
Section 48 Development Contribution Scheme 2020-2023 - Indexation Increase

Section 48 of the Planning & Development Act, 2000, as amended, enables a Planning Authority, when granting planning permission under Section 34 of the Act, to attach conditions requiring the payment of a contribution in respect of public infrastructure and facilities benefiting the development of the administrative area of the Planning Authority. This relates to public infrastructure and facilities that are provided, or that it is intended will be provided, by or on behalf of the Local Authority. Section 48 (2) specifies that the basis for the determination of the contribution shall be set out in a Development Contribution Scheme which shall state the basis for determining the contributions to be paid in respect of public infrastructure and facilities which are provided or are to be provided by a Local Authority.

The current Dublin City Council Section 48 Development Contribution Scheme 2020-2023 provides that consideration may be given to applying indexation to the rates of contribution effective from 1st January 2023 having regard to the Society of Chartered Surveyors of Ireland Construction Tender Price Index (SCSI Index).

Given the high cost of infrastructure with costs continuing to rise it would be prudent for Dublin City Council to apply a 13.98% increase from the 1st January 2023 in line with the SCSI index.

This would result in an increase from €99.84 to €113.82 per square meter for residential developments and an increase from €104.06 to €118.60 per square meter for industrial/commercial developments.

Accordingly I recommend that the 13.98% increase be applied to the residential development levy and the industrial/commercial development levy rate as set out below:

Dublin City	Residential	Industrial/Commercial
Section 48 Levy Rates from 01.01.2023	€113.82	€118.60

As this is a reserved function the approval of the elected members is required and subject to this approval, a notice will be published, advising members of the public of the increase to be effective from 1st January 2023.

Resolution:

“That Dublin City Council hereby approve the SCSI Tender Price Indexation rate of 13.98% is applied to the residential and to the industrial/commercial rates of contribution under the Section 48 Development Contribution Scheme 2020-2023 with effect from the 1st January 2023”.

Richard Shakespeare
Assistant Chief Executive
18th October 2022