

**Monaghan County Council
Comhairle Contae Mhuineacháin**



Monaghan County Council

General Development Contributions Scheme 2021-2026

**DRAFT
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1. Introduction

The Local Government (Planning & Development) Act, 1963 enabled planning authorities to grant planning permission subject to conditions requiring payment of a contribution towards expenditure incurred or proposed to be incurred by it in respect of works to facilitate the proposed development. Monaghan County Council currently levies capital contributions on developments in respect of **public roads**, public footpaths, **cycle paths**, public lighting, car-parking spaces and community, recreation and amenity facilities. The adoption of such a scheme is a reserved function.

The Planning & Development Act 2000 (as amended) provides for a system for levying development contributions in order to increase its flexibility and the range of infrastructure that can be funded. The Act provides for three types of development contributions that may be attached as conditions to a planning permission under the Act:

- General Development Contributions
- Special Development Contributions
- Supplementary Development Contributions

In 2013 the Department of Environment, Communities and Local Government published Development Contribution Guidelines for Planning Authorities. The overarching purpose of these guidelines is to achieve a greater level of consistency in development contribution schemes on a national basis.

The guidelines require planning authorities to reflect the radical economic changes that have impacted across all sectors, when revising Development Contribution Schemes. The guidelines point out that contributions should not impede job creation or facilitate unsustainable development patterns and may include measures to support new or existing enterprises. Planning authorities are required to ensure that development contribution schemes are revised to provide for:

- Reduced rates of development contributions or waivers for development in town centres to support town centre development
- Reduced rates for temporary permissions
- Waivers in the case of change-of-use permissions, where it does not lead to the need for new or upgraded infrastructure or services
- Waivers or reduced rates of development contributions for businesses grant aided by the Industrial Development Agency, Enterprise Ireland or local authority/state supported agency
- Provision to charge only net additional development in the case of redevelopment projects
- Waivers for broadband infrastructure
- Waivers in respect of works on protected structures
- Reductions for sustainable energy development

In 2013 an addendum to the Guidelines was issued to clarify that reduced development contributions should be considered to promote the development of renewable energy but shall not apply to proposed renewable energy developments for commercial energy supply purposes for either the domestic or export market.

Circular Letter PL 03/2018 issued in 2018 revised the 2013 Development Contribution Guidelines in respect of telecommunications infrastructure and required that development contributions are not be levied in respect of any telecommunications infrastructure (masts, antennae, dishes and other apparatus or equipment being installed for such communication purposes) being deployed as part of a Government endorsed telecommunications strategy, plan or initiative, or where mobile or broadband operators demonstrate to the satisfaction of the planning authority that the proposed

telecommunications development provides services to customers who would not otherwise be able to avail of an adequate mobile or broadband service.

2. General Development Contribution Scheme

Under Section 48 of the Planning & Development Act 2000 (as amended), all planning authorities must introduce a scheme of Development Contributions and may, when granting a permission under Section 34 require the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority or that it is intended will be provided or have been provided by or on behalf of the local authority and regardless of other sources of funding.

The Act defines the type of public infrastructure and facilities that can be funded by this mechanism:

- (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, **surface water** sewers and flood relief work **and ancillary infrastructure**
- (d) the provision of bus corridors and lanes, bus interchange facilities (including car parks for these 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 spaces, **surface water** sewers, flood relief work **and ancillary infrastructure**
- (f) the provision of high-capacity telecommunications infrastructure, such as broadband,
- (g) the provision of school sites, and
- (h) any matters ancillary to paragraphs (a) to (g).

3. Area to Which the Development Contributions Scheme shall apply

The scheme will apply to the functional area of Monaghan County Council.

4. Duration of Scheme

The Development Contribution Scheme is effective from **XXXXX** 2021 until 31 December **2026**, or until such time as a subsequent scheme is adopted. The Scheme may be reviewed from time to time by Monaghan County Council, having regard to the circumstances prevailing. After a review of the Scheme or the County Development Plan, a new scheme may be made.

