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

Luas Cross City, constructed in 2017, is a 6km line extension of the Luas system to the north of the city centre, providing an interchange between the existing Red and Green Luas lines serving 13 new Luas Stops from Dawson Street to Broombridge.

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 the Chief Executive's Report No 114/2017 at the April 2017 City Council meeting the Supplementary Development Contribution Scheme - Luas Cross City was adopted by resolution of the City Council. The Supplementary Development Contribution Scheme in relation to the provision of the Luas Cross City affects all new development within an approximate 1000 metre band on either side of the Luas line. The Scheme is of 30 year duration.

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

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

The Scheme provides that the rates of contributions are subject to reviews at two-yearly intervals and if no review occurs, then the existing rates shall continue.

TII have confirmed that the existing rates of contribution as set out in the Scheme should remain unchanged pending the next review.

Chief Executive's Response

Luas Cross City is a significant step in the creation of an integrated public transport system for Dublin, providing an effective link between the main city centre shopping districts at Henry Street and Grafton Street, linking the central city business precincts and providing access to the city centre for the communities of Phibsborough and Cabra as well as providing an interchange with the Irish Rail system at Broombridge.

The delivery and ongoing successful operation of Luas Cross City is an essential component in securing a consolidated and sustainable city. The Supplementary Development Contribution Scheme is essential 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 and if no revision occurs, that the existing rates shall continue. Approval of the City Council for same is hereby sought.

Resolution

“That Dublin City Council notes the contents of Report No. 159/2023 and assents to the proposal outlined therein”.

Richard Shakespeare

Assistant Chief Executive

26th June 2023