

DEVELOPMENT CONTRIBUTION SCHEME 2007

**WEXFORD COUNTY COUNCIL
PLANNING AUTHORITY AREA INCL. GOREY
TOWN**

VALID FROM JANUARY 1st 2007

Wexford County Council, approved this revised Development Contribution Scheme on December 11th, 2006 for the Wexford County Council Planning Authority Area including Gorey Town, in accordance with the provisions of Sections 48 and 49 of the Planning and Development Act 2000. The scheme is effective from January 1st, 2007 in respect of new applications received. The Council proposes to review the scheme in 2009.

In drawing up this scheme the Planning Authority has based its calculations in the following assumptions:

- that commercial development will continue at the rate experienced in the period 2004 - 2006.
- that residential development will result in construction of between 2000 and 2500 units per annum.
- that development in other classes will continue at 2006 levels.

Development contributions shall be paid in respect of the following classes of public infrastructure and facilities for development in the Wexford County Council Planning Authority Area including Gorey Town:

(1) Public Water Supply Services

The sum levied is a contribution towards the cost of:-

- (a) the provision of water treatment facilities and watermains;
- (b) the refurbishment, upgrading, enlargement or replacement of water treatment facilities or watermains;
- (c) the acquisition of land in respect of (a) and (b) above; and
- (d) any matter ancillary to (a) to (c) above.

(2) Public Surface Water Drainage Services

The sum levied is a contribution towards the cost of:-

- (a) the provision of sewers, waste water treatment facilities, and drains;
- (b) the refurbishment, upgrading, enlargement or replacement of sewers, waste water treatment facilities, and drains;
- (c) the acquisition of land in respect of (a) and (b) above; and
- (d) any matter ancillary to (a) to (c) above.

(3) Public Waste Water Drainage Services

The sum levied is a contribution towards the cost of:-

- (a) the provision of sewers, waste water treatment facilities, and drains;
- (b) the refurbishment, upgrading, enlargement or replacement of sewers, waste water treatment facilities, and drains.
- (c) the acquisition of land in respect of (a) and (b) above; and
- (d) any matter ancillary to (a) to (c) above.

(4) Road Infrastructure

The sum levied is a contribution towards the cost of:-

- (a) the provision of boundary treatment, and landscaping works and planting;
- (b) the provision of roads;
- (c) the refurbishment, upgrading, enlargement or replacement of roads;
- (d) the acquisition of land in respect of (a) to (c) above; and
- (e) any matters ancillary to (a) to (d) above.

(5) Recreational and Community Facilities and Amenities

The sum levied is a contribution towards the cost of:-

- (a) the provision and refurbishment of recreational and community facilities and amenities;
- (b) the acquisition of land in respect of (a) above; and
- (c) any matters ancillary to (a) to (b) above.

(6) Car Parking Facilities

The sum levied is a contribution towards the cost of:-

- (a) the provision of car-parking facilities.
- (b) the acquisition of land in respect of (a)
- (c) any matters ancillary to (a) and (b) above.

Residential Development

Amounts shown are per unit. Levies will only apply where public infrastructure is available. No levy will be payable on domestic extensions. Mobile homes will be regarded as sub-150 m2 residential units.

Wexford County Council Planning Authority Area excl. Area Covered by Gorey Local Area Plan and by the current Wexford Town and Environs Development Plan	< 150 m² €	150 m² – 220 m² €	> 220 m² €
Water	1,400	2,000	2,400
Waste Water and Drainage	2,100	3,000	3,600
Roads	500	1,200	5,000
Community	500	800	1,000
TOTAL	€4,500	€7,000	€12,000

Area Covered by Gorey Local Area Plan	< 150 m² €	150 m² – 220 m² €	> 220 m² €
Water	1,400	2,000	2,400
Waste Water and Drainage	2,100	3,000	3,600
Roads	4,000	4,000	5,000
Community	500	1,000	1,000
TOTAL	€8,000	€10,000	€12,000

