



Meath County Council

County Meath Development Contribution Scheme 2004



Kells Town Council

In accordance with Section 48, Planning & Development Act 2000



Navan Town Council

Adopted by



Trim Town Council

Meath County Council on Monday 1st March, 2004
Navan Town Council on Tuesday 2nd March, 2004
Kells Town Council on Monday 8th March, 2004
Trim Town Council on Tuesday 9th March, 2004

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1 INTRODUCTION

Meath County Council, Kells Town Council, Navan Town Council and Trim Town Council have made a Development Contribution Scheme under Section 48 of the Planning & Development Act 2000. The Development Contribution Scheme was adopted by Meath County Council on Monday 1st March, 2004, by Navan Town Council on Tuesday 2nd March, 2004, by Kells Town Council on Monday 8th March, 2004, and by Trim Town Council on Tuesday 9th March, 2004. The ‘Scheme’ will remain in place until the end of 2009 (unless a new Scheme is made in the interim).

Sub Section (1) of Section 48 of the Planning & Development Act 2000 enables a Planning Authority when granting permission under Section 34 of the 2000 Act to include conditions requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority, and that is provided, or that is intended will be provided, by or on behalf of a Local Authority (regardless of other sources of funding for the infrastructure and facilities). The contributions payable under this Scheme will help to fund the capital costs of a wider range of public infrastructure and facilities by comparison with levies under the 1963 Local Government (Planning & Development) Act, as amended. These levies which have helped to fund roads, water and drainage, community and recreation projects over the past decades, are being replaced by contributions under the Scheme. It is estimated that in excess of €734 million will be expended in respect of public infrastructure and facilities that will benefit development in County Meath over the lifetime of the Scheme.

Under the Scheme, the three classes of public infrastructure and facilities, which are to be provided by the Councils are -

- Sanitary Services Infrastructure (sub divided into Water Supply Infrastructure & Facilities and Sewerage and Drainage Infrastructure & Facilities)
- Roads & Public Transport Infrastructure
- Social Infrastructure

The Scheme sets out the basis for the determination of the contributions which are payable. The Scheme indicates the amount of contribution for different categories of development, for example residential (differentiated between zoned and unzoned lands), commercial and industrial development in respect of the different classes of public infrastructure and facilities, which are provided by the Councils, or on their behalf.

In the Study, which established the basis for the Scheme, the actual estimated cost of providing the classes of public infrastructure and facilities were taken into account. However, the cost of any benefit that accrues to existing development is not included in the basis for determining the contributions.

1.1 DEFINITIONS

Under Section 48 of the Planning & Development Act 2000, Planning Authorities must draw up a General Development Contribution Scheme in respect of public infrastructure and facilities provided by, or on behalf of the Local Authority that benefit development in their area.

Section 48 of the Planning and Development Act 2000 gives the following meaning to “public infrastructure and facilities”–

- (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, waste water and waste water treatment facilities, drains and watermains,
- (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 places, sewers, waste water and water treatment facilities, drains or watermains, and
- (f) any matters ancillary to paragraphs (a) to (e).

Sub Section (2) of Section 48 specifies that the basis for the determination of the contribution shall be set out in a Development Contribution Scheme. The Planning Authority shall have regard to the actual cost of providing the classes of public infrastructure and facilities, except that any benefit which accrues in respect of existing development shall not be included in any such determination.

No appeal shall lie to An Bord Pleanala in relation to a condition requiring contribution to be paid in accordance with a Scheme made under Section 48. An Appeal may be brought to the Board where an applicant for planning permission considers that the terms of the Scheme have not been properly applied in respect of any condition laid down by the Planning Authority.

1.2 SPECIAL DEVELOPMENT CONTRIBUTION SCHEME

A Special Development Contribution may be imposed under Section 48 of the Planning & Development Act 2000 where exceptional costs not covered by the general contribution scheme are incurred by a local authority in the provision of a specific public infrastructure or facility. This contribution is in addition to the contribution sought under the terms of this Scheme. The particular works should be specified in the condition. Only developments that will benefit from the public infrastructure/facility in question should be liable to pay the contribution. These contributions may be appealed.

1.3 SUPPLEMENTARY DEVELOPMENT CONTRIBUTION SCHEME

Section 49 of the Planning & Development Act 2000 provides for the drawing up 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 used for Rail, Light Rail Project, Public Transport Infrastructure, Particular New Roads, Particular Water or Waste Water Infrastructure.

1.4 CLASSES OF PUBLIC INFRASTRUCTURE AND FACILITIES

In the Development Contribution Scheme for County Meath, there are three general classes of public infrastructure or facilities.

Class 1: Sanitary Services Infrastructure to include the provision of sewers, waste water and water treatment facilities, drains and watermains, and the refurbishment, upgrading, enlargement or replacement, of sewers, waste water and treatment facilities, drains or water mains;

Class 2: Roads & Public Transport Infrastructure to include the provision of roads, car parks, car parking places, and the refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking places and 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;

Class 3: Social Infrastructure to include the provision of open spaces, recreational and community facilities and amenities and landscaping works.

The acquisition of land will be factored into each of the three classes of Infrastructure accordingly.

2 BASIS FOR THE DETERMINATION OF CONTRIBUTIONS

Section 48 of the Planning & Development Act 2000 indicates that Local Authorities should prepare a sound, justifiable, logical, equitable and accountable basis for the determination of financial contributions and that the scheme prepared should be compatible with the Government's Water Pricing Framework.

The Development Contribution Scheme for County Meath has included investment in infrastructure and facilities that have been expended between 1998 – 2003 and that will be expended between 2004 – 2009. It is considered that a 6 year horizon provides for the collection of reliable projections of future development and capital expenditure.

The Scheme has been determined on a county wide basis so as to ensure that locations with less development and hence less development contributions will have an equal

opportunity for eligibility for funding in respect of social infrastructure facilities which are considered necessary. The intention is to provide the County with a range of recreational and community facilities and amenities, but based on expressed needs, sustainability and social inclusion, the process being guided by such research, needs analysis and plans as are or will be available. Where those living as a result of a development in one area (Electoral Area or Town Council) require or use facilities in another area, it is envisaged that funding may be transferred on an inter-area or intra-area basis to assist in the provision of those facilities. Furthermore, where those living as a result of a development in a particular location require or use facilities in an adjoining town, which is a separate local authority (i.e. Navan Town Council, Kells Town Council and Trim Town Council), it is envisaged that funding may be transferred between the County Council and the Town Councils to assist in the provision of these facilities.

