

CORK COUNTY COUNCIL
ADOPTED DEVELOPMENT CONTRIBUTION
SCHEMES

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Adopted by Council on 23rd February, 2004.

DEVELOPMENT CONTRIBUTION SCHEMES CORK COUNTY COUNCIL

SECTION 48 & 49 OF THE PLANNING & DEVELOPMENT ACT, 2000.

The Planning & Development Act, 2000 provides for a Development Contributions Scheme whereby *“a planning authority may, when granting a permission under Section 34, include conditions for requiring the payment of a contribution in respect of public infrastructure and facilities 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”*.

Section 48 of the Act outlines the legal detail of the implementation of such a Scheme. The Act states that a Planning Authority shall make a Scheme or Schemes under this section within two years of the commencement of this section (i.e. March 2002).

The contributions proposed under Section 48 of the 2000 Act will differ from those levied under the 1963 Act in that the proposed contributions are not specifically linked to works benefiting the particular development, are not subject to time limits and are non-refundable. It is also possible to require payment of special contributions under the new legislation.

Under the 2000 Act there are two types of contribution schemes that can be drawn up and three types of contributions as outlined hereunder:

Three types of contributions are provided for under the 2000 Act:

- **A General Contribution** (under Section 48 - non-refundable).
- **A Supplementary Contribution** (under Section 49) The provision of the project or service in question must benefit the development for which the permission is granted. Such schemes will be area specific. It is proposed that the Council make such a scheme in relation to the Cork Area Strategic Plan Suburban Rail Project.
- **A Special Contribution** (under Section 48.2c) A special contribution in respect of a particular development where specific exceptional costs not covered by the General Scheme are incurred. If the works in question are not commenced within five years or completed within seven years, the applicant shall be refunded the special contribution or an appropriate portion thereof. Unlike contributions levied under a general scheme, these contributions may be appealed. This type of contribution is **not** subject to the process as set out under Section 48. (See Appendix 1)

GENERAL SCHEME (Under Section 48)

The General Scheme:

- Indicates the contribution to be paid in respect of the different classes of infrastructure and facilities which are provided, and make provision for payment of different contributions in respect of different classes of development.
- Reflects the objectives as set out in the County Development Plan, namely: Sanitary Services, Roads and Traffic Management, Community and Recreational Amenity.
- Responds to the differing demands arising from different scales of development. The Scheme differentiates between the various developments based on the relative demands imposed on the provision of services.

The Scheme, as adopted, is for a period of twenty years in line with the time periods of the Cork Area Strategic Plan and the North and West Cork Strategic Plan. While the Scheme can be reviewed at any stage a review of the operations of the Scheme will take place not later than 31st December, 2005.

The Annual Report of Cork County Council shall indicate the monies paid to and owed to the Council as outlined in Section 48 (14) (b) and how this money was spent.

A developer(s) may only appeal a general development contribution on the basis that the terms of the scheme have not been properly applied.

Contributions for Water, Sewerage, Roads and Amenities will be charged **per square metre (m²) gross floor area** for the various types of developments proposed.

Car parking spaces will be charged on a space deficiency basis through a special contribution. Development contributions for windfarms, golf courses, quarries, gravel pits and other non-agricultural developments, which are not specifically allowed for in the General Scheme, will be levied as special contributions (however, buildings provided as part of quarries/gravel pits, golf courses and other leisure facilities, etc. will also be levied in accordance with the General Scheme on the gross floor area).

BASIS FOR DETERMINING CONTRIBUTIONS

In respect of decisions to grant planning permission for the period from 10th March, 2004 up to and including the 31st August, 2004, the amount to be levied shall be in accordance with the existing level of contributions as outlined in Appendix 2, Pages 16 and 17, attached to this document and excluding the Reduced Contributions as provided for in the Draft Scheme and subject to Consumer Price Index (CPI).

The contributions applicable to decisions to grant planning permission on and after **1st September, 2004**, were calculated by dividing the planned expenditure on the provision of services over twenty years by the amount of development that is projected to happen during that period. The services are water; sewerage including storm water drainage; roads; and facilities for recreation and amenity. New or improved services are necessary for new developments but also benefit existing developments. Only that part of the capital expenditure, which will benefit new development, is used in the calculation of the amounts to be met by the levies on new development. Expenditure on National Roads was excluded from the calculations because the benefit of these works is not limited to the local authority areas within which they are built.

