



BRAY TOWN COUNCIL

COMHAIRLE BAILE BHRE

Development Contribution Scheme

March 2004

(inc rates adjusted in accordance with the Wholesale Price Index – Building and Construction March 2010)

Planning Department
Civic Offices
Main Street
Bray
Co. Wicklow

BRAY TOWN COUNCIL HAVE MADE A DEVELOPMENT CONTRIBUTION SCHEME under section 48 of the Planning and Development Act, 2000. The Development Contribution Scheme 2004 was adopted by the Council on the 9th March 2004 and all planning permissions granted subsequently will be subject to the conditions of the Scheme.

The Development Contribution Scheme ('The Scheme') for Bray Town Council comprises three main parts. The first part outlines the requirements for the Scheme and the relevant sections of the Planning and Development Act 2000. The second part presents the Bray Town Council Development Contribution Scheme 2004 and the associated contributions due under the various classes of development. A list of exemptions is also included. Details of the study and analysis undertaken to establish the basis for the Scheme are outlined in the final part.

PART 1: INTRODUCTION TO SCHEME

1.1 Statutory Requirements

Section 48 of the Planning and Development Act 2000 states that a Planning Authority may, when granting a permission include conditions requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of a Planning Authority. This relates to public infrastructure and facilities that are provided or that it is intended to be provided, by or on behalf of a Local Authority (regardless of other sources of funding)

Subsection (2) of the Act states that the basis for the determination of a contribution shall be set out in a Development Contribution Scheme. In stating the basis for determining the contribution to be paid in respect of public infrastructure and facilities, the Planning Authority shall have regard to the actual estimated cost of providing such services. Any benefit, which accrues in respect of existing development, may not be included in any such determination

The types of public infrastructure and facilities that can be funded by this mechanism are:

- a) the acquisition of land,
- b) the provision of open spaces, recreational and community facilities and amenities and landscaping works,
- c) The provision of roads, car parks, car parking places, sewers, wastewater and water treatment facilities, drains and watermains,
- d) The provision of bus corridors and lanes, bus interchange facilities, infrastructure to facilitate public transport, cycle and pedestrian facilities and traffic calming measures,
- e) The refurbishment, upgrading, enlargement or replacement of roads, car-parks, car parking places, sewers, wastewater and water treatment facilities, drains or watermains,
- f) Any matter ancillary to paragraphs (a) to (e).

1.2 Duration and Review of Scheme

The Act does not specify the lifetime of the Development Contribution Scheme, though the Scheme shall be adopted for a specific period. In the case of Bray Town Council's Scheme it is shall be for the period 2004 to 2016 and shall be reviewed every two years.

1.3 Special Development Contributions

The Planning Authority may, in addition to the terms of the Scheme, require the payment of a special contribution (section 48 (2)(c)) in respect of a particular development where specific exceptional costs not covered by the Bray Town Council Development Contribution Scheme are incurred by Bray Town Council in respect of public infrastructure and facilities benefiting a proposed development. The particular works must be specified in the planning condition when special development contributions are levied.

1.4 Appeal to An Bord Pleanala

While conditions imposing special development contributions may be appealed to An Bord Pleanala, an appeal can only be taken to the Board, relating to the main Scheme, where an applicant considers that the terms of the Scheme have not been properly applied in relation to any conditions laid down by the Council.

PART 2: DEVELOPMENT CONTRIBTION SCHEME

2.1 Classes of Development

The following three classes of development, including any necessary land acquisition, will receive funding from the Scheme:

- Roads, Transportation & Car Parking
- Water Supply & Sewerage
- Community, Recreation & Parks

The Council must ensure that there is an adequate provision of public infrastructure and facilities in the town to meet the needs of existing and future populations. Table 1 summarises the projected population figures within the functional area of Bray Town Council to 2016.

Table 1: Population Projection for Bray Town Council

<i>Census</i>	<i>Population</i>
1996	25,252
2002	26,224
2016	31,000**

** Based on projected population for Bray & Environs from Draft Wicklow County Development Plan

2.2 Projected Development

The Draft Regional Planning Guidelines for the Greater Dublin Area were published in December 2003. They set out an average household size in 2016 of 2.5.