That Part of the Wexford County Council Planning Authority Area Covered in the Wexford Town And Environs Development Plan	< 150 m² €	150 m² – 220 m² €	> 220 m² €
Water	1,400	2,000	2,400
Waste Water and Drainage	2,100	3,000	3,600
Roads	6,000	6,000	7,000
Community	1,000	1,000	1,000
TOTAL	€10,500	€12,000	€14,000

Commercial/Industrial Development

Wexford County Council Planning Authority Area	€ Per m² WATER	€ Per m² WASTE WATER	€ Per m² TOTAL
Light Water Users Note: Light water users are developments not using substantial amounts of water in their business processes. The Planning Authority will normally regard small commercial/retail businesses under 200sq m as light water users.	€8	€13	€21
Medium Water Users	€20	€35	€55
Heavy Water Users: A special development contribution will be payable in addition to this rate, where appropriate, following assessment of water usage requirements.	€20	€35	€55

Wexford County Council Planning Authority Area	ROADS €	COMMUNITY €
Offices/Industrial	€12 per m ²	€5 per m ²
Retail Including: Restaurants/Bars, Hotels/Guesthouses, Leisure Centres	€17 per m ²	€5 per m ²
Extractive Industry (Including Landfill)	< 75,000 cubic metres €15,000 per annum >75,000 cubic metres 30c per cubic metre per annum Minimum €15,000	5c per m ³ per annum
General Land Use (excluding buildings)	€ 110 per hectare	€5.00 per hectare
Windfarm Turbines/Telecom masts over 50m in height	€3,000 each	€500.00 each
All other developments	€17 per m ²	€5 per m ²
Agriculture: 500 sq.m. or more roofed area	€5 per m ²	-

Note1: Development may be subject to a special contribution levy where appropriate.

Note2: The Category of commercial development will be determined by Wexford County Council as set out in the Scheme. The types of development identified above are given as typical examples only.

CAR PARKING	€ Per Space
Wexford County Council Planning Authority Area excl. Area Covered by Gorey Local Area Plan and the Wexford Town And Environs Development Plan	€1,000
Area Covered by Gorey Local Area Plan and that Part of the Wexford County Council Planning Authority Area Covered in the Wexford Town And Environs Development Plan	€3,000

Indexation

The above rate of contribution may be adjusted annually from the 1st January 2007 using the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office

Provision of Services

Details of the expenditure proposed on water services, roads, and community for the period 2003 -2013 are included in the appendices to the scheme.

Appealing Development Contributions

In accordance with section 48 (10) of the Planning and Development Act 2000, a developer can only appeal a general development contribution on the basis that the terms of the scheme were not properly applied.

Special Development Contributions

A special development contribution may be applied if a specific public infrastructure facility has to be provided to facilitate a particular development. The particular works should be specified in the condition. Only developments that directly benefit from the facility should be liable.

Unlike general development contributions, these levies can be appealed. If the contribution only is being appealed An Bord Pleanala can only consider this aspect of the planning decision.

The Planning Authority must issue the decision to grant following the appeal period, as long as the developer lodges security with the Planning Authority for the full amount of the contribution until the appeal has been decided.

General Arrangement re Payment of Development Contributions

1. This Scheme applies to all development in the functional area of the planning authority.
2. Contributions due with regard to permission for retention will become payable immediately on issue of the final grant of permission. All other contributions will become payable upon commencement of development.
3. Where a contribution is not paid in accordance with the terms of the scheme the Planning Authority shall recover any sums outstanding together with interest from the date the contribution becomes payable.
4. Wexford County Council may facilitate the phased payment of contributions due in accordance with the terms of this scheme, and may require the giving of security to ensure the payment of Contributions. The payment of contributions on a phased basis will be assessed on a case by case basis in accordance with the Council's Policy for the Phased Payments of Development Contributions.