The three principal sources of data were the Cork Area Strategic Plan, the North and West Cork Strategic Plan and the Cork Strategic Retail Study.

These contributions shall be phased in over a period of approximately ten years. The initial contributions shall be 75% of the target contributions in real terms. The contributions shall be increased by 8% per annum of which 5% is to allow for increases in building costs and 3% is to bring the contributions from the initial, discounted level up to the actual cost of providing the services for the proposed developments. The average rate of construction inflation since 1993 has been around 5%.

Tables G4, G5 and G6 below sets out the contributions which shall be levied in respect of decisions to grant planning permission on and after **1st September, 2004**.

In the case of conventional houses (i.e. excluding apartments and duplexes) the first 40 m² will not be subject to any contribution.

Table G4: Initial Development Contributions for Dwellings in the Cork Area Strategic Plan (CASP) area: 1st September, 2004: €					
Type of Development	Charge per m ² gross floor area (no charge for first 40 m ² for conventional houses)				
	Water	Sewerage	Roads	Amenity	Total
Dwelling in urban areas or in rural areas: all services available or planned	19	19	13	5	56
Dwelling in rural areas, water supply available; sewerage need identified or may be required	19	10	13	5	47
Dwelling in rural areas: water supply available or planned	19	0	13	5	37
Dwelling in rural areas: no water supply or sewerage available or likely to be provided	0	0	13	5	18

Table G5: Initial Development Contributions for Dwellings in the North and West Cork Strategic Plan (N&WCSP) Area: 1st September, 2004; €					
Type of Development	Charge per m ² gross floor area (no charge for first 40 m ² for conventional houses)				
	Water	Sewerage	Roads	Amenity	Total
Dwelling in urban areas or in rural areas: all services available or planned	15	15	10	4	44
Dwelling in rural areas, water supply available; sewerage need identified or may be required	15	8	10	4	37
Dwelling in rural areas: water supply available or planned	15	0	10	4	29
Dwelling in rural areas : no water supply or sewerage available or likely to be provided	0	0	10	4	14

Contributions are proportionate to the size of dwelling unit, with the amount charged being calculated on a square metre basis. The first 40 m² of each conventional house is not charged. This should result in contribution levels being broadly proportionate to other costs involved in providing a dwelling, and minimises contributions for smaller houses which are most likely to be purchased as starter units.

Table G6: Initial Development Contributions for Non-residential Developments; 1st September, 2004: €					
Type of Development	Charge per m ² gross floor area				
	Water	Sewerage	Roads	Amenity	Total
Offices and retail	31.50	31.50	31.50	4.50	99.00
Other non-residential uses	31.50	31.50	10.50	1.50	75.00

For the purpose of this contribution scheme “**offices**” and “**retail type**” uses shall include: office based industry, banks, third level education, hospitals, restaurants, bars, and surgeries. Other uses shall be in the “**other non-residential**” category, and will include permanent buildings used for intensive agriculture and horticulture developments where the raw materials and/or food stuffs used are brought onto the site (e.g. piggeries, poultry units) and permanent buildings provided as part of : quarries/gravel pits, golf courses and other leisure facilities, etc.

If the rate of increase in building costs is less than 5% per annum on average, the length of the phase-in period will be reduced and thereafter the contributions shall be increased at 5% per annum.

The 8% rate per annum increase will be used to determine the appropriate contribution to be levied by condition at the date of permission, and also as the rate of increase to apply in the period between the grant of permission and the date on which the contribution is paid. The rates applicable to new planning permissions will be updated quarterly.

The cost of higher contributions may be borne in the form of reduced development land values, or reduced developers' profits, or higher property prices, or some combination of these. Developers are expected to allow for the various costs of development, including contributions, when bidding for land, but there is a potential transitional problem for developers who agree to buy land before the scheme comes into force, without being aware of the level of contributions they are likely to face. This problem will be mitigated if the proposed contributions are phased in, as proposed above. The target development contributions are shown in Tables G7, G8 and G9 below.