2.1 CRITERIA FOR INCLUSION OF PROJECTS

A range of suitable capital projects were selected for inclusion in the Scheme following consultation with the senior staff of each Infrastructural Section (Roads & Sanitary Services) and the senior staff of the Town Councils and Area Offices. An assessment of the following documents/plans and their relevant objectives was undertaken to establish the list of projects of public infrastructure and facilities to be included in the Scheme:

2001 County Development Plan
2000 East Meath Development Plan
2003 Navan Development Plan (Town Council & Environs)
2002 Trim Development Plan (Town Council & Environs)
2001 Kells Development Plan (Town Council & Environs)
Relevant Local Area Plans & Action Area Plans
2003 Water Services Needs Assessment
Annual Roads Programmes
Annual Report of Programme of Capital Projects
County Development Board Strategy 'Le Cheile'

The criteria for inclusion of the projects are as follows:-

- Project should be included in the relevant Development Plan or provide significant benefit to proposed development indicated in the relevant Development Plan.
- Projects should be carried out by, or on behalf of, Meath County Council, Navan Town Council, Kells Town Council & Trim Town Council.
- Work by Meath County Council, Navan Town Council, Kells Town Council & Trim Town Council on National Road Authority projects are excluded.
- Only capital costs are included in the Scheme. Maintenance costs and the costs of replacing plant/equipment, having a life expectancy less than 10 years, are not included.
- Expenditure by Meath County Council, Navan Town Council, Kells Town Council & Trim Town Council on social housing, on infrastructural facilities not directly benefiting the public, on the multi-annual road restoration programme and on waste

management projects supported by the Environment Fund are excluded from the Scheme.

- Projects not already completed or commenced should have a high expectation of being completed within the life of the Scheme.

After the initial list of projects was drawn up and costed as described below, it was found that the level of contribution required from the general contributions scheme would be excessive. A review was carried out and projects were excluded where there was a high probability that these could be funded from Special Contributions.

2.2 PROJECT COSTS

The gross capital cost was determined or estimated for each project included in the Scheme. Each project was classified into the 3 classes of public infrastructure or facilities being provided / improved or already having being provided / improved. The gross cost was further categorised by year of expenditure. This categorisation of projects by year, as set out below, formed the basis for establishing the funding cost in respect of the proposed projects to be included in the Scheme. Table 1 provides the infrastructure projects and facilities by class of development for the period 1998-2009.

Table 1 : Project Costs by Class 1998 – 2009

Year	Water (€000)	Drainage (€000)	Roads (€000)	Amenity (€000)	Total (€000)
1998	9,027	10,400	1,730	645	21,802
1999	1,401	26,337	1,557	491	29,787
2000	1,641	19,754	1,914	27	23,336
2001	2,045	13,256	7,034	584	22,920
2002	4,994	16,002	12,027	4,463	37,487
2003	2,304	21,125	11,871	7,318	42,618
2004	20,543	43,513	30,737	15,810	110,602
2005	31,820	47,809	35,774	10,865	126,268
2006	42,123	37,024	52,768	6,285	138,199
2007	6,280	18,121	42,655	12,710	79,766
2008	6,600	2,350	32,064	14,235	55,249
2009	9,500	625	27,660	8,455	46,240
Total	138,277	256,317	257,791	81,889	734,275

An approximate allocation has been made of the gross project costs by each development class served. The proportion of benefit attributable to non-residential property served by a project is dependent upon the type of project and the potential development level of

residential and non-residential development within the catchment of the project. Overall non-residential benefit was estimated to be about 14.5% of the total gross cost of the projects. This low proportion results from the assumption that footpath, transport and most amenity projects benefit residential developments only. The damage to road pavements caused by heavy commercial vehicles was also neglected. The proportion of benefit attributable to non-residential development of road pavement projects on all-purpose roads was assumed to be the same as the typical proportion of commercial vehicles on these roads.

2.3 ADJUSTMENT OF GROSS CAPITAL COSTS

The full gross capital cost (analysed by year of expenditure) could not be included in the Scheme and considerable adjustments were required. These adjustments took account of factors including existing development and water pricing. Appropriate consideration was also given to Section 26 Contributions levied under the 1963 Local Government (Planning & Development) Act in the following headings :

- Contributions already paid;
- Contributions due to be paid, and;
- Contributions potentially due.

2.4 DISCOUNTING BENEFIT TO EXISTING DEVELOPMENT

Section 48 of the Planning and development Act 2000 states that any benefit that accrues in respect of existing development may not be included in the determination of the contribution required from development occurring during the life of the scheme. Existing benefit discounts have been estimated for each project.

For the majority of projects, the existing development discount applied would relate to the projected increase in the number of residential units during the period 2003 to 2009. However, it is accepted that certain projects included in this Scheme will continue to afford a benefit to new development after the lifetime of this Scheme in 2009. It is assumed that the potential benefit from infrastructure and facilities provided during the lifetime of the Scheme that will continue to benefit development that occurs after 2009 equates to the benefit afforded to development from infrastructure and facilities provided for between 1997 – 2003.

An analysis of the Census of Population for 1996 in conjunction with the Department of the Environment, Heritage & Local Government House Completion Statistics was carried out to estimate the population for County Meath at the end of 1997. The County Meath Housing Strategy figures were used to predict the population at the end of 2009 and also to estimate the increase in the number of households that will have been provided each year between 2003 – 2009. This analysis shows that at the end of 2009, in excess of 34% of households in the County will have been completed in the period 1998 - 2009.

Therefore, an existing development discount of the order of 66% was applied to the majority of projects included in this Scheme.

Infrastructural improvements in areas where there has been little scope for further development since 1998 would have a higher existing development discount applicable, whereas where a project solely caters for new development, no discount would be applicable. As many of the projects are required primarily to facilitate future development, the average discount applied for existing development is less than that based on the increase in household numbers alone. The average existing development discount across all projects is estimated at 60% of total gross expenditure.

2.5 DISCOUNTING SECTION 26 CONTRIBUTIONS

As the cost of projects from 1998 to 2003 have been included in the financial analysis of the Scheme, planning contributions levied during this period under Section 26 of the Local Government (Planning and Development) Act 1963 (as amended) must be deducted in order to determine the net project costs to be funded under the new scheme.

Table 2 : Discounting Project Costs

Year	Gross Project Expenditure (€000)	Relevant Project Expenditure (€000)	Section 26 Contributions Paid / Due (€000)	Expenditure to be funded from New Scheme* (€000)
1998	21,802	8,661	2,592	6,070
1999	29,787	11,833	3,402	8,432
2000	23,336	9,271	5,756	3,515
2001	22,920	9,105	12,756	-3,650
2002	37,487	14,892	8,813	6,079
2003	42,618	16,931	18,234	-1,303
2004	110,602	43,939	19,237	24,701
2005	126,268	50,162	16,489	33,673
2006	138,199	54,902	10,993	43,909
2007	79,766	31,689	5,496	26,192
2008	55,249	21,949	2,748	19,200
2009	46,240	18,370	0	18,370
Total	734,275	291,703	106,515	185,188

* Funding costs not included

At the beginning of 2004, there are a significant number of planning permissions granted for which contributions levied under Section 26 of the 1963 Act have not yet been received. The outstanding Section 26 contributions receivable have been estimated and payments that are expected for the years 2004 to 2008 have been assumed. It is accepted that not all of the planning permissions granted will be realised. It is assumed that any shortfall in contributions, as outlined above, will be offset by contributions outstanding on developments already commenced.

