

Limerick City Council



Contribution Scheme 2004

Limerick City Contribution Scheme

Section 48 of the Planning Act 2000 states that " A planning authority may, when granting a permission include conditions requiring the payment of a contribution in respect of any public infrastructure service or project benefiting development in the area of the planning authority and that is provided, or that it is intended will be provided, by or on behalf of a local authority (regardless of other sources of funding for the infrastructure and facilities)... A scheme may make provision for payment of different contributions in respect of different classes or descriptions of development." The Act goes on to state that "A Local Authority shall by Resolution, make a scheme within two years of commencement of this section (March 11th 2002)."

1 Classes of Development

For the time being the scheme shall apply to the following classes of development at the rates stated.

1.1 Conventional Housing under 65 Sq M

For conventional housing (Terraced, semi-detached, split-level and detached) up to 65 Sq M in floor area, the charge will be 3,000 Euro per house.

1.2 Conventional Housing between 65 SqM and 112 Sq M. and conventional housing over 112 Sq M.

For conventional houses between 65 Sq M and 112 Sq M the charge shall be proportioned according to the floor area ranging from 3,000 Euro for a dwelling of 65 SqM to 3,800 Euro for a dwelling of 112 Sq M.

For conventional houses over 112 Sq M, the basic charge shall be 3,800 Euro plus an additional charge of 100 Euro per Sq Meter above 112 Sq M.

1.3 Apartments

For Apartment developments the charge of 100 Euro per Sq Meter will apply to the gross floor area of the development.

1.4 Residential Extensions

Extensions to existing dwellings with an area of the extension less than 40 Sq M will be exempt from charge. Extensions with a floor area over 40 Sq M. will be charged at the rate of 100 Euro per Sq. Meter above 40 Sq.M.

1.5 All other development with a floor area

All non-residential development with a floor area (a floor being defined as the area of the lower inside surfaces of a hollow structure) will be charged at the rate of 100 Euro per Sq M.

1.6 Changes of Use

All non-exempt changes of use involving a floor area will be computed at 100 euro per Sq Meter and will be discounted by 50%.

1.7 Open Storage, Parking etc

All development consisting of open storage or use of land (not covered by structures) will be charged at the rate of 10,000 Euro per Ha.

1.8 Other Development - (per unit)

All other development not coming within the above categories such as antennae, bus shelters, advertising structures and signs will be charged at the rate of 1,000 Euro per unit as appropriate in each case.

1.9 Protected Structures

All development involved within protected structures and contributing to the maintenance and conservation of that protected structure will be discounted to 20% of the relevant applicable charge in order to encourage re-use and maintenance of viable uses within protected structures.

1.10 Educational Institutions

In order to encourage the retention and development of educational uses within the city, such developments will be charged at the appropriate rates and will be discounted by 50% . This exemption shall not apply to residential developments benefiting from Tax Exemption under various incentive schemes.

1.11 Exemption & Waiver

1.11.1 The Limerick City Manager, at his own and absolute discretion may waive any contribution payable in respect of any particular planning application where he is satisfied that the development is to be carried out by or on behalf of a voluntary organisation, and which in the opinion of the Limerick City Manager is :-

- (a) designed or intended to be used for social, recreational, educational or religious purposes by the inhabitants of a locality, or by people of a particular group or religious denomination, and is not to be used mainly for profit or gain,*
- (b) is designed or intended to be used as a work-shop, training facility, hostel or other accommodation for persons with disabilities and is not to be used mainly for profit or gain, or*
- (c) is ancillary to the development referred to in paragraph (a) or (b)*

A decision to waive a contribution under this section of the Development Contribution Scheme shall contain a statement specifying the reasons for the decision.

1.11.2 Social housing units, including those which are provided in accordance with an agreement made under Part V of the Act (as amended under the Planning & Development (Amendment) Act, 2002) or which are provided by a voluntary or co-operative housing body, which is recognised as such by the Council are specifically exempted.

1.12 Payment in lieu of car-parking spaces not provided

Within the context of the contribution scheme it is possible to allow for contributions in lieu of certain items. This is considered essential to allow for a level of flexibility within the operation of the development control system. It is considered reasonable that developers be allowed to pay a contribution in lieu of parking provision in developments where such a shortfall is considered reasonable. The money generated by this levy must be used specifically in the areas of traffic management, provision of cycle ways and urban renewal. At present there is a levy charged in this respect of €1150. This level is considered reasonable.

1.13 Payment in lieu of Open Space not provided

A similar provision should apply in respect of the non-provision of open space. At present there is provision for the payment of a contribution in lieu of open space. It is considered that a reasonable basis for calculating a levy in this respect is the value of land in the city. A conservative estimate of €500,000 an acre is considered reasonable, which equates to €120 per sq.m.of open space required.

2 Payment Dates

For the avoidance of doubt, all contributions will be charged at the rates pertaining on the date on which the contribution falls due rather than the date of granting of the planning permission.

3 Indexation

For the avoidance of doubt, all charges will be indexed quarterly in accordance with the most recently available construction price index. Notwithstanding this, the basic scale of charges for dwellings up to an including a floor area of 112 SqM will **not** be adjusted in accordance with this index for a period of two years from the date of adoption of this scheme.

4 Water Pricing Directive

This scheme shall be reviewed upon the introduction of the water-pricing directive to adjust for the implications of such directive

5 Provision for Review

This scheme will be reviewed as part of the Statutory Development Plan Review beginning in 2008 or earlier should circumstances dictate

Adopted March 10th. 2004