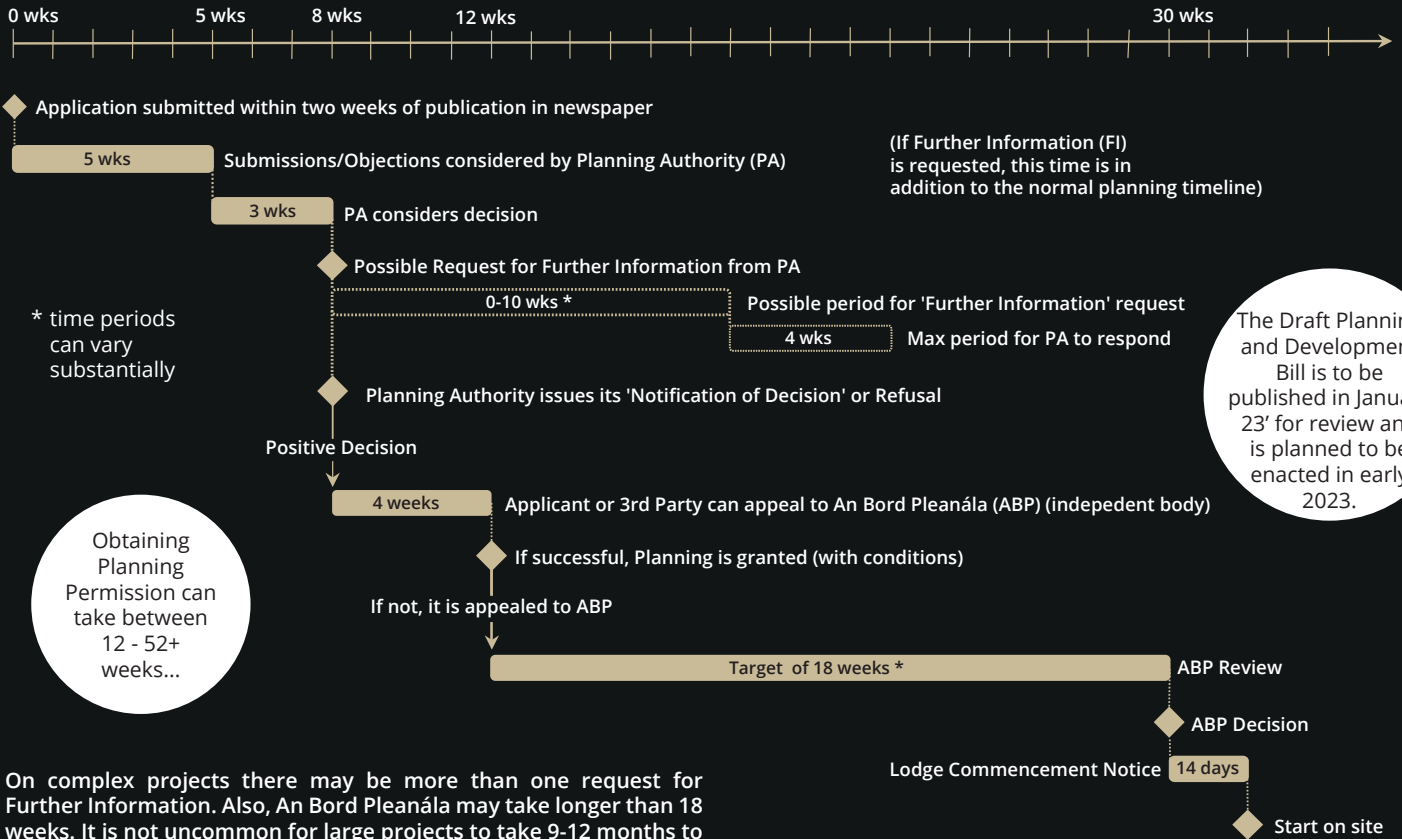


PLANNING APPLICATION PROCESS

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.