2.6 WATER SERVICES PRICING

All local authorities are required to introduce a more comprehensive and transparent system of charging for water and waste water services in the non-domestic sector. Water services pricing policy provides for the recovery of the marginal capital costs of water services from the general non-domestic sector/customer. This is on the basis of a consolidated county wide metered charge and the water in/water out principle, through individual contracts with significant and generally larger customers and through development contributions. Marginal capital cost is the additional cost of water treatment and distribution and waste water collection and treatment over and above the cost of servicing the domestic sector.

In order to advance water services policy implementation, local authorities should :

- Determine the annual operating costs and marginal capital costs of providing water services (including waste water) across the functional area of the authority.
- Calculate a volumetric rate for the provision of water services and for the general non-domestic customers, allowing for the additional costs including marginal capital costs and unaccounted for water.
- Develop and/or refine mechanisms to identify and effectively segregate non-domestic and domestic water service costs.
- Develop a programme for implementation of metering requirements and achieve universal non-domestic metering by 2006.
- Ensure no cross subsidisation of the domestic sector by non-domestic users.
- Ensure that the level of marginal costs recovered by development contributions is net of any contribution by the Department under Strategic Land Initiatives or Water Conservation Programmes.

Until the water services policy can be fully implemented in County Meath, the marginal capital costs of providing water services to new developments in the non-domestic sector shall be recovered from development contributions alone. The average marginal capital cost of the water services projects to the non-domestic sector was estimated at 15% of the adjusted capital costs for these projects.

2.7 PROJECTED DEVELOPMENT DEMAND

The next stage in this phase of the Study was the assessment of the potential development demand, in both residential and commercial/industrial development between 2004 – 2009.

The projected demand for residential development between 2004 and 2009 was determined by reference to the County Meath Housing Strategy. Reference was also made to the 2002 Census of Population and House Completion Statistics provided by the Department of the Environment, Heritage and Local Government to estimate the number of residential units in County Meath at the end of 2003. From this analysis, it is estimated that 17,402 residential units will be constructed in County Meath between 2004 – 2009.

When the total development projected to take place between 2004 and 2009 was estimated, deductions had to be made for development which have or will have received planning permission prior to the implementation of the new Scheme. This was carried out by way of reference to the register of planning decisions and summing the amount of development for which planning permission has been granted but no commencement notice has been received. Of the 17,402 residential units that are estimated to be built between 2004 and 2009, approximately 4,700 have already received planning permission.

Account also had to be taken of the proportion of social and voluntary housing that will be constructed during the course of the Scheme. These properties will not be included in the Scheme and they comprise 4% of total residential development.

The projected demand for non-residential development was estimated based primarily on recent historical patterns (Commencement Notices) and recently permitted planning applications. The Retail Strategy for County Meath (2003) indicated that there is potential for an increase in retail provision of 12,100 m² (convenience) and 48,600 m² (comparison) by 2011. This analysis resulted in a prediction of 400,000 m² of non-domestic development being constructed in County Meath between 2004 – 2009. It is estimated that 160,000 m² of this floor space that will be constructed between 2004 – 2009 has already the benefit of planning permission.

For the purpose of this Scheme non-residential development has been split into two categories. Commercial / Retail / Retail Warehousing properties comprise one category whilst Industrial Manufacturing, Warehousing & Port Warehousing properties comprise the second category. It is considered that the commercial / retail / retail warehousing category are considered to place a higher demand on infrastructural requirements than the second category. Industrial Manufacturing, Warehousing and Port Warehousing are assumed to comprise 70% of the total non-residential sector included in the Scheme.

Table 3 : Projected Development & Funding Costs

Year	Eligible Residential units on new Scheme*	Non Residential Development on new Scheme (m²)	Total Development ** (m²)	Contributions excluding funding costs (€000)	Contributions including funding costs (€000)
2004	1,699	9,400	179,321	22,512	23,132
2005	2,250	17,900	242,866	30,714	31,561
2006	3,080	34,500	342,534	43,206	44,398
2007	1,511	51,100	202,190	25,433	26,135
2008	2,060	59,400	265,405	33,619	34,546
2009	1,686	67,700	236,258	29,704	30,523
Total	12,286	240,000	1,468,575	185,188	190,295

* Eligible residential units excludes social and voluntary housing and units granted permission under old scheme

** In determining total development the average size of residential unit is assumed to be 100m²

2.8 FUNDING COST

The proposed timing of projects results in funding being required annually to satisfy costs. The collection of contributions will not match the funding requirements as they occur. A provision for funding costs has been included in the Scheme to take account of the timing difference between expenditure on projects and the collection of contributions. The comparison between project capital costs with expected contributions receivable provides a net cash inflow/outflow position for each year. From 2003, a funding cost/benefit has been included of 4% on the closing cash balance at the end of each year.

To simplify the calculation, a residential unit was assumed to have a gross floor area of 100m² and contributions receivable were assumed to be proportional to the combined floor area of all types of development. This simplification is satisfactory provided that there is not a major difference in the rate of development in the different types of development over the next six years. The resultant funding cost has been included in the final column of the table above. It is estimated that the total funding costs in the period will amount to €5.107m.

3 DETERMINATION OF DEVELOPMENT CONTRIBUTIONS

The total of the net project costs including funding costs is estimated at €190.295m. When the benefits of these projects are split between domestic and non-domestic development under the scheme the average contribution required from each is estimated to be as follows;

- Residential property per unit €13,452
- Non-residential property per m² €104

This amount was arrived at following a review that resulted in certain projects being excluded from the scheme that could best be funded by special contributions or that could be development driven. Nevertheless, it was considered that the development contributions for non-residential properties at these levels remained excessive and could discourage industrial and commercial development in the county. It was also considered that a large increase in the levies charged for residential property in areas where existing development would also benefit from the projects was considered unfair.

In the Draft Development Contribution Scheme, it was proposed to set the total level of contribution between the different types of development at the following rates:

Table 4 : Draft Development Contribution Scheme

Category of Development	Contribution
Residential Property (Zoned Land / Graigs) per unit	€12,500
Residential Property (Rural Area - Fully Serviced Site)	€13,500
Residential Property (Rural Area - Piped Water Supply Only)	€9,520
Residential Property (Rural Area - Unserviced Site)	€7,590
Retail / Retail Warehousing / Commercial Property per m ²	€70
Industrial Manufacturing/Warehousing Property per m ²	€40
Open Storage / Hard Surfaced Commercial Space per m ²	€20
Agricultural Development including stables / kennels per m ²	€20
Golf / Pitch & Putt Club per ha	€500
Extraction / Landfill / Land Reclamation	To be determined under Special Contributions

In addition to the above, where car parking could not be provided in accordance with the relevant Development Plan or Local Area Plan, the following contribution shall be payable for the shortfall : €10,000 per space in Navan, Kells, Trim, Ashbourne, Dunboyne, Dunshaughlin, Ratoath, Drogheda (Environs), Kilcock (Environs), Laytown & Bettystown and €7,500 in all other towns / villages, where considered appropriate.