5. Basis for Determination of Contributions

The Act provides that:-

- (a) The scheme must state the basis for determining the contributions to be paid in respect of public infrastructure and facilities
- (b) The scheme must indicate the contribution to be paid in respect of the different classes of public infrastructure and facilities which are provided or to be provided by the local authority.
- (c) The planning authority shall have regard to the actual estimated cost of providing the classes of public infrastructure and facilities. The determination may not include any benefit that accrues in respect of existing development.

- (d) The scheme may make provision for payment of different contributions in respect of different classes or descriptions of development. The classes of infrastructure proposed under this scheme are set out in Appendix 1.
- (e) The scheme may allow for the payment of a reduced contribution or no contribution in certain circumstances.
- (f) The Act allows for costs of facilities to be included regardless of other sources of funding. **However, only projects/works which are not 100% funded and require a portion of the capital cost to be provided by the local authority have been included in this scheme.**

The basis for determining the contributions to be paid in respect of public infrastructure and facilities is calculated having regard to:-

- (a) the estimated cost to **Monaghan County Council** in the period **2021 to 2026** of providing further public infrastructure and facilities as set out in the objectives outlined in the Monaghan County Development Plan, Annual Roads Programme, Village and Urban Renewal Projects, **Tourism, Recreational and Regeneration Programmes** and the Capital Works Programme
- (b) the estimated level of residential and non residential development for the period **2021 to 2026**.
- (c) the estimated charge for each residential unit, and the estimated charge for non residential development based on equivalent residential unit basis.

6. Level of Contributions

Having regard to the estimated cost to **Monaghan County Council** of providing further public infrastructure and facilities (as outlined in Appendix 1) in the period **2021 to 2026** and the estimated level of projected development (as indicated in Appendix 2) for the same period, it is estimated that a contribution outlined in Appendix 3 would be required to cover the marginal capital cost involved.

7. Application of Development Contribution Scheme

In general all planning permissions granted by Monaghan County Council will be subject to the Development Contribution Scheme and development charges shall be levied as a condition under any permission issued under Section 34 of the Planning & Development Acts 2000 (as amended).

8. Floor Space, Footprint Area & Site Area

The floor **space** area of proposed development shall be calculated as the gross floor **space** area. This means the floor area determined from the internal dimensions of the proposed buildings, including internal walls, each floor and mezzanine floors. **Floor space area includes partially enclosed roofed areas or areas covered by overhanging roofs/canopies.** Where the proposed development does not constitute floor space, development contributions will be levied on the **gross** footprint or site area of the development as appropriate.

9. Water and Waste Water Development Contributions

On 1st January 2014, responsibility for public water and waste water services was transferred to Irish Water. As Irish Water will levy connection/supply charges in respect of this service, development contributions respect of water and waste water facilities will no longer be applied by Monaghan County Council in respect of new development permitted since 1st January 2014.

10. Conversion to Residential Units

A contribution will be charged in accordance with the scheme in respect of any additional residential units created as a result of **subdivision and/or additional development**.

11. Residential Extensions and Garages/Domestic Outbuildings

The floor space of garages and domestic outbuildings will be included in the calculation of overall floor space of a dwelling. Development contributions shall be levied on the additional amount of floor space in excess of the originally constructed dwelling / garages and domestic outbuildings.

A development contribution will not be levied on extensions and garages/domestic outbuildings which individually or when taken in conjunction with previously constructed/permitted extensions and garages/domestic stores do not exceed 40 square metres in floor area. Development contributions shall be levied on the additional amount of floor space in excess of 40 square metres in these instances. Where the dwelling has been previously extended by 40 square metres in the past, development contributions shall be levied on all subsequent additional floor space.

Where the floorspace area of the proposed extension, garage or domestic outbuildings would result in an increase of the floorspace of the residential unit as originally constructed by 100% or greater, the proposed development shall be treated as a new residential unit in respect of services provision calculations and development contributions will be levied as appropriate.