Table G7: Target Development Contributions for Dwellings in the Cork Area Strategic Plan (CASP) Area; €					
Type of Development	Charge per m ² gross floor area (no charge for first 40 m ² for conventional houses)				
	Water	Sewerage	Roads	Amenity	Total
Dwelling in urban areas or in rural areas: all services available or planned	25	25	17	7	74
Dwelling in rural areas water supply available; sewerage need identified or may be required	25	13	17	7	62
Dwelling in rural areas: water supply available or planned	25	0	17	7	49
Dwelling in rural areas: no water supply or sewerage available or likely to be provided	0	0	17	7	24

Table G8 Target Development Contributions for Dwellings in the North and West Cork Strategic Plan(N&WCSP) Area: €					
Type of Development	Charge per m ² gross floor area (no charge for first 40 m ² for conventional houses)				
	Water	Sewerage	Roads	Amenity	Total
Dwelling in urban areas or in rural areas: all services available or planned	20	20	14	6	60
Dwelling in rural areas water supply available; sewerage need identified or may be required	20	10	14	6	50
Dwelling in rural areas: water supply available or planned	20	0	14	6	40
Dwelling in rural areas: no water supply or sewerage available or likely to be provided	0	0	14	6	20

Table G9: Target Development Contributions for Non-residential Developments; €					
Type of Development	Charge per m ² gross floor area				
	Water	Sewerage	Roads	Amenity	Total
Offices and retail	42	42	42	6	132
Other non-residential uses	42	42	14	2	100

The target contributions in Tables G7, G8 and G9 are expressed in 2004 prices.

Caravan Parks

Each unit permitted will be treated as equivalent to a house of 100 square metres in the same location.

REDUCED CONTRIBUTIONS

Under subsection 3 (c) of Section 48 of the Planning & Development Act, 2000, “***a scheme may allow for the payment of a reduced contribution or no contribution in certain circumstances, in accordance with the provisions of the scheme***”.

The following percentage reductions shall apply in respect of decisions to grant planning permission on and after 1st September, 2004:

Categories	Reduction
Provision of facilities by organisations which are considered to be exempt from planning fees as outlined in Part 12 Article 157 (1a-c) of the Planning & Development Regulations 2001 *	100%
Voluntary organisations / voluntary or co-operative housing bodies as outlined in Part 12 Article 157 (2) of the Planning & Development Regulations 2001 **	100%
First 60 sq. metres of extensions to private dwellings	100%
Works to Protected Structures ***	100%
Social Housing Units	100%
First 40 sq. metres of conventional houses (i.e. excluding apartments and duplexes)	100%
Dwellings provided for sale by voluntary bodies as prescribed in Article 157 (2), Planning and Development Regulations 2001 outside the North & West Cork Strategic Plan area (including the first 40 m ²)	40%
Dwellings provided for sale by voluntary bodies as prescribed in Article 157 (2), Planning and Development Regulations 2001 within the North & West Cork Strategic Plan area (including the first 40 m ²)	60%
Manufacturing Industry, and specified enterprise developments, within the North & West Cork Strategic Plan Area, Gaeltacht Areas and Islands not connected by bridge to the mainland. ****	70%
Traditional farm buildings and polytunnel, glasshouse structures and mushroom production structures, excluding intensive developments as referred to in “other non-residential” category on Page 4 above.	100%

Outline Permissions

Where contribution amounts have been specified in Outline Permissions that these amounts will be the amounts applied to decisions issuing at Permission Consequent/Approval.

Major Manufacturing Industry

Notwithstanding the above reductions and the other provisions of this scheme in regard to amounts of contributions leviable, where Council had, prior to adoption of the Scheme, already agreed, in writing, a specific level of contribution in regard to an industry which may locate in the County then that agreed level of contribution shall apply to any planning permission subsequently granted in respect of that industry on that site.

Developments also liable to Supplementary Contributions

Developments which are liable for supplementary contributions under Section 49 for the proposed Cork suburban rail project will be eligible for a conditional 75% reduction in roads contributions. If, however, substantial works are not undertaken on the rail project within 10 years of a supplementary contribution condition being imposed, the supplementary contribution will be returned (see the Supplementary Scheme), less the amount which would have been charged as a roads contribution in the absence of this 75% reduction. This provision recognises that in the absence of an improved rail service, the requirement for road investment would not be reduced, and the full roads contribution would be appropriate.