Population 2016	31,000
Average household size	2.5
Projected no. of units	12,400
Existing no. of units	8,000
Shortfall	3,600

Under the Draft Regional Planning Guidelines, Bray is designated as a Metropolitan Consolidation Town which means that it must intensify its land use and grow in terms of retail and economic development. Consistent with figures for the Greater Dublin Area, most current and future non-residential development is expected to be provided in the employers/mangers, professional and service sector.

Table 2 sets out the projected development to 2016 based on the draft RPG-GDA and the examination of existing industrial land within the town boundaries.

Table 2: Projected types of development, 2016 based on draft RPG - GDA

Type of Development	Projected to 2016
Residential	3,000 units (including social housing)
Commercial/Retail	150,000m ²
Industrial/Manufacturing	40,000m ²

2.3 Contribution Rates

Under the Scheme, the contributions to be paid (except where an exemption applies) in respect of the different classes of public infrastructure and facilities are outlined in Table 3 below:

Table 3: Contributions

Class of Development	Rate per Sq.meter - Residential	Rate per Sq.meter – Commercial/Retail	Rate per Sq.meter - Manufacturing
Roads	€54.50	€54.50	€54.00
Water & Sewerage	€27.00	€23.50	€18.00
Community, Recreation & Parks	€21.00	€17.50	€12.00
TOTAL	€102.50	€81.00	€50.00

Note:

Every development contribution shall be stated in the planning condition as being linked to Wholesale Price Index – Building and Construction, which is released by the Central Statistics Office. The condition shall also state that the contribution figure will be adjusted annually from the date of adoption of the Scheme in accordance with the Wholesale Price Index – Building and Construction. The revised contribution charges will be published as soon as possible after the relevant adjustments is made.

Table 3R: Revised Contributions valid beginning April 2010 to end March 2011

Class of Development	Rate per Sq.meter - Residential	Rate per Sq.meter – Commercial/Retail	Rate per Sq.meter - Manufacturing
Roads	€68.07	€49.96	€24.98
Water & Sewerage	€33.72	€29.35	€22.48
Community, Recreation & Parks	€26.23	€21.86	€14.99
TOTAL	€128.02	€101.17	€62.45

2.4 Exemptions/Reductions

The following categories of development will be exempted from the requirements to pay development contributions under the Scheme or will be required to pay a reduced contribution:

- 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.
- Domestic extensions less than 40sq. metres – *Note*: domestic extensions over 40sq. metres will be levied only on the area in excess of 40sq. metres
- A 50% reduction on the total levies shall be applied where a protected structure is being developed or extended.
- Buildings designed or intended to be used for non-profit social, recreational or religious purposes. Development designed or intended to be used for workshops training facilities, hostels (or other accommodation) for persons with disabilities and which is not be used for profit or gain.
- A 50% reduction in the roads levy (Class1) shall be applied in the development of a single house, up to 126 sq. metres, by the owner or relative of the owner for their own use, within the curtilage of their property.

PART 3: BASIS FOR DETERMINING CONTRIBUTIONS

The basis for determination of a contribution under the Bray Town Council Development Contribution Scheme 2004 is as follows:

1. All public infrastructure and facilities required to 2016, under the three classes listed above, were examined and an estimated cost was attributed to them. These works are listed in the attached tables.
2. The benefit, which accrues in respect of existing development, was then analysed and calculated depending on the proposed location. It varied from 20% - 100%.
3. The percentage cost of the works attributed to new development was then calculated.
4. The Town Council is required under the Government Water Pricing Framework to introduce a comprehensive system of charging the non-domestic sector for water and wastewater services. The Town Council will ensure that the Scheme is compatible with the non-domestic users water pricing scheme being introduced. The scheme is devised in a way to preclude any possibility of double charging
5. The projected development in terms of residential and industrial/commercial were examined to 2016 as specified in part 2.
6. The development contributions payable per square metre of residential development and commercial/retail/manufacturing development were, respectively, determined by dividing the relevant cost by the relevant floor space. The results are given in Table 3 above. Based on existing land zoning and comparison on square meter basis it is reasonable to split the overall cost on an approximate 65% - 35% basis residential to non residential.