12. Replacement Development / Redevelopment / Subdivision / Change of Use

A credit for the existing **land use site area**, floor space or foot print shall be given when calculating the appropriate development contributions in respect of replacement development, redevelopment, **subdivision, or change of use development**. In these instances, development contributions will only be levied in respect of net additional floorspace, foot print **or site area**, or where the new development places a demand for new, upgraded or additional infrastructure or services.

No credit for existing land use site area, floor space or foot print shall be given where the original development was constructed without the benefit of planning permission since the date of the first imposition of development contributions by Monaghan County Council.

In the case of **replacement** residential development, where there is an increase of the floorspace of the existing unit as originally constructed by 100% or greater, the proposed development shall be treated as a new residential unit in respect of services provision calculations and development contributions will be levied **on the total floorspace** as appropriate.

In the case of replacement residential development, where there is an increase of the floorspace of the existing unit as originally constructed by less than 100%, development contributions will be levied on the total additional floorspace minus any exemption under Section 19 (i).

In the case of replacement or redevelopment of an existing dwelling with multiple residential units no exemptions shall be availed of.

In the case of change of use any development contributions applicable shall be levied at the rate appropriate to the new use, minus the development contributions already paid for the existing use.

13. Mixed Development

In the case of a mixed development, the fee payable will be based on the sum of **development** charges applicable to each development type within the overall development.

14. Amendments to Previously Permitted Developments

In the case of planning permissions for amendments to developments permitted prior to the adoption of this scheme, development contributions will be levied on the current charges set out in Appendix 3 where the development has not been commenced.

In all other cases, the development contribution charges previously applied to the previous permission will still be payable subject to indexation set out in Section 21 below. Where additional floor space / foot print has been created in the amended proposal, or where there is a demand for new, upgraded or additional infrastructure or services, additional development contributions will be levied in respect of the net additional development in addition to that levied upon the original development in accordance with the charges set out in Appendix 3.

Applications for permission for modification/revision to a permitted development including a change of building design or amendment to a site layout will be treated as an independent permission for development for the purposes of calculating development contributions and will be assessed on the floor area, foot print or site area of the full proposal on the date of issue of the decision to grant permission with a deduction/substitution for any contributions paid on any previously permitted development.

15. Additions/Alterations to Developments

A condition may be attached to planning permissions for developments which benefit from any exemptions or reductions in development charges levied upon them, which specifies restrictions on the development. Where it is proposed to provide additional development or to alter developments, regardless of whether or not planning permission is required, the planning authority will determine whether any exemptions or reductions in development charges levied upon the original planning permission would remain appropriate. Where the planning authority considers that the additional development or alteration to the development would be contrary to the principle of applying the reduction or exemption in the first instance, the developer will be required to pay the full amount of development contributions due.

16. Development Contributions in Respect of Renewable Energy Developments

Development contribution charges shall not be applied in respect of renewable energy developments which are not supplying electricity to the national grid including small scale renewable energy developments generating energy primarily for onsite usage e.g. for domestic, agricultural, small industry and educational purposes.

Development contribution charges shall be applied in respect of proposed renewable energy developments primarily delivering energy off site (for sale), whether for use in Ireland or for export to another market.

When determining whether or not a renewable energy development qualifies for exemption from development contribution charges in respect of Community Recreation and Amenity facilities as set out in Section 19 below, the planning authority shall consider the rated power output of the development and the demand of the user of the electricity generated by the development. For the purposes of determining the appropriate development contributions to be levied on renewable energy developments in respect of Community Recreation and Amenity facilities, the applicant shall be required to confirm at planning application stage the rated power output of the proposed development and electricity demand of the user.

Where proposals for renewable energy development are split into separate entities the planning authority will take account of previously permitted developments when calculating the amount of development contributions due in respect of subsequent developments permitted.