Water Pricing Policy

When a Water Pricing Policy is adopted by the Council all non-residential developments will be required to pay the real price for water services. This will include capital and maintenance costs. As a result it will not be possible after the Water Pricing Policy is implemented to also charge Development Contributions for the capital element. It may also be necessary to reduce charges under the Water Pricing Policy for some developments where contributions had previously been paid under the Development Contributions Scheme.

** "Where a planning application consists of (a) is 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 workshop, 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 development referred to in paragraph (a) or (b) a fee shall not be payable when making any such application."*

*** "Where a planning application consists of or comprises the provision of houses, or development ancillary to such provision, which is proposed to be carried out by or on behalf of a body approved for the purposes of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992 (No. 18 of 1992) and is not to be used mainly for profit or gain, a fee shall not be payable in respect of any such development."*

**** "Where these works substantially contribute to the conservation or restoration of the protected structure"*

***** "The specified enterprise developments are; office-based industry, international services, telemarketing, tele-working, back-office functions, craft studios"*

SPECIAL CONTRIBUTIONS

In addition to the terms of the Scheme, a Special Contribution may also be required, under Section 48(2)(c) of the Act, in respect of **any** development where specific exceptional costs not covered by the Cork County Council Development Contribution Scheme are incurred by any Local Authority in respect of public infrastructure and facilities which benefit the proposed development.

Appendix 1 also sets out some particular types of developments where special contributions shall be levied and the amounts of the contributions in such cases shall be calculated on the basis of the criteria set down. Contributions in respect of car-parking deficiency will also be levied by special contributions. However, such contributions in respect of car-parking deficiency levied up to and including 31st August, 2004, shall be at a standard rate as provided for in Appendix 2, Pages 16 and 17, and included in the composite contributions under the General Development Contribution Scheme.

Adopted by Council on 23rd February, 2004.

Supplementary Development Contributions Scheme - Cobh/Midleton - Blarney Suburban Rail Project

Under Section 49 of the Planning & Development Act, 2000

Section 49 of the Planning and Development Act, 2000 allows the Council to make Supplementary Contributions Schemes, which relate to a specific public infrastructure project or service (including rail projects, as well as specific new roads and sanitary projects). They are supplementary in the sense that they are separate from, and in addition to, the General Development Contributions Scheme under section 48.

A Supplementary Scheme is needed for the Cork suburban rail project, as it is central to the Cork Area Strategic Plan. This envisages that;

“there will be a major growth corridor in the northern and eastern part of the Metropolitan area between Blarney and Midleton... The location for the development must be close to the existing rail system in order to avoid the traffic gridlock that would occur if a simple roll out of the City were to be adopted as a policy....Central to this strategy is the upgrading and better utilisation of the rail system, and the location of development to avail of rail infrastructure”

Early implementation of the suburban rail project would build on the planning and property market momentum already developed, and give the overall project the credibility to ensure that land use trends and transport improvements are mutually reinforcing. This in turn will maximise both the benefits of the project, and its viability. An efficient suburban rail system will also raise property values in the areas served, and both developers and users of property should benefit significantly.

The Project

The project will consist of works and provision of rolling stock associated with:

- reopening of, and operation of suburban services on, the Cork-Midleton line
- provision of new services between Blarney and Cork (some to continue to Mallow)
- upgrading of rolling stock and frequency on the Cobh line, as demand increases

The project was supported by the Feasibility Study on the Cork Suburban Rail project by Faber Maunsell (for Iarnród Éireann), and the (national) Strategic Rail Review (2003) carried out by Booz Allen Hamilton. Both saw it as good value for money. Both also refer to Section 49 as a potential source of funding.

The reports estimate the cost of the project at between €115 and €124 million. (€120 million has been used in the calculation of the development contributions).

Area to which the Scheme Applies

The Scheme applies to areas, which are:

- (a) within 1 kilometre of the Cork-Blarney, Cork-Cobh and Cork-Midleton lines, or of Cobh Station and (the disused) Blarney Station, or of the point where the disused Cork-Youghal line crosses the eastern boundary of Midleton Town, **and**
- (b) in the functional area of Cork County Council

This includes all areas within 1 kilometre of a station, and also areas served by main roads (including the new and old N20 and N25 routes), which run parallel to the rail lines, and which could provide convenient access for residents of the corridor to park and ride stations. Businesses would benefit from reduced road congestion.