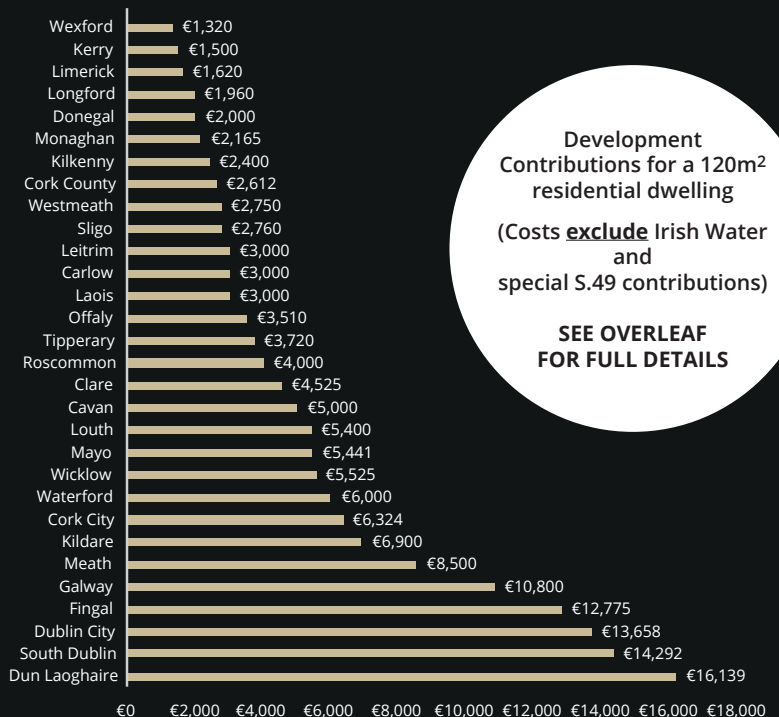


On complex projects there may be more than one request for Further Information. Also, An Bord Pleanála may take longer than 18 weeks. It is not uncommon for large projects to take 9-12 months to achieve planning permission from the date of lodgement.