17. Development Contributions in Respect of Telecommunications Developments

Development contributions shall not be levied in respect of any telecommunications infrastructure (masts, antennae, dishes and other apparatus or equipment being installed for such communication purposes) being deployed as part of a Government endorsed telecommunications strategy, plan or initiative, or where mobile or broadband operators demonstrate to the satisfaction of the planning authority that the proposed telecommunications development provides services to customers who would not otherwise be able to avail of an adequate mobile or broadband service.

Where planning permission is granted for the permanent retention of telecommunications developments previously given temporary planning permission, no development contributions shall be levied where development contributions were previously levied and paid for that development, and where no additional development over that previously permitted is proposed. Development contributions will be levied (where determined appropriate) in respect of any additional development proposed over that previously permitted.

18. Retention Permission

The exemptions/reductions set out in Section 19 below will not be applicable in respect of permissions for retention of development.

In respect of retention and completion of partially constructed developments, development contributions will be levied on the current charges set out in Appendix 3.

19. Exemptions/Reductions

The Planning Authority may allow for full or partial exemptions from payment at its discretion. The onus shall be on the applicant to demonstrate that the development would be of a type which would qualify for any exemptions or reductions set out below. The following categories of development will be considered in this regard:

- (a) 100% exemption from development contribution charges only in respect of Community, Recreation and Amenity Facilities in relation to development by or on behalf of a voluntary organisation which is designed or intended to be used for social, recreational, educational, cultural 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) 100% exemption from development contribution charges only in respect of Community, Recreation and Amenity Facilities in relation to development which 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.
- (c) 100% exemption from all development contribution charges in respect of social housing units, including those which are provided in accordance with an agreement made under Part V of the Planning & Development Act (as amended by the Planning & Development (Amendment) Act, 2002) or which are provided by an approved voluntary or co-operative housing body.
Where Part V Agreements are not in place prior to the decision to grant permission, the full Contribution will be applied and will remain in place unless an agreement which includes the provision of social housing is entered into **by the local authority or the Department of Housing, Local Government and Heritage.**
- (d) 100% exemption from development contribution charges only in respect of Community, Recreation and Amenity Facilities in relation to the redevelopment of a property, which is on the **Derelict Sites Register.**
- (e) 100% exemption from all development contribution charges in relation to **any telecommunications infrastructure (masts, antennae, dishes and other apparatus or equipment being installed for such communication purposes) being deployed as part of a Government endorsed telecommunications strategy, plan or initiative, or where mobile or broadband operators demonstrate to the satisfaction of the planning authority that the proposed telecommunications development provides services to customers who would not otherwise be able to avail of an adequate mobile or broadband service** and where the new development does not place a demand for new, upgraded or additional infrastructure or services.
- (f) 100% exemption from all development contribution charges in relation to change of use development where no additional floorspace, foot print, **or site area** is proposed or where the new development does not place a demand for new, upgraded or additional infrastructure or services.
- (g) 100% exemption from all development contribution charges in relation to renewable energy development which is not supplying electricity to the national grid **(such as small scale renewable energy developments generating energy primarily for onsite usage for domestic, agricultural, small industry and educational purposes)** where the new development does not place a demand for new, upgraded or additional infrastructure or services.