Sections of these lines run through Cork City, and Cobh and Midleton Towns. The Council will consult with these authorities regarding the possibility of co-operation with them in promoting this project.

The Supplementary Scheme does not apply to agricultural developments.

Basis for Determining Contributions

The Cork Area Strategic Plan includes estimates of population and employment in settlements on the rail line for 2000 and 2020. Having regard to these estimates, and 2002 census data, estimates of current and 2020 population and employment within 1 kilometre of the rail line have been made. The cost of the project has then been allocated to existing and expected development within this area, which is projected as follows:

	Population	Households	Dwellings	Employment
2002	63,600	20,300	20,300	38,800
(obsolescence)			(-95 per annum)	(-580 per annum)
+ CASP gain	36,900	17,600	19,500	18,900
2022	100,500	37,900	37,900	57,700
Of which is new development:			19,500	30,500

There will be some self-selection by those occupying new development built during this period, as households and firms which will benefit from the rail system are more than averagely likely to locate in the corridor. Average benefits to new development are assumed to be 25 % greater than to a similar unit of existing development. Benefits to housing units within the City are treated as half those in the County, as the service would mainly facilitate reverse commuting there, and fewer residents would do this.

On these assumptions, circa €55m to €60m of the cost of the project is attributable to new development, circa €45m to existing development, and circa €15m to replacement of obsolescent buildings. Development within 1 kilometre of the rail line will be distributed between four different planning authority areas, but most greenfield land within 1 kilometre of potential stations is in the County area, so perhaps 60% to 80% of new development may occur there. Not all benefits to future development can be captured by contributions schemes, as some land is developable on the basis of existing permissions, and there will be some benefits to development outside the defined 1 kilometre corridor.

Level of Contributions Payable from 10th March, 2004.

The level of contributions payable in respect of decisions to grant planning permission which are subject to the Supplementary Scheme are set out in Table S2 below.

Development type	Unit	Initial Rate	Target Rate
Residential (no charge for first 40m ² of conventional houses)	m ²	19.00	25.00
Office type (and retail type within 500 metres)	m ²	65.60	88.00
Other non-residential	m ²	16.40	22.00

The target contribution rates in Table S2 are expressed in 2004 prices.

For the purpose of this contribution scheme the “**office type**” development shall include: office based industry, banks, third level education, hospitals and surgeries and “**retail type**” uses shall include restaurants, bars and retail services.

Contributions are proportionate to the size of dwelling unit, with the amount levied being calculated on a square metre basis. The first 40 square metres of each conventional house is not levied. This should result in contribution levels being broadly proportionate to other costs involved in providing a dwelling, and minimises contributions for smaller houses which are most likely to be purchased as starter units. There is an additional argument for this approach in relation to contributions in areas served by rail, namely that encouraging smaller units which would normally be provided at a higher density maximises the number of residents within walking distance of stations.

The target levels of contributions will be phased in to avoid an unduly abrupt increase initially, which could check development in the corridor and pose transitional problems for developers who had already agreed to purchase land at a value which did not take account of this prospective obligation. Construction inflation averaged circa 5% over the last decade. If this continued, convergence with the target level of contributions could be achieved, by applying a fixed 8% per annum increase for the first ten years, and 5 % per annum thereafter. The initial contribution rates will therefore rise at a uniform rate of 8 % per annum to the target level over the first ten years of the scheme.

The 8 % rate per annum increase will be used to determine the appropriate contribution to be levied by condition at the date of permission, and also as the rate of increase to apply in the interval between the permission and the date on which the contribution is paid. The rates applicable to new planning permissions will be updated quarterly.

Developments which are liable for supplementary contributions towards the rail project are eligible for a 75 % reduction in the roads component of the contributions to be levied under the Council's General Scheme of contributions, drawn up under Section 48 of the Planning and Development Act 2000 (though they may still be liable to special contributions for roads purposes). This reflects the lower expected level of car use generated by land uses accessible to a good rail service, and the reduced dependence on the road system which should result. Some reduction should also be possible in parking requirements in developments in close proximity to rail services.