5. Wexford County Council may recover, as a simple contract debt in a Court of Competent Jurisdiction, any contributions and interest due to it under the terms of this scheme.
6. The required development contributions may be reduced by up to 100% in the following cases where a fee has not been payable when making such an application, in accordance with Article 157 of the Planning and Development Regulations, 2001.
 - (1) when a planning application consists of or comprises development, which in the opinion of the planning authority, is development proposed to be carried out by or on behalf of a voluntary organisation, and which in the opinion of the planning authority –
 - (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 of 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 gains, **or**
 - (c) is ancillary to development referred to in paragraph (a) or (b);
 - (2) Community facilities and sports facilities provided by a voluntary group.
 - (3) Social Housing units including those which are provided in accordance with an agreement made under Part V of the Planning and Development Acts 2000 to 2006 or which are provided by a voluntary or co-operative housing association which is recognised as such by the Planning Authority shall be exempt.
7. In exceptional circumstances the required development contributions may be reduced at the discretion of the County Manager where this is in his opinion warranted, having regard to the particular economic, social or cultural benefits of the development.
8. Contributions will not be applied to permissions for the construction of replacement buildings on the same footprint as the original building following extensive accidental damage (e.g. fire or flood).
9. Where a developer proposes a development of an existing building while retaining the existing authorised use the Planning Authority will only apply appropriate development charges in respect of additional floor area provided.
10. Development levies will not apply in respect of agricultural development deemed necessary to comply with the Nitrates Directive (91/976/EEC). The County Manager will waive collection of any such levies previously applied on submission of appropriate documentary evidence from the Department of Agriculture.

Supplementary Development Contribution Scheme:

In addition to this scheme the council may adopt a Supplementary Development Contribution Scheme (Section 49 of the Planning and Development Act 2000). The supplementary development contribution will only apply when a particular public infrastructure or facility is being provided which will directly benefit the development(s) on which the levy is imposed. It may apply to light rail or other public transport infrastructure, or to water/waste water services.

This scheme must specify the area or areas to which the scheme will apply, and specify the particular infrastructure being provided.

If this scheme is adopted, the levies will be in addition to the general contributions. To avoid “double charging” this particular infrastructure project must not be included in both the general and supplementary contribution schemes. If the infrastructure is provided through Public Private Partnership, the Public Private Partnership agreement can specify the way the contribution will be paid. At this time no Supplementary Development Scheme is proposed.

**Tony Larkin,
Director of Service,
Planning & Development**

Appendices to Development Contribution Scheme 2007

Water & Wastewater Schemes

Schemes to be funded under this programme will cost €92m in the period 2003 – 2013. These include:

WATER SCHEMES	WASTEWATER SCHEMES
Capital Replacement Fund	Capital Replacement Fund
Fardystown Regional Water Supply	Wexford Main Drainage (Extension & Improvements)
Gorey Regional Water Supply	Gorey Main Drainage
New Ross Regional Water Supply	New Ross Main Drainage
Enniscorthy/East Central Regional Water Supply	Enniscorthy Main Drainage
South West Regional Water Supply	Rosslare Harbour Main Drainage
Kilmore Quay – Water Distribution Improvements	Fethard Main Drainage
Miscellaneous Network & Treatment Improvements	Bunclody Main Drainage
Small Schemes Projects – Annual Local Contribution	Carrick on Bannow Main Drainage
Assessment of Needs Projects – Local Contribution	Coolgreany Wastewater Treatment & Network
	Taghmon Wastewater
	Miscellaneous Network & Treatment Improvements
	Village Schemes
	Small Schemes Projects – Annual Local Contribution
	Assessment of Needs Projects – Local Contribution

Capital Expenditure Programme for Roads 2003 – 2013

Capital expenditure for roads for the period to 2013 will be approx €5.5m per annum.