- (h) 100% exemption from all development contribution charges in relation to extensions to dwellings to facilitate the needs of persons in receipt of a disabled persons grant.
- (i) 100% exemption from all development contribution charges in respect of Community, Recreation and Amenity facilities in relation to the first 40 square metres of residential extensions to the originally constructed dwelling unit.
- (j) 100% exemption from all development contribution charges in respect of Community, Recreation and Amenity facilities in relation to the first 300 square metres of agricultural development provided since **the date of imposition of the first development contributions on planning permissions in the Monaghan County Council area.**
- (k) 100% exemption from all development contribution charges in respect of Community, Recreation and Amenity facilities in relation to the first 250 square metres of industrial/warehouse development provided since **the date of the first imposition of development contributions on planning permissions in the Monaghan County Council area.**
- (l) 100% reduction in development contribution charges in relation to shortfall for car parking provision required for development within Tier 4, 5 and 6 settlements as designated in the Monaghan County Development Plan **2019-2025**, where the planning authority deems this exemption appropriate.
- (m) 50% reduction in development contribution **charges** in relation to development within Town Centres as designated in the Monaghan County Development Plan **2019-2025**, **excluding development contributions levied in respect of the provision of car parking spaces in lieu of shortfall for the development.**
- (n) 50% reduction in development contribution charges only in respect of Community, Recreation and Amenity Facilities in relation to the restoration/refurbishment to a high architectural standard of buildings included in the Record of Protected Structures, **excluding any extensions.**
- (o) Reductions in development contributions in relation to development granted temporary planning permission as follows:-
 - 33% of normal rate for permissions of up to 3 years
 - 50% of normal rate for permissions of up to 5 years
 - 66% of normal rate for permissions of up to 10 years
- (p) Any development ancillary to the types of development referred to in paragraphs (a) to (o) above inclusive, **where the ancillary development does not place a demand for new, upgraded or additional infrastructure or services.**

20. Payment of Contributions

The Planning Authority will apply conditions requiring payment of the contributions provided for in the scheme **and based on the terms of the Scheme** on all decisions to grant permissions granted after the making of the Scheme **This shall also apply to any order by An Bord Pleanala where it is a condition of the order that the amount of a development contribution is to be determined by the Planning Authority.**

Contributions will be payable in accordance with the terms of the condition set out in the planning permission. If the contribution is not paid in accordance with the condition, then an amount to include interest at a rate of 5% per annum in respect of the period the payment was withheld **may** be payable **at the discretion of the local authority**. Any amount owed may be recovered either through the courts as a simple contract debt or by use of the enforcement provisions under the Planning & Development Act 2000 (as amended).

The Urban Regeneration and Housing Act 2015 amended Section 48 of the Planning and Development Act to provide that where a new development contribution scheme is adopted by a planning authority to provide for reduced development contribution levies compared to those which were in place under the previous development contribution scheme, the reduced development contributions under the newly adopted scheme shall have retrospective effect for existing planning permissions that have not commenced development. Where there are unsold housing units in a development, the new lower development contribution scheme shall also apply to those unsold housing units. If such a scenario exists, where contributions payable under this new scheme would be less than those specified in the grant of planning permission, the development that has not commenced or the unsold housing units, shall be subject to this new development contribution scheme.

21. Indexation of Contributions

The rates of contribution set out in Appendix 3 will be adjusted on the 1st January each year based on changes to the Wholesale Price Index for Building and **Construction (or equivalent determined by the planning authority)** published by the Central Statistics Office, commencing on 1st January 2022. The adjusted figure will be rounded to the nearest 10 (ten) Euro in respect of a unit/population equivalent/area unit or a fixed contribution and to the nearest 1(one) euro per m² in respect of charges imposed on that basis.

22. Phasing of Payments

The contributions shall be payable prior to commencement of development or as otherwise agreed by the Planning Authority. **Contributions due with regard to permission for retention will become payable upon issue of the final grant of permission.** Contributions amounts shall be payable at the index-adjusted rate relevant to the year in which the development authorised by planning permission is commenced. The Planning Authority may facilitate the phased payment of contributions and may require the giving of security to ensure payment of contributions. In the event of any delay in the receipt of phased payments, contributions will be due at the index-adjusted rate applicable at the time of payment and will be subject to the provisions of Section 19 above.

23. Ring-fencing of Income

Money collected by the local authority under the Scheme must be accounted for separately and can only be applied as capital funding for public infrastructure and facilities, following approval of the members of the **Local** Authority. The Annual Report must contain details of monies paid or owing to it under the scheme and indicate how such monies paid to it have been spent.