Manner of Payment

The Planning Authority will collect the contributions, which will be transferred with accumulated interest to the Rail Procurement Agency (or other organisation designated by the Government to carry out the Project), once an agreement with the Agency under section 49 (4) of the 2000 Act has been concluded, and substantial works on the rail project have begun. Pending this, all monies collected by the Council under the Scheme will be retained and invested. Subsequent contributions will then be transferred as agreed with the Rail Procurement Agency.

If no substantial works have been carried out, or have been commenced, by a date ten years after the date of receipt of a contribution by the Council, the contribution will be returned to the developer, but less an amount corresponding to the 75 % reduction in roads contributions under the General Contributions Scheme, which applies to developments liable to contribute to the Supplementary Scheme, together with the appropriate interest. (The 75 % reduction in roads contributions under the General Scheme recognises that the suburban project will reduce the need for road investment, but this is only appropriate if the rail project is actually implemented).

Reduced Contributions

The following percentage reductions shall apply to the categories as listed hereunder:

Categories	Reduction
Provision of facilities by organisations which are considered to be exempt from planning fees as outlined in Part 12 Article 157 (1a-c) of the Planning & Development Regulations 2001 *	100%
Voluntary organisations / voluntary or co-operative housing bodies as outlined in Part 12 Article 157 (2) of the Planning & Development Regulations 2001 **	100%

First 60 m ² of extensions to private dwellings	100%
Works to Protected Structures ***	100%
Social Housing Units	100%
First 40 m ² of conventional houses (i.e. excluding apartments and duplexes)	100%
Dwellings provided for sale by voluntary bodies as prescribed in Article 157 (2), Planning and Development Regulations 2001 outside the North & West Cork Strategic Plan area (including the first 40 m ²)	40%
Dwellings provided for sale by voluntary bodies as prescribed in Article 157 (2), Planning and Development Regulations 2001 within the North & West Cork Strategic Plan area (including the first 40 m ²)	60%
Manufacturing Industry, and specified enterprise developments, within the North & West Cork Strategic Plan Area, Gaeltacht Areas and Islands not connected by bridge to the mainland. ****	70%
Traditional farm buildings and polytunnel, glasshouse structures and mushroom production structures, excluding intensive developments as referred to in “other non-residential” category on Page 4 above.	100%

* “Where a planning application consists of (a) is 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 workshop, 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 development referred to in paragraph (a) or (b) a fee shall not be payable when making any such application.”

** “Where a planning application consists of or comprises the provision of houses, or development ancillary to such provision, which is proposed to be carried out by or on behalf of a body approved for the purposes of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992 (No. 18 of 1992) and is not to be used mainly for profit or gain, a fee shall not be payable in respect of any such development.”

*** “Where these works substantially contribute to the conservation or restoration of the protected structure”.

**** “The specified enterprise developments are; office-based industry, international services, telemarketing, tele-working, back-office functions, craft studios”.

Note: The Appendix attached hereto does not form part of the Scheme(s) and is for reference purposes only.

APPENDIX 1

Special Contributions may not be levied under the General Scheme. In the interests of clarity and user convenience it may be helpful to state the Councils approach to the levying of Special Contributions.

SPECIAL CONTRIBUTIONS

Special contributions may be levied under Section 48 (2)(c) where specific exceptional costs not covered by Cork County Council's General Development Contribution Scheme are incurred by any Local Authority in respect of public infrastructure and facilities which benefit the proposed development. Only developments that will benefit from the public infrastructure or facility in question will be liable to pay the special contribution. Conditions imposing special contributions may be appealed to An Bord Pleanála.

In the cases of the following types of development special contributions shall be levied and the amounts of the contributions shall be calculated on the basis of the criteria set down below.

Quarries and Gravel Pits

Special contributions for quarries and gravel pits shall be based on the following criteria:-

- The scale of the proposed development, i.e. the volume of materials that it is proposed to supply from and deliver to the site;
 - The condition of the road serving the development;
 - The length of the road or roads from the development to the nearest major road which is in good condition;
 - The cost of bringing the road or roads up to a standard necessary to facilitate the development and not cause an adverse impact on other road users.
 - And the cost of traffic control measures.
-
- Buildings provided as part of a quarry or gravel pit development will however also be subject to the provisions of the general Contributions Scheme (i.e. based on the gross floor area of the buildings).