Transportation Projects

Ballindaggin Surfacing	Foulksmills	New Ross Urban road Infrastructure
Ballycanew South surfacing	General county road improvements to eliminate backlog	New Ross Traffic/Parking Study
Ballygarrett Footpath and lighting	Gorey eastern link design	Newbawn Village
Ballymoney area roads	Gorey new link road. Creagh-Carnew	Oulart Village
Beechlawn calming/cycleway	Gorey Town road reinstatement	Parking improvements
Ballinesker R742 realignment	Gorey traffic implementation plan	Public Lighting improvements
Blackwater Relief road design	Gorey traffic/parking study	Public lighting improvements
Boheen Hill Junction, Enniscorthy	Greenville road improvement, Enniscorthy	Road Safety Initiatives
Bishopwater Road, Wexford – Roundabout	Hollyfort Road	Rosslare Ramps
Bunclody N80/R746 Junction improvement	Housing Schemes taking in charge	Rosslare railway bridge improvements
Carrig on Bannow	IDA Estate to Bishopswater Road	Rosslare Strand resurfacing
Castlebridge surfacing	Junction at The Avenue, Gorey	Screen Village improvements
Castlebridge Village general improvements	Killinick Village	Sinnottstown Lane, Wexford – improvements
Coolcots Lane macadam	Kilmore Road improvement including new link	Specific Road Drainage
Coolcots Link Road	Kilmuckridge Footpaths and surfacing	Springvalley Road, Enniscorthy
Coolgreany Village	Kilmysshall Village	The Ballagh Village
Cycling facilities annual programme	Leather Factory Road, Gorey	Trinity Street – Drinagh macadam, Wexford
Duncormck	Mauritiustown Railway Bridge Footpath, Rosslare	Wexford Quay Remedials & Pedestrian Crossings
Enniscorthy Traffic/Parking study	Milehouse-Greenville Road Link, Enniscorthy	Wexford Quays lighting upgrade
Enniscorthy Inner Link	Morriscastle car park and access road	Wexford Quays macadam and renovation
Enniscorthy Traffic Implementation Plan	Mulgannon Link road junction	Wexford Town Traffic Management Implementation
Enniscorthy Urban Road Infrastructure	Munster Hill Improvements, Enniscorthy	Wexford Town Traffic Management Plan
Fethard Village	New Ross Road (Carleys Bridge) improvements	Wexford Town Urban Distributor
Footpath Programme	New Ross Traffic Implementation Plan	Wexford Town Urban Road Infrastructure
		Whiterock Hill, Wexford

Community Levies Allocation for 2007-2009

The following table outlines the projected annual spend for 2007-2009 with a further review for 2010:

SCHEME	DETAIL	PROPOSED SPEND (per annum) 2007 - 2009
Wexford County Council Playground Scheme	Continue current playground building programme (4 further playgrounds to be built on existing scheme) and develop further playgrounds under revised playground scheme	Aim to build 6 playgrounds per annum with Wexford County Council contribution of €100,000 per playground. Capital refurbishment allocation €25k Total €675,000
Sustainable Community Buildings Scheme	Continue programme on an annual basis. In 2006 maximum grant has been increased to €15,000 where renewable energy heating installations are included in project proposal.	The scheme was well subscribed in 2005 and oversubscribed in 2006 Total €100,000
Youth Recreation Facilities	Playgrounds cater for children from 2-12 years (and in reality only 2-10 years). There is a clear need for facilities for older children and teenagers (raised at successive Dáil na Óg and recommended by Economic and Social Development SPC 18 th July, 2006). To-date €130,000 has been made available towards Gorey Skatepark. It is proposed to increase this amount to €200,000 per annum and contribute to further suitable projects which provide facilities for 12-18 year old.	 Total €200,000
Community Facilities Scheme	Wexford County Council has received representations from a number of areas seeking contributions towards significant community infrastructure projects e.g. community centres/sports complexes. To-date Members have approved a contribution of €200,000 towards the sports facilities complex at Enniscorthy Community Workshop. It is proposed to make further funding available for significant capital projects e.g. minimum grant of €150,000 where Wexford County Council contributes a maximum of 25% of overall costs. The scheme will be similar to Department of Environment Social & Community Facilities Scheme. Priority will be given to projects that maximise use of community facilities and have broad range of users.	 Total €600,000
	TOTAL	€1, 575,000

End.