24. Appeal to An Bord Pleanála

An appeal may be brought to an Bord Pleanala where the applicant for planning permission under Section 34 of the Act considers that the terms of the Scheme have not been properly applied in respect of any conditions laid down by the Council.

25. Allocation of General Development Contributions raised in respect of Community, Recreation and Amenity Facilities

20% of all development contributions collected in respect of Community, Recreation and Amenity facilities shall be allocated to each Municipal District, and the remaining 40% of contributions allocated to a county wide project or projects. Allocation will be decided by full Council **following consideration by the Corporate Policy Group of Monaghan County Council.**

26. Special Development Contributions

Under Section 48(2)(c) of the Act a planning authority may levy an additional special contribution on an individual development, where costs, which are not covered by the scheme, are incurred in respect of public infrastructure which benefits the proposed development or is necessary for the development to proceed. Where payment of such a contribution is required, the condition shall specify the particular works carried out or proposed to be carried out by or on behalf of the local authority.

Where these works are not commenced within five years of the date of payment to the authority of the contribution (or final instalment thereof) or have commenced but have not been completed within seven years of the date of payment of the contribution (or final instalment thereof) or where the local authority decides not to proceed with the proposed works or part thereof, the contribution (or an amount in proportion to those works which have not been carried out) shall be refunded to the applicant together with any interest that may have accrued over the period while held by the planning authority.

27. Supplementary Development Contribution Scheme

Section 49 of the Act provides for the making of a Supplementary Development Contribution Scheme in order to facilitate a particular public infrastructure service or project which is provided by a local authority or a private developer on behalf of and pursuant to an agreement with a Local Authority (e.g. through Public Private Partnership) and which will directly benefit the development on which the levy is imposed. Supplementary Development Contribution Schemes may be employed at the discretion of the planning authority for public infrastructure. However they should only be used where the project will bring a direct benefit to the developments which it serves.

In general the same rules of procedure apply to the adoption of a Supplementary Development Contribution Scheme, as to the adoption of a General Contribution Scheme. However, the scheme must in addition specify the area or areas within the functional areas of the planning authority where the scheme will apply and the particular public infrastructure project or service for which the scheme is being applied.

In the area for which the scheme is adopted, these contributions will be payable in addition to those payable under Section 48. Developers should not be required to make two payments in respect of

the same infrastructure, and therefore a public infrastructure project should not be included in both a General and Supplementary Contribution Scheme.

Where the project is to be provided by way of a Public Private Partnership (PPP), the PPP agreement can specify the way in which these contributions will be applied to pay for the infrastructure in question.

Appendix 1

Projected Infrastructure Capital Expenditure for Period 2021-2026*

TRAFFIC & PEDESTRIAN FACILITIES

Projects 2021-2026	Projected Total Cost	Estimated % Local Contribution	Estimated Local Contribution
Urban Link Roads in Monaghan Town and villages within Municipal District	€10,000,000	10%	€1,000,000
Footpath & Public Lighting works in Monaghan Town and villages within Municipal District	€500,000	100%	€500,000
Urban Link Roads in Carrickmacross and Castleblayney towns and villages within Municipal District	€5,000,000	10%	€500,000
Footpath & Public Lighting works Carrickmacross and Castleblayney towns and villages within Municipal District	€500,000	100%	€500,000
Urban Link Roads in Clones and Ballybay towns and villages within Municipal District	€5,000,000	10%	€500,000
Footpath & Public Lighting works in Clones and Ballybay towns and villages within Municipal District	€500,000	100%	€500,000
TOTAL	€21,500,000		€3,500,000

*The projects set out above is not an exhaustive list and additional projects may be included over the period of the Development Contribution Scheme. Similarly, given the uncertainty regarding the amount of development contributions that will be collected over the lifetime of the scheme, not all of the above projects may be progressed during the period 2021-2026.