Windfarms

Special contributions for windfarms shall be based on the following criteria;-

- The scale of the proposed development, i.e. generating capacity;
- The condition of the road serving the development;
- The length of the road or roads from the development to the nearest major road which is in good condition;
- The cost of bringing the road or roads up to a standard necessary to facilitate the development and not cause an adverse impact on other road users.
- And the cost of traffic control measures.

Golf Courses and Other Leisure Facilities which incorporate Premises

Special contributions for these types of development shall be based on the following criteria;-

- The demand the development will place on water services;
- The traffic likely to be generated by the development;
- The condition of the road serving the development;
- The length of the road or roads from the development to the nearest major road which is in good condition;
- The cost of bringing the road or roads up to a standard necessary to facilitate the development and not cause an adverse impact on other road users.
- And the cost of traffic control measures.
- Buildings provided as part of a golf course development will however also be subject to the provisions of the general Contributions Scheme (i.e. based on the gross floor area of the buildings).

Car parking shall be charged through Special Contributions, on a per space deficient basis. In a County as large and diverse as Cork, a standard charge is inappropriate, as there are major variations in the cost of providing car parking. The cost of surface parking depends primarily on town/village centre land costs: for instance, car parking provided on land costing €0.25m per acre would cost circa €2,500 per space (including works), but this would rise to circa €7,000 per space on land costing €1m per acre. In a minority of larger towns, multi-level car parking may be necessary, and this would be more expensive again. However, such contributions in respect of car-parking deficiency levied up to and including 31st August, 2004, shall be at a standard rate as provided for in Appendix 2, Pages 16 and 17, and included in the composite contributions under the General Development Contribution Scheme.

APPENDIX 2

Contributions outlined hereunder will apply to all decisions to grant planning permission, levied under the General Development Contributions Scheme, from 10th March, 2004, up to and including 31st August, 2004:

West Cork :

Service	Charge		
	Commercial	Residential	Single Dwelling
Water Supply	€8,380 per acre	€660 per unit	€660
Sewer	€8,380 per acre	€660 per unit	€660
Surface Water Sewer	€8,380 per acre (where applicable)	€660 per unit (if applicable)	€660 (if applicable)
Road Works	€8,380 per acre - If applicable	€8,380 per acre – if applicable	
Car Parking	€1,015 per space deficient	€ 1,015 per space deficient	

Baltimore, West Cork : -

Service	Charge	
	Residential	Single Dwelling
Water Supply	€2,032 per unit	€2,032
Foul Sewer	€2,032 per unit	€2,032

North Cork :

Service	Charge		
	Commercial	Residential	Single Dwelling
Water Supply	€7,618 per acre	€508 per unit	€508
Sewer	€7,618 per acre	€508 per unit	€508
Surface Water Sewer	€7,618 per acre (where applicable)	€508 per unit (if applicable)	€508 (if applicable)
Road Works	€7,618 per acre	€7,618 per acre	
Car Parking	€1,015 per space deficient	€1,015 per space deficient	

◆ Mitchelstown – car parking

€2,540 per space. Number of spaces deficient determined by floor space in accordance with County Development Plan.

South Cork :

Service	Charge		
	Commercial	Residential	Single Dwelling
Water Supply	€8,380 per acre	€660 per unit	€660
Sewer	€8,380 per acre	€660 per unit	€660
Surface Water Sewer	€8,380 per acre (where applicable)	€660 per unit (if applicable)	€660 (if applicable)
Road Works	€8,380 per acre (where applicable)	€8,380 per acre – if applicable)	
Car Parking	€1,015 per space deficient	€1,015 per space deficient	N/A
* Infrastructural Deficiencies	N/A	* €1,270 per unit	* €1,270

* Additional charge of €1,270 per dwelling towards the cost of improvement works proposed to be undertaken to remedy Infrastructural Deficiencies in regard to roads, footpaths and public lighting in South Cork developing areas as set out hereunder:

- 1) Tramore Valley (South Fringe of City)
- 2) Dublin Pike/Kilbarry, Hollyhill & Lota (North City Fringe)
- 3) Blarney/Tower, Ballincollig, Carrigaline, Glanmire/Riverstown & Passage West.
- 4) Designated villages of Kilmuney & Kerry Pike.