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



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)	€28.00-40.00 ¹	€17.00-23.00	€23.00-28.00	€3,480-6,960	1 Rates vary depending on location; Urban	https://tinyurl.com/mry8r9fj
	€17.00-28.00 ²				2 Rates vary depending on size; Rural	
Cavan County Council (2017-2020)	€5,000/unit ³	€25.00	€25.00	€2,500/sp. ⁴	3 Minimum charge	https://tinyurl.com/3tstje44
	€23.00					
Clare County Council (2017-2023)	€3,500/unit ⁵	€18.00	€18.00	€1,000.00 ⁷	5 Rate up to 200 sq m in size; Rural rate	https://tinyurl.com/yfcc6o35
	€5,549/unit				6 Rate up to 200 sq m in size; Non-Rural rate	
	€20.00				7 Shortfall rate of dwelling in excess of 200 sq m	
Cork City Council (2020-2022)	€6,324/unit	€52.70	€52.70	€52.70	Residential cost/unit based on 120 sq m house.	https://tinyurl.com/y66vkdok
	€9.98 ⁸	€19.94 ⁸	€19.94 ⁸		8 S.49 charge for projects within 1km of rail line	
Cork County Council (2015 ->)	€24.49	€16.32	€48.97		Cork Area Strategic Plan	https://tinyurl.com/y9c4p4vn
	€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 ⁹	€4.14 - 7.00 ⁹	€2,500/sp.	9 Permanent dwelling (<=199sqm)	https://tinyurl.com/y2chdoaa
	€2,500/unit ¹⁰				10 Permanent dwelling (>=200 sqm)	
Dublin City Council (2020-2023)	€113.82	€118.60	€118.60		Standard S.48 levies	https://tinyurl.com/2p9kw4w2
	€2,000/unit ¹⁰	€38.00 ¹⁰	€38.00 ¹⁰		10 S.49 Luas Cross City in addition to S.48 Levy	
	€2,000/unit	€43.00	€38.00		S.49 Luas Docklands Extension in addition to S.48 Levy	
Dun Laoghaire Rathdown County Council (2016-2020)	€13,083.50/unit ¹¹	€112.99 ¹¹	€112.99 ¹¹	€0-74.10	Countywide, Luas excluded	https://tinyurl.com/32hmk7nt
	€19,195.22/unit	€150.97	€193.81		Sandyford Urban Framework Area	
	€19,195.22/unit	€176.22	€193.81		Cherrywood	
	€30,326.87 / unit		€151.93		11 S.49 Glenamuck District Distributor Road Scheme	
Fingal County Council (2021-2025)	€351,774 / ha.	€802,047 / ha.			S.49 Luas	
Fingal County Council (2021-2025)	€106.46	€83.13	€83.13		Standard S.48 levies	https://tinyurl.com/yztcv3f
South Dublin County Council (2021-2025)	€119.10	€112.57	€112.57			https://tinyurl.com/yc9wy67e
Galway City Council (2020-2026)	€90.00 ¹	€50.00	€50.00	€1,076/sp. ⁴	Additional contributions apply to some areas	https://tinyurl.com/y8c68tts
Kerry County Council (2017->)	€1,500 / unit	€12.00	€12-18.00	€2,300 - €4,000" ⁴	Rate for residential over 125m2	https://tinyurl.com/ygydgjrh
Kildare County Council (2015-2022)	€50.00-65.00	€43-61.55	€43-61.55	€5,000/sp. ⁴	Rates vary depending on size	https://tinyurl.com/y4taq6x7
					4 Shortfall charge per space	
Kilkenny County Council (2021-2027)	€15.00-25.00	€25.00	€25.00	€1,000/sp.	Rates vary depending on size	https://tinyurl.com/5ej7ce94
					4 Shortfall charge per space	
Laois County Council (2017-2023)	€4,000/unit ¹²	€34.00	€34.00	€500-6,000/sp.	12 Urban Residential Areas	https://tinyurl.com/yeuuz3e
	€2,000/unit ¹³				13 Rural Residential Areas	
Leitrim County Council (2016-2019)	€4,000.00 ¹⁴	€20.40	€20-25.50	€3,000/sp. ⁴	14 Urban areas; €18.50/m2 > 216m2	https://tinyurl.com/5yuz9ch
	€2,000.00				Rural areas; €4,000 + €18.50/m2 > 251m2	
Limerick City and County Council (2022-2026)	€7.00 ¹⁵	€37.50 ¹⁵	€25.00 ¹⁵	€1,500/sp. ⁴	15 City / Town Centres / infill	https://tinyurl.com/nhkjnfkd
	€20.00 ¹⁵	€50.00	€50.00		other	
	€7.00 ¹⁶	€0.00 ¹⁶	€0.00 ¹⁶		16 Regeneration	
Longford County Council (2018-2022)	€2,430/unit ¹⁷	€15.00	€15.00 ¹⁵	€3,390/sp. ⁴	17 Inside Development Envelope	https://tinyurl.com/2p9hkp4h
	€1,490/unit ¹⁸	€12.00	€12.00	€1,670/sp. ⁴	18 Outside Development Envelope	
Louth County Council (2016-2021)	€5,400/unit ¹⁹	€60.00	€60.00		19 Various reductions allowed in certain areas	https://tinyurl.com/ykarajft
Mayo County Council (2009->)	€4,000 - €6,881/unit	€4-6,881/unit	€4-6,881/unit		Cost varies based on location	https://tinyurl.com/4xantp9n
					Non-residential based on 'Cost per Dwelling' equivalent	
Meath County Council (2016-2022)	€6,000 - 11,000/unit	€11.00	€31.00		Depending on size	https://tinyurl.com/bdfrdu3k
Monaghan County Council (2021-2026)	€1,900/unit	€12.00	€12.00	€2,430/sp. ⁴	Outside defined settlement, rates vary based on size	https://tinyurl.com/2wpra9pw
	€2,430/unit				Inside defined settlement, rates vary based on size	
Offaly County Council (2021-2025)	€3,010/unit	€15.00	€15.00	€2,500 - €5,000/sp. ⁴	Rates vary depending on location; all other areas	https://tinyurl.com/bdh5mnk3
	€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. ⁴	Rates vary depending on location; Urban	https://tinyurl.com/yxo3tnre
	€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/ygyxtbos
Tipperary County Council (2020)	€31.00	€23.00	€22.00	€3,000/sp.	4 Shortfall charge per space	https://tinyurl.com/yzj6gp5k
Waterford City and County Council (2015-2021)	€3,000 - 9,000 ²⁰	€18.00	€18.00	€2,100/sp.	20 Fixed charge varies depending on size	https://tinyurl.com/2p8py3ca
					All rates exclude Water charges	
Westmeath County Council (2022)	€2,000 - 3,500	€23.00	€23.00	€2,850 - €4,000/sp. ⁴	Shortfall charge per space	http://tinyurl.com/m7kuenb
Wexford County Council (2018)	€11.00 ²¹	€10.00	€10.00	€500/sp. ⁴	21 Supply and Waste Water excluded	http://tinyurl.com/lqq3ava
Wicklow County Council (2015->)	€2,950/unit ²²	€47.00	€48.00		22 Rural; Plus €55/m ² >150m ²	https://tinyurl.com/yh327usm
	€8,100/unit ²³				23 Urban; Plus €62/m ² >100m ²	

***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 1st January 2023 - 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