COMMUNITY, RECREATION AND AMENITY FACILITIES

Projects 2021-2026	Projected Total Cost (approx)	Estimated % Local Contribution	Estimated Local Contribution
Peace Campus	€18,000,000	15%	€2,700,000
Peace Link Extension Clones	€500,000	25%	€125,000
Monaghan Leisure Centre	€108,029	90%	€99,000
Castleblayney, Market Square Regeneration (Gate Lodge 2)	€3,552,000	27%	€1,000,000
Carrickmacross Town Centre Regeneration (RRDF)*	€2,000,000	25%	€500,000
Clones Regeneration and Dev Fund (RRDF)*	€1,000,000	25%	€250,000
Ballybay Regeneration and Dev Fund (RRDF)*	€500,000	25%	€125,000
Workhouse Carrickmacross	€5,000,000	25%	€1,250,000
My Open Library & Upgrades	€540,000	25%	€135,000
Leonard Arms, Clones	€1,200,000	25%	€300,000
Castleblayney, Market Square Regeneration (Market Hse) *	€5,000,000	25%	€1,250,000
Rossmore Park Cycle Path	€361,000	20%	€72,000
Newbliss Courthouse	€1,500,000	10%	€150,000
MUGA Monaghan Town	€450,000	20%	€90,000
TOTAL	€39,350,00	20%	€8,046,000

* regeneration/enterprise projects with some community element

The projects set out above is not an exhaustive list and additional projects may be included over the period of the Development Contribution Scheme. Similarly, given the uncertainty regarding the amount of development contributions that will be collected over the lifetime of the scheme, not all of the above projects may be progressed during the period 2021-2026.

Appendix 2

Estimated Levels of Development for Period 2021-2026

Residential Development

Having regard to the Core/Settlement Strategy of the Monaghan County Development Plan 2021-2026 and the Economic & Social Research Institute (ESRI) 2020 report '*Structural Housing Demand at County Level*', the projected number of residential units required in County Monaghan during the period of the development contribution scheme is estimated at 2,000 units.

During the period 2015 to 2020, commencement notices were lodged with Monaghan County Council for a total of 751 new residential units, with commencement notices for 244 new residential units lodged in 2020. Therefore having regard to the above and the current economic climate, it is considered that the projected number of new residential units to be constructed in County Monaghan over the period 2021-2026 should be assumed to be as follows;-

Projected number of residential units to be constructed	1,500 units
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Non-Residential Development

Having regard to the current economic climate, it is considered that the projected number of non residential units to be constructed in County Monaghan over the period 2021-2026 should be assumed to be as follows;-

Floor area of projected commercial development	12,000 m ²
Floor area of projected industrial development	24,000 m ²
Floor area of projected other development	24,000 m ²

Appendix 3

Levels of General Development Contribution

Traffic and Pedestrian Facilities

Category	Development	Amount of Contribution
1. Provision of car parking spaces in lieu of shortfall	All developments	€2,430 per space or part thereof
2. Provision of public roads, public footpaths / cycle paths, and public lighting in general vicinity of development site	(a) Residential development	€840 per unit
	(b) Non Residential development	€5 per m ²

Community, Recreation and Amenity Facilities

Category	Development	Amount of Contribution
3. Provision of Community, Recreation and Amenity Infrastructure	(a) Residential development outside defined settlements (Tier 5 and 6 settlements included)	<u>Up to 200m² (2152 sq ft)</u> €1,060 per unit up to 200m ² <u>200m² - 300m² (2152 - 3229 sq ft)</u> €1,060 per unit plus €15/m ² between 200m ² and 300m ² <u>Over 300m² (3229 sq ft)</u> €3,420 per unit plus €19/m ² greater than 300m ²
	(b) Residential development within defined settlements (Tier 5 and 6 settlements excluded)	<u>Up to 150m² (1615 sq ft)</u> €1,590 per unit up to 150m ² <u>150m² - 300m² (1615 - 3229 sq ft)</u> €1,590 per unit plus €15/m ² between 150m ² and 300m ² <u>Over 300m² (3229 sq ft)</u> €3,930 per unit plus €19/m ² greater than 300m ²
	(c) Residential Extensions / Additional Floorspace (including garages and other domestic outbuildings)	<u>Up to 40m² (436 sq ft)</u> Exempt <u>Over 40m² (436 sq ft)</u> €10 per m ²
	(d) Industrial / Warehouse Development	<u>Up to 250 m² (2690 sq ft)</u> Exempt <u>Over 250 m²</u> €530 plus €7 per m ² over 250 m ² Upper limit of €78,180 will apply to industrial development <u>Extensions/ Additional Floorspace</u> €7 per m ²
	(e) Commercial Development (eg. Retail, Office, Surgery, Restaurant, Public Bar)	<u>New Development</u> €7 per m ² <u>Extensions/ Additional Floorspace</u> €7 per m ²

