



Section 49 of the Planning and Development Act 2000, as amended Supplementary Development Contribution Scheme – Luas Docklands

Luas Docklands, constructed in 2009, is a 1.5km extension of the Luas Red Line from Busáras to The Point, serving the IFSC and the area east of the Royal Canal concluding at The Point (now known as The O2 Arena).

Section 49 of the Planning and Development Act 2000, as amended provides for the making of a Supplementary Development Contribution Scheme which allows a Planning Authority to attach a condition to a planning permission, for development which benefits from public infrastructure, requiring payment of a financial contribution in respect of the provision of that infrastructure. Such infrastructure can include rail or other transport infrastructure, as defined in the Act. This infrastructure can be provided or carried out by the Planning Authority or pursuant to an agreement entered into by the authority with another person/agency. The making of a Scheme is a reserved function of the elected members.

Following consideration of Report No 260/2013 at the September 2013 City Council meeting the Luas Red Line Docklands Extension (Luas Docklands) was adapted by resolution of the City Council. The Supplementary Development Contribution Scheme in relation to the provision of the Luas Docklands affects all new development within an approximate 800 metre band on either side of the Luas line. The Scheme is of 25 year duration.

The Scheme provides for the following rates of contributions for the specified land uses;

- Residential: €2000 per unit
- Commercial: €38 per sq. metre
- Retail: €43 per sq. metre

The Scheme provides that if no revision occurs, then the existing rates shall continue.

The Council and the Railway Procurement Agency (RPA) executed an Agreement in relation to the operation of the Scheme on the 23rd October 2013. The RPA has been merged into Transport Infrastructure Ireland (TII).

At the January 2016 City Council meeting following consideration of Report No 36/2016 the City Council by resolution approved the Luas Docklands Development Contribution Scheme to remain unchanged for a period of 2 years as recommended in the report.

TII have confirmed that the existing rates of contribution as set out in the Scheme should remain unchanged for the next two years.

Chief Executive's Response

Luas Docklands is a significant step in the creation of an integrated public transport system for Dublin, providing an effective link to the Dockland's Area and integrating the new urban quarter with the remainder of the city.

The delivery and ongoing successful operation of Luas Docklands is an essential component in securing a consolidated and sustainable city. The Supplementary Development Contribution Scheme will assist in the funding of this key piece of infrastructure, thus contributing significant additionality to the revitalisation and redevelopment of the city. These contributions are in addition to the standard contributions charged under Section 48 of the Planning and Development Act 2000 (as amended).

Recommendation:

In light of the above I recommend that the existing rates as set out above remain unchanged for the next two years. Approval of the City Council for same is hereby sought.

Resolution:

"That Dublin City Council notes the contents of Report No. 105/2019 and assents to the proposal outlined therein".

Richard Shakespeare
Assistant Chief Executive

Dated: 18th March 2019