Table 5 : Proportioning Contributions

Development Class	Residential	Non Residential
<i>Class 1</i>		
Water Treatment / Mains Water Network	15.5	16.7
Waste Water Treatment / Foul Sewer Network / Surface Water Network	31.8	33.8
<i>Class 2</i>		
Roads and Public Transportation	31.8	43.3
<i>Class 3</i>		
Social Infrastructure	20.9	6.2
Total	100.0	100.0

Estimations were made from historical trends of the likely level of grant aid for the various projects listed. To avoid double pricing, it is necessary to ensure, for each class of infrastructure and facility, that the combination of grants and development contributions does not exceed the total cost of projects for each class. The allocation of development contributions between each class is carried out in accordance with the expected shortfall in grant funding for each class. This ensures that some infrastructural projects that receive high levels of grant aid are not over funded while others that receive little grant aid are not under funded.

The Draft Development Contributions Scheme was placed on public display from Friday 12th December 2003 to Tuesday 3rd February 2004. A total of eleven submissions were received, including a submission received from the Minister of the Environment, Heritage & Local Government. The Managers of the 4 Local Authorities in County Meath summarised the issues raised in the submissions received in report format inclusive of their opinion on each of these issues. A number of amendments were proposed in the Manager's Report, relating primarily to exemptions from the provisions of the Scheme.

Following detailed analysis of the Manager's Report on the submissions received, certain socio economic considerations, such as the impact of the Scheme on first time buyers and rural home builders and the competitiveness of the County in attracting commercial and industrial development, were taken into account by the Elected Members and a revised schedule of contributions was agreed upon. The total cost of projects of €734.275 Million was included in the Draft Development Contribution Scheme as the amount of expenditure in respect of public infrastructure and facilities that will benefit development in County Meath over the lifetime of the Scheme. The expenditure to be funded under the Draft Development Scheme was estimated at €190.295 Million, including funding costs. The alterations in the schedule of contributions in the adopted Scheme will impact on the extent of the individual projects listed in the Scheme being implemented. In the review of the Development Contribution Scheme, this impact will be assessed accordingly.

3.1 NEW LEVEL OF CONTRIBUTIONS – MEATH COUNTY COUNCIL

Under the Scheme, the contributions to be paid in respect of the different classes of public infrastructure and facilities are as follows:

Category of Development	Floor Area	Contribution
Residential Property (Zoned Land) per unit		
	≤ 95 sq. m.	€10,500
	96 – 110 sq. m.	€11,500
	111 – 140 sq. m.	€12,500
	141 – 199 sq. m.	€13,500
	≥ 200 sq. m.	€15,000
Rural Areas - Individual Houses		
Unserviced Site	≤ 150 sq. m.	€3,800
	151 – 199 sq. m.	€7,600
	≥ 200 sq. m.	€9,100
Piped Water Supply Only	≤ 150 sq. m.	€5,720
	151 – 199 sq. m.	€9,520
	≥ 200 sq. m.	€11,020
Fully Serviced Site - Water Supply & Sewerage	≤ 150 sq. m.	€9,700
	151 – 199 sq. m.	€13,500
	≥ 200 sq. m.	€15,000
Graigs - Individual Houses		
Unserviced Site	≤ 150 sq. m.	€3,300
	151 – 199 sq. m.	€6,600
	≥ 200 sq. m.	€9,100
Piped Water Supply Only	≤ 150 sq. m.	€5,220
	151 – 199 sq. m.	€8,520
	≥ 200 sq. m.	€11,020
Fully Serviced Site - Water Supply & Sewerage	≤ 150 sq. m.	€9,200
	151 – 199 sq. m.	€12,500
	≥ 200 sq. m.	€15,000
Non Residential Development		
Retail / Retail Warehousing / Commercial Property ¹	Per Sq. M.	€70
Industrial Manufacturing / Warehousing / Port Warehousing Property	Per Sq. M.	€25
Open Storage / Hard Surfaced Commercial / Open Port Storage Space ²	Per Sq. M.	€20
Agricultural Development including stables / kennels	Per Sq. M.	€20
Golf / Pitch & Putt Club	Per Hectare	€500
Extraction / Landfill / Land Reclamation ³		To be determined by Special Contributions

¹ Commercial property relates to the provision of a business premises including :

- any structure or other land which is normally used for the carrying on of any professional or commercial undertaking, including office,
- a hotel, restaurant or public house,
- any structure or other land used for the purpose of, or in connection with, the functions of a state authority,
- facilities for child minding
- a day care centre
- guest house or other premises providing overnight guest accommodation, club, boarding house or hostel,
- Night Club / Dance Hall
- Shop or supermarket
- School or College
- Nursing home, hospital or health centre

² Includes the use of land for the parking of motor vehicles, the open storage of motor vehicles or other objects and the keeping or placing of any tents, campervans, caravans or other structures. This category does not apply to hard storage space and car parking facilities provided ancillary to a particular development.

³ The use of land for the winning and working of minerals, including quarries or the deposit of refuse, waste or land reclamation are not considered suitable for inclusion in the General Development Contribution Scheme. Each planning application will be considered on its individual merits and the level of contribution will be determined on the basis of a Special Development Contribution attached to a planning permission. The level of this contribution will be determined having regard to the direct impact of the proposed development on publicly provided infrastructure, improvements to road infrastructure to facilitate development, the estimated tonnage per annum, likely haulage route of materials to and from a site, etc. It is not proposed to assess buildings or plant associated with the relevant extractive or landfill development under the terms of this Scheme.

3.1.1 Car Parking

In addition to the above, where car parking cannot be provided in accordance with the relevant Development Plan or Local Area Plan, the following contribution shall be payable for the shortfall : €7,000 per space where paid parking is not in place / proposed and €5,000 per space where paid parking is in place / proposed. This shall apply to all towns / villages, where considered appropriate.

The charging of car parking contributions where car parking cannot be provided on site in accordance with the relevant Development Plan standard shall only apply where there are definite proposals by the relevant Local Authority to provide off street car parking.

The calculation of contributions in relation to deficiencies in car parking standards shall relate to the gross floor area of the building(s) and does not include basement car parking areas.

3.1.2 Exemptions

Section 48(3)(C) allows for a reduction in contributions or no contribution in certain circumstances under the terms of the Scheme. The following categories of development will be exempted from the requirement to pay development contributions under the Scheme, or will be required to pay a reduced contribution as outlined:

Residential Development

- Development, by or on behalf of voluntary organisation which is designed or intended to be used for social, recreational, educational 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 shall be exempt.
- Development 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 shall be exempt.
- Social housing units, including those which are provided in accordance with an agreement made under Part V of the Planning & Development Act 2000 – 2002 or which are provided by a voluntary or co-operative housing association, which is recognised as such by the relevant Planning Authority shall be exempt. This exemption should also apply to dwellings constructed on serviced sites sold by the Local Authority under the Low Costs Sites Scheme.
- In the case of a replacement house, the equivalent floor area of the house that is being replaced shall be exempt from development contributions. The additional floor area of the replacement house minus the floor area of the house that is being replaced shall be charged at a pro rata basis depending on the location of the dwelling (urban, graig or rural area) and the services that are or will be available to serve the dwelling.
- House extensions shall be exempt.
- The indicated contributions for residential units with a floor area less than 110 sq. m. shall only apply to individual residential units that do not qualify for tax relief. In the case of sites that qualify for tax relief under the provisions of Urban Renewal Scheme or Town Renewal Scheme, the contribution per unit shall be €12,500.

Non Residential Development

- Derelict Sites / Sites in need of regeneration as identified in Development Plan or with Derelict Site Notices having being served (up to a maximum of 2 notices being served) - 50% reduction should apply. (i.e. €35 per sq. m.)
- Rural Areas / Outside Plan Boundaries - Derelict sites and sites in need of regeneration at the discretion of Planning Authority - 25% reduction should apply. (i.e. €53 per sq. m.)
- Developments in Architectural Conservation Areas as identified in the relevant Development Plan or Local Area Plan - 25% Reduction should apply (i.e. €53 per sq. m.)
- In relation to hotel development, the standard contribution shall be reduced from €70 to €50 per square metre.

- Where there is a recreational facility is being provided within a commercial development, a reduction or exemption on the amenity contribution, where deemed appropriate, shall be considered.
- Creche / Childcare Facilities shall avail of a 50% reduction of the standard commercial rate of contribution (i.e. €35 per sq. m.)
- Where the Local Authority are disposing of lands to small indigenous industries and / or where a incompatible town centre use is relocating to a suitably zoned location, a Special Development Contributions shall be provided for and that these categories of development will be exempt from the provisions of the General Development Contribution Scheme.

Car Parking

- In constrained town centre sites, sites within an Architectural Conservation Area, derelict sites, sites in need of regeneration, gateway sites, displacement of inappropriate uses or in applications to redevelop a Protected Structure, a reduction in Car Parking Contributions (where sufficient spaces cannot be provided on site) of up to 50% shall be at the discretion of Planning Authority.

Protected Structures

- Change of Use applications for Protected Structures shall be exempt except where new services are availed of.
- Where a development proposes the bringing back into use of a Protected Structure that is under utilised or not being used, even where new services are availed of, it is considered that the Planning Gain would warrant an exemption to Development Contributions.

Agricultural Development

- In the case of all farm buildings and structures, the development contribution of €20 per square metre as applicable to developments that require planning permission, shall apply only to the floor area in excess of the exempted development standard permitted under Class 6, 7, 8, 9, 12 & 13 of Part 3, Second Schedule, 2001 Local Government Planning Regulations subject to no other structure on the farmyard complex falling within the particular category / class of development.

The following categories of agricultural development will be exempted from the requirement to pay development contributions under the Development Contribution Scheme, subject to the submission of satisfactory support documentation:

- all farm buildings and structures which are required to be constructed to comply with local authority environmental protection regulations;
- all farm buildings and structures which are required to be constructed to comply with National Action Programmes implemented under the EU Nitrates Directive;
- that all farm buildings and structures which are approved for grant support under the new Farm Waste Management Scheme;

3.2 NEW LEVEL OF CONTRIBUTIONS – NAVAN TOWN COUNCIL

In this Development Contribution Scheme, it is proposed to set the total level of contribution between the different types of development as follows:

Category of Development	Floor Area	Contribution
Residential Property (Zoned Land) per unit		
	≤ 95 sq. m.	€10,500
	96 – 110 sq. m.	€11,500
	111 – 140 sq. m.	€12,500
	141 – 199 sq. m.	€13,500
	≥ 200 sq. m.	€15,000
Non Residential Development		
Retail / Retail Warehousing / Commercial Property ¹ per m ²		€70
Industrial Manufacturing / Warehousing / Port Warehousing Property per m ²		€25
Open Storage / Hard Surfaced Commercial / Open Port Storage Space ² per m ²		€20
Golf / Pitch & Putt Club per ha		€500

¹ & ² As per definitions in Section 3.1 New Level Of Contributions – Meath County Council

3.2.1 Car Parking

In addition to the above, where car parking cannot be provided in accordance with the relevant Development Plan or Local Area Plan, the following contribution shall be payable for the shortfall : €7,500 per space.

The charging of car parking contributions where car parking cannot be provided on site in accordance with the relevant Development Plan standard shall only apply where there are definite proposals by the relevant Local Authority to provide off street car parking.

The calculation of contributions in relation to deficiencies in car parking standards shall relate to the gross floor area of the building(s) and does not include basement car parking areas.

3.2.2 Exemptions

Section 48(3)(C) allows for a reduction in contributions or no contribution in certain circumstances under the terms of the Scheme. The following categories of development will be exempted from the requirement to pay development contributions under the Scheme, or will be required to pay a reduced contribution as outlined:

Residential Development

- Development, by or on behalf of voluntary organisation which is designed or intended to be used for social, recreational, educational 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 shall be exempt.

- Development 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 shall be exempt.
- Social housing units, including those which are provided in accordance with an agreement made under Part V of the Planning & Development Act 2000 – 2002 or which are provided by a voluntary or co-operative housing association, which is recognised as such by the relevant Planning Authority shall be exempt. This exemption should also apply to dwellings constructed on serviced sites sold by the Local Authority under the Low Costs Sites Scheme.
- In the case of a replacement house, the equivalent floor area of the house that is being replaced shall be exempt from development contributions. The additional floor area of the replacement house minus the floor area of the house that is being replaced shall be charged at a pro rata basis.
- The indicated contributions for residential units with a floor area less than 110 sq. m. shall only apply to individual residential units that do not qualify for tax relief. In the case of sites that qualify for tax relief under the provisions of Urban Renewal Scheme or Town Renewal Scheme, the contribution per unit shall be €12,500.
- House extensions shall be exempt.

Non Residential Development

- Developments in Architectural Conservation Areas as identified in the relevant Development Plan or Local Area Plan - 25% Reduction should apply (i.e. €53 per sq. m.)
- In relation to hotel development, the standard contribution shall be reduced from €70 to €50 per square metre.
- Where there is a recreational facility is being provided within a commercial development, a reduction or exemption on the amenity contribution, where deemed appropriate, shall be considered.
- Creche / Childcare Facilities shall avail of a 50% reduction of the standard commercial rate of contribution (i.e. €35 per sq. m.)

Protected Structures

- Change of Use applications for Protected Structures shall be exempt except where new services are availed of.
- Where a development proposes the bringing back into use of a Protected Structure that is under utilised or not being used, even where new services are availed of, it is considered that the Planning Gain would warrant an exemption to Development Contributions.

3.3 NEW LEVEL OF CONTRIBUTIONS - KELLS TOWN COUNCIL

Under the Scheme, the contributions to be paid in respect of the different classes of public infrastructure and facilities are as follows:

In this Development Contribution Scheme, it is proposed to set the total level of contribution between the different types of development as follows:

Category of Development	Floor Area	Contribution
Residential Property (Zoned Land) per unit		
	≤ 110 sq. m.	€10,500
	111 – 139 sq. m.	€12,500
	140 – 199 sq. m.	€13,500
	≥ 200 sq. m.	€15,000
Non Residential Development		
Retail / Retail Warehousing / Commercial Property ¹ per m ²		€70
Industrial Manufacturing / Warehousing / Port Warehousing Property per m ²		€25
Open Storage / Hard Surfaced Commercial/ Open Port Storage Space ² per m ²		€10
Agricultural Development including stables / kennels per m ²		€20
Golf / Pitch & Putt Club per ha		€500

¹ & ² As per definitions in Section 3.1 New Level Of Contributions – Meath County Council

Note

The preparation of a Local Area Plan for the area of Kells Town Centre inclusive of the Backlands Area to the rear of Bective Street and Farrell Street as far as the Dublin Road shall make provision for a Supplementary Contribution Scheme which will include, inter alia, provision of particular new roads, provision of car parking facilities and ancillary infrastructural requirements to serve the Town Centre expansion area.

3.3.1 Car Parking

In addition to the above, where car parking cannot be provided in accordance with the relevant Development Plan, the following contribution shall be payable for the shortfall : €3,300 per space.

The charging of car parking contributions where car parking cannot be provided on site in accordance with the relevant Development Plan standard shall only apply where there are definite proposals by the relevant Local Authority to provide off street car parking.

The calculation of contributions in relation to deficiencies in car parking standards shall relate to the gross floor area of the building(s) and does not include basement car parking areas.

3.3.2 Exemptions

Section 48(3)(C) allows for a reduction in contributions or no contribution in certain circumstances under the terms of the Scheme. The following categories of development will be exempted from the requirement to pay development contributions under the Scheme, or will be required to pay a reduced contribution as outlined:

Residential Development

- Development, by or on behalf of voluntary organisation which is designed or intended to be used for social, recreational, educational 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 shall be exempt.
- Development 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 shall be exempt.
- Social housing units, including those which are provided in accordance with an agreement made under Part V of the Planning & Development Act 2000 – 2002 or which are provided by a voluntary or co-operative housing association, which is recognised as such by the relevant Planning Authority shall be exempt. This exemption should also apply to dwellings constructed on serviced sites sold by the Local Authority under the Low Costs Sites Scheme.
- In the case of a replacement house, the equivalent floor area of the house that is being replaced shall be exempt from development contributions. The additional floor area of the replacement house minus the floor area of the house that is being replaced shall be charged at a pro rata basis depending on the location of the dwelling (urban, graig or rural area) and the services that are or will be available to serve the dwelling.
- House extensions shall be exempt.

Non Residential Development

- Developments in Architectural Conservation Areas as identified in the relevant Development Plan or Local Area Plan - 50% Reduction should apply (i.e. €35 per sq. m.)
- Where there is a recreational facility is being provided within a commercial development, a reduction or exemption on the amenity contribution, where deemed appropriate, shall be considered.
- Creche / Childcare Facilities shall avail of a 50% reduction of the standard commercial rate of contribution (i.e. €35 per sq. m.)

Protected Structures

- Change of Use applications for Protected Structures shall be exempt except where new services are availed of.
- Where a development proposes the bringing back into use of a Protected Structure that is under utilised or not being used, even where new services are availed of, it is

considered that the planning gain would warrant an exemption to Development Contributions.

Agricultural Development

- In the case of all farm buildings and structures, the development contribution of €20 per square metre as applicable to developments that require planning permission, shall apply only to the floor area in excess of the exempted development standard permitted under Class 6, 7, 8, 9, 12 & 13 of Part 3, Second Schedule, 2001 Local Government Planning Regulations subject to no other structure on the farmyard complex falling within the particular category / class of development.

The following categories of agricultural development will be exempted from the requirement to pay development contributions under the Development Contribution Scheme, subject to the submission of satisfactory support documentation:

- all farm buildings and structures which are required to be constructed to comply with local authority environmental protection regulations;
- all farm buildings and structures which are required to be constructed to comply with National Action Programmes implemented under the EU Nitrates Directive;
- that all farm buildings and structures which are approved for grant support under the new Farm Waste Management Scheme;

3.4 NEW LEVEL OF CONTRIBUTIONS – TRIM TOWN COUNCIL

In this Development Contribution Scheme, it is proposed to set the total level of contribution between the different types of development as follows:

<i>Category of Development</i>	<i>Floor Area</i>	<i>Contribution</i>
Residential Property (Zoned Land) per unit		
	≤ 95 sq. m.	€10,500
	96 – 110 sq. m.	€11,500
	111 – 140 sq. m.	€12,500
	141 – 199 sq. m.	€13,500
	≥ 200 sq. m.	€15,000
Non Residential Development		
Retail / Retail Warehousing / Commercial Property ¹ per m ²		€70
Industrial Manufacturing/Warehousing/ Port Warehousing Property per m ²		€25
Open Storage / Hard Surfaced Commercial/ Open Port Storage Space ² per m ²		€20
Golf / Pitch & Putt Club per ha		€500

¹ & ² As per definitions in Section 3.1 New Level Of Contributions – Meath County Council

3.4.1 Car Parking

In addition to the above, where car parking cannot be provided in accordance with the relevant Development Plan or Local Area Plan, the following contribution shall be payable for the shortfall : €5,000 per space.

The charging of car parking contributions where car parking cannot be provided on site in accordance with the relevant Development Plan standard shall only apply where there are definite proposals by the relevant Local Authority to provide off street car parking.

The calculation of contributions in relation to deficiencies in car parking standards shall relate to the gross floor area of the building(s) and does not include basement car parking areas.

3.4.2 Exemptions

Section 48(3)(C) allows for a reduction in contributions or no contribution in certain circumstances under the terms of the Scheme. The following categories of development will be exempted from the requirement to pay development contributions under the Scheme, or will be required to pay a reduced contribution as outlined:

Residential Development

- Development, by or on behalf of voluntary organisation which is designed or intended to be used for social, recreational, educational 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 shall be exempt.
- Development 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 shall be exempt.
- Social housing units, including those which are provided in accordance with an agreement made under Part V of the Planning & Development Act 2000 – 2002 or which are provided by a voluntary or co-operative housing association, which is recognised as such by the relevant Planning Authority shall be exempt. This exemption should also apply to dwellings constructed on serviced sites sold by the Local Authority under the Low Costs Sites Scheme.
- In the case of a replacement house, the equivalent floor area of the house that is being replaced shall be exempt from development contributions. The additional floor area of the replacement house minus the floor area of the house that is being replaced shall be charged at a pro rata basis.
- The indicated contributions for residential units with a floor area less than 110 sq. m. shall only apply to individual residential units that do not qualify for tax relief. In the case of sites that qualify for tax relief under the provisions of Urban Renewal Scheme or Town Renewal Scheme, the contribution per unit shall be €12,500.
- House extensions shall be exempt.

Non Residential Development

- Derelict Sites / Sites in need of regeneration as identified in Development Plan or with Derelict Site Notices having being served (up to a maximum of 2 notices being served) - 50% reduction should apply. (i.e. €35 per sq. m.)
- Developments in Architectural Conservation Areas as identified in the relevant Development Plan or Local Area Plan - 25% Reduction should apply (i.e. €53 per sq. m.)
- In relation to hotel development, the standard contribution shall be reduced from €70 to €50 per square metre.
- Creche / Childcare Facilities shall avail of a 50% reduction of the standard commercial rate of contribution (i.e. €35 per sq. m.)
- Where the Local Authority are disposing of lands to small indigenous industries and / or where a incompatible town centre use is relocating to a suitably zoned location, a Special Development Contributions shall be provided for and that these categories of

development will be exempt from the provisions of the General Development Contribution Scheme.

Protected Structures

- Change of Use applications for Protected Structures shall be exempt except where new services are availed of.
- Where a development proposes the bringing back into use of a Protected Structure that is under utilised or not being used, even where new services are availed of, it is considered that the Planning Gain would warrant an exemption to Development Contributions.

4 IMPLEMENTATION OF THE SCHEME

This Development Contribution Scheme will be implemented as follows :

The Scheme, once adopted (no later than 10th March 2004) will be applied, by condition, to any decision to grant planning permission which is made after that date by Meath County Council, Navan Town Council, Kells Town Council & Trim Town Council. This will apply after the date of adoption regardless of when the planning application was submitted.

The basis for the determination of a development contribution shall be as set out in this Development Contribution Scheme.

Meath County Council, Navan Town Council, Kells Town Council & Trim Town Council may, in addition to the terms of this scheme, require the payment of a special contribution in respect of a particular development where specific exceptional costs not covered by this Scheme are incurred by any Local Authority in respect of public infrastructure and facilities which benefit the proposed development.

4.1 PAYMENT OF CONTRIBUTIONS

Contributions levied under the Scheme shall be payable prior to commencement of development or as otherwise agreed by the Council. These contribution rates shall be updated effective from January 1st each year during the lifetime of the Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

4.2 REVIEW OF THE SCHEME

It is proposed that the scheme will be adopted prior to the 10th March 2004. A lifetime of 6 years for the Scheme has been chosen, up to the end of 2009 as this is the period within which the provision of capital projects may be reasonably projected by the Local Authorities.

It is intended to review the Contribution Scheme at 2 - 3 Year Intervals.

5 APPENDIX A : LIST OF PUBLIC INFRASTRUCTURE AND FACILITIES

In the interest of transparency, the list of projects for which contributions are payable is set out in Appendix A. Planning Authorities may include contributions towards the cost of infrastructure and facilities which have already been recently provided and which continue to benefit new development in the Authority's Area.

5.1 PUBLIC INFRASTRUCTURE AND FACILITIES PROVIDED BETWEEN 1998 – 2003 THAT WILL CONTINUE TO BENEFIT NEW DEVELOPMENT.

5.1.1 Class 1: Sanitary Services Infrastructure

Ardbraccan/Bohermeen – Booster to Water Supply
 Ashbourne - Sewer Surveys
 Ashbourne - Sewerage Upgrading (Development Plan Objective ASH12)
 Ashbourne – Water Scheme (East Meath Water Supply - Stage 5)
 Athboy - Sewerage Upgrade
 Ballivor - Sewerage Scheme (Serviced Land Initiative)
 Ballivor - Water Supply (Small Scheme)
 Basketstown Water Supply (Small Water Scheme)
 Bellinter Abstract
 Birdhill/Aclare - Group Sewerage Scheme (Small Schemes)
 Carlanstown - Sewerage Scheme (Serviced Land Initiative)
 Carlanstown - Surface Water Sewers
 Carnaross - Sewerage Scheme
 Clonee - Stream Overflow Pipeline
 Crusheen Road Small Water Scheme
 Drogheda Environs - Foul Sewer & Surface Water Drainage Improvement of Waste Water Network
 Drumconrath - Water Supply Small Scheme
 Duleek - Public Convenience
 Duleek - Sewerage Advance (Small Scheme)
 Duleek - Sewerage Scheme (Serviced Land Initiative)
 Duleek (Navan Rd.) - Foul Sewer Extension
 Dunboyne/ Clonee - Flood Alleviation Measures
 Dunboyne/Clonee - Mulhuddart Extension (Major Sewerage Scheme)
 Dunboyne/Clonee - Sewer Network Study
 Dunboyne/Huntstown Watermain
 Dunderry Water Scheme
 Dunshaughlin - Sewerage (Major Scheme)
 Dunshaughlin - Sewerage Advance Works (Major Sewerage Scheme)
 Dunshaughlin Small Scheme
 East Meath - Water Conservation Programme
 East Meath Coastal - Major Sewerage Scheme
 Enfield - Sewerage Scheme Stages 2 & 3
 Enfield - Sewerage Scheme, Stage 1
 Enfield - Water Supply Scheme
 Follistown Network Link Small Water Scheme
 Johnstown Reservoir
 Johnstown/Enfield - Sewerage Scheme
 Julianstown - Sewerage Works
 Kells - Watermain Improvements Scheme
 Kells (Clavin's Bridge) - (Small Scheme)
 Kells (Farrell St.) - Replace Cast Iron Main

Kells (Maudlin St.) - Water Lead Connection
 Kells (Oldcastle Rd.) - Watermain
 Kells (Oldcastle Rd.) - Sewerage Scheme Improvement
 Kells Water Treatment Plant (Small Scheme)
 Kentstown - Sewerage Preliminary Report (Major Sewerage Scheme)
 Kentstown - Sewerage Scheme (Serviced Land Initiative)
 Kildalkey Major Sewerage Scheme
 Kilmainhamwood - Sewerage Improvement (Serviced Land Initiative)
 Kilmainhamwood Water Supply
 Kilmessan - Sewer Links & Co-ordination Project
 Kilmessan - Water (Upgrading Source)
 Kilmessan - Water Supply Scheme
 Kilmessan Water Supply (Serviced Land Initiative)
 Kiltrough Water Tower
 Liscarton Water Works - Package Water Treatment Plant
 Liscarton Water Works - Screenings (Small Water Scheme)
 Liscarton Water Works - Upgrade of Water Treatment Plant (Lamella Plates)
 Longwood - Sewerage Scheme
 Longwood - Water Supply
 Mornington District - Surface Water & Flood Protection Scheme (Improvement of Waste Water Network)
 Moynalty - Sewerage Scheme (Serviced Land Initiative)
 Moynalty (Bellair) - Sewerage Scheme
 Navan - (Commons Road) - Sewerage (Serviced Land Initiative)
 Navan - Clonmagadden Valley Sewerage Works (Serviced Land Initiative)
 Navan - Johnstown/Kilcarn Network Emergency Works (Small Scheme)
 Navan - Kilcarn Interim Water Scheme
 Navan - Leighsbrook Culvert Major Sewerage Scheme
 Navan - Major Sewerage Scheme
 Navan - Sewerage Central Laboratory Major Sewerage
 Navan - Windtown Surface Water Outfall
 Navan & Mid Meath Water Supply - Stage 2
 Navan & Mid Meath Water Supply - Upgrade (Small Scheme)
 Navan (Academy Street) - Watermain (Small Scheme)
 Navan (Boyne Rd.) - Group Sewerage Scheme (Small Scheme)
 Navan (Brews Hill) - Relay Watermain (Small Scheme)
 Navan (Johnstown) - Watermain
 Navan (Johnstown) Group Sewerage Scheme (Small Scheme)
 Navan (Kilcarn, Johnstown) - Watermain Extension
 Navan (Trim Rd.) - Watermains (Small Scheme)
 Navan (Trim Road) - Swan River Culvert Replacement
 Navan Water Conservation
 Oldcastle - Major Sewerage Scheme Treatment Works
 Oldcastle (Cavan St.) - Sewerage Improvement Works
 Oldcastle (Cloghan) - Culvert
 Rathcairn - Major Sewerage Scheme
 Rathmolyon - Sewerage Scheme
 Ratoath - Regional Pumping Station
 Ratoath (Fairyhouse Rd.) - Watermain Extension
 Slane - Water (Small Scheme)
 Slane - Water Preliminary Flow Audit
 Slane/Beauparc - Water Supply
 Stamullen/Gormanstown/Mosney - Waste Water Treatment (Small Scheme)
 Summerhill - Water Supply
 Summerhill Sewerage Scheme
 Trim - Sewerage Scheme, Stages 2 & 3
 Trim - Water Improvement Scheme (Small Water Scheme)

Trim - Water Supply Scheme
Trim - Watermain (Small Water Scheme)
Trim (Castle St.) - Sewerage Scheme
Trim (Haggard St./Mill Lane) - Sewers
Trim (Navangate St.) - Stormwater
Trim (Towerview) - Sewerage Upgrade Small Sewerage Scheme
Whitecross/Julianstown - Group Sewerage Scheme (Small Scheme)

5.1.2 Class 2: Roads & Public Transport Infrastructure

Ashbourne - Provision & Improvements to Footpaths and Public Lighting
Ashbourne (Ballybin Rd.) - Realignment
Athboy - Footpath Provision and Improvements (Including Delvin Rd., Fraine Rd. & Kildalkey Rd.)
Batterstown - Footpath Provision and Improvements
Bettystown / Laytown / Mornington - Provision and Improvements of Footpaths
Castletown - Footpath Provision and Improvements and Public Lighting Provision
Drogheda Environs - Sheephouse Road Improvement
Dromone - Public Lighting
Drumconrath - Footpath Provision and Improvements
Dunboyne - R157 Navan Road Public Lighting
Dunboyne Gateways & Traffic Improvements
Dunshaughlin - Provision & Improvements to Footpaths and Public Lighting (Including Navan Rd., Dublin Rd, Lagore Rd. & Drumree Rd.)
Dunshaughlin - Traffic Improvements
Kells - Footpath Provision and Improvements
Kilbride - Footpath Provision and Improvements
Kildalkey - Footpath Provision and Improvements
Kildalkey - Provide a Direct Link Road between the Boreen and Ballivor Road
Kilmainhamwood - Footpath Provision and Improvements
Laytown - Provision of Public Car Park
Navan - Clogherboy Local Distributor Road Link to N51 Athboy Road National Secondary Road
Navan - Navan Inner Relief Road 2B (Athboy Road to N3 National Primary Road)
Navan - Provision of Pedestrian Crossings and Works Facilitating Local Bus Network
Navan (Abbey Road) - Traffic Management
Navan (Athlumney Bridge) - Footpath Provision and Public Lighting
Navan (Athlumney Road) - Road Alignment, Footpath Provision and Public Lighting
Navan (Boyne Road) - Road Alignment, Footpath Provision and Public Lighting
Navan (Clogherboy) - Provision of Traffic Calming Measures
Navan (Commons Road) - Public Lighting Provision and Improvements
Navan (Flower Hill) - Environmental Improvements
Navan (Kentstown Road) - Public Lighting Provision and Improvements
Navan (Kilcarn) - N3 National Primary Road – Provision of Traffic Signals
Navan (Slane Rd.) - Public Lighting Provision
Navan (Swan Lane) - Public Lighting Provision
Navan (Trim Rd.)- Public Lighting Provision
Navan (Windtown Road) - Provision of Cycle Lanes
Navan Integrated Transport Framework Plan
Nobber - Footpath Provision and Improvements
Oldcastle - Footpath Provision and Improvements
Oldcastle - Road Improvements & Car Park at Health Centre
R153 Navan - Balrath Road Improvement Scheme
R154 Trim - N2 National Secondary Road - Improvements
Rathcairn - Approach Roads & Footpath Provision
Rathmolyon - Footpath Provision and Improvements
Ratoath - Footpath Provision and Improvements
Ratoath Village Traffic Improvements

Slane - Traffic Safety Measures
Trim - Footpath Provision and Improvements
Trim - Longwood Regional Road (R160) Realignment
Trim - R161 Navan Road Improvements
Trim (Athboy Road) - Improvements to facilitate Industrial Lands
Trim Inner Relief Road

5.1.3 Class 3: Social Infrastructure

Ashbourne - Environmental Improvements
Athboy - Environmental Improvements
Bettystown - Environmental Improvements
Bettystown Square
Clonee - Environmental Improvements
Crossakiel - Environmental Improvements
Duleek - Environmental Improvements
Dunboyne - Environmental Improvements
Dunshaughlin - Environmental Improvements
Dunshaughlin One Stop Shop public facilities
Enfield - Environmental Improvements
Hill of Tara - Environmental Improvements
Kentstown - Environmental Improvements
Kildalkey - Environmental Improvements
Kilmainhamwood - Environmental Improvements
Kilmessan - Environmental Improvements
Laytown - Environmental Improvements
Longwood - Environmental Improvements
Moynalty - Environmental Improvements
Nanny Drainage Scheme
Navan (Poolboy/Athlumney)- Environmental Improvements
Navan (Trimgate Street) - Environmental Improvements
Navan Bull Sculptor
Navan Town Park (Site Acquisition)
Nobber - Environmental Improvements
Oldcastle - Environmental Improvements
Rathmolyon - Environmental Improvements
Ratoath - Environmental Improvements
Slane - Environmental Improvements
Trim - Environmental Improvements
Trim - Porch Field, Phase I & II

5.2 PUBLIC INFRASTRUCTURE AND FACILITIES THAT WILL BE PROVIDED BETWEEN 2004 – 2009 THAT WILL BENEFIT NEW DEVELOPMENT.

5.2.1 Class 1: Sanitary Services

Ashbourne - Relief Wastewater Sewer Phase 1
Ashbourne/Ratoath/Kilbride - Major Sewerage Scheme Phase 2
Ashbourne - Storm Drainage Scheme
Athboy - Meath Group (Small Towns & Villages Sewerage Scheme)
Athboy - Surface Water Improvements
Athboy - Water Supply Augmentation
Ballivor - Sewerage Scheme
Ballivor - Upgrade of Water Mains Network

Bellewstown - Water Supply Scheme
 Bryanstown - Sewerage
 Castlejordan - New Waste Water Treatment Plant
 Clonard - Sewerage Upgrade
 Donore - Meath Group (Small Towns & Villages Sewerage Scheme)
 Donore - Surface Water Drainage
 Dowdstown Water Abstraction & Treatment
 Drumconrath - Surface Water Renewal
 Duleek - Meath Group (Small Towns & Villages Sewerage Scheme)
 Duleek (Dowdstown Rd.) - Foul & Surface Water Sewers
 Duleek (Navan Rd.) - Foul Sewer Extension & Upgrade to Pumping Station
 Dunboyne/Clonee - Flood Alleviation Measures
 