Category	Development	Amount of Contribution
3. Provision of Community, Recreation and Amenity Infrastructure (cont')	(f) Change of use from residential to commercial	€7 per m ²
	(g) The provision of buildings or other structures for the purposes of agriculture (including canopies/overhanging roofs but excluding any open yards or concrete areas/aprons)	<u>Up to 300 m² (3229 sq ft) footprint</u> Exempt <u>Over 300 m² footprint</u> €530 plus €2 per m ² over 300 m ² <u>Extensions</u> €2 per m ² of footprint
	(h) The use of land for:- 1. Intensive agriculture purposes (eg. market gardening) 2. Afforestation (Initial or replacement) 3. Peat extraction	€530 per hectare or part thereof
	(i) The use of land for the winning and working of minerals, metals and other extracts, including quarrying	<u>Extraction of precious minerals/metals</u> €36,810 per hectare or part thereof <u>Extraction of other minerals/materials</u> €3,160 per hectare or part thereof <u>Extraction of gas/petroleum</u> €15,790 per site of extraction
	(j) The use of land for the deposit of refuse or waste, or infilling of soils	€261 per 0.1 hectare (for sites less than a hectare) €2610 per 0.1 hectare or part thereof (for sites more than a hectare)
	(k) The use of land for:- 1. the keeping or placing of any tents, campervans, caravans or other structures, for the purpose of caravanning or camping or the sale of goods. 2. the parking of motor vehicles 3. the open storage of motor vehicles or other objects or substances.	€1,060 per hectare or part thereof
	(l) Holiday homes/apartments	<u>Up to 150m² (1615 sq ft)</u> €1,590 per unit up to 150m ² <u>150m² - 300m² (1615 - 3229 sq ft)</u> €1,590 per unit plus €15/m ² between 150m ² and 300m ² <u>Over 300m² (3229 sq ft)</u> €3,930 per unit plus €19/m ² greater than 300m ²

Category	Development	Amount of Contribution
3. Provision of Community, Recreation and Amenity Infrastructure (cont')	(m) Renewable Energy Development (which primary purpose is to supply the national grid)	€1,579 per 0.1 MW of total rated power output or part thereof over 10kW total rated power output
	(n) Telecommunications Infrastructure	€10,510 per Mast/Installation €5,280 per Antenna/dish installed on existing mast/Installation
	(o) The provision of an advertisement structure or the use of an existing structure or other land for the exhibition of advertisements.	€31 per m ² of advertising or part thereof
	(p) The provision of overhead transmission or distribution lines for conducting electricity, or overhead telecommunication lines.	<u>Lines carrying less than 400Kv of power</u> €2,110 per Pylon <u>Lines carrying 400Kv or above of power</u> €210,270 per Pylon
	(q) The use of land as a golf course or a pitch and putt course.	€530 per hectare or part thereof
	(r) The provision on, in, over or under land of plant or machinery, or of tanks or other structures (other than buildings) for storage purposes.	€530 per hectare or part thereof €10 per m ² of footprint of structure
	(s) Development not coming within any of the foregoing classes.	€530 per hectare or part thereof €10 per m ² of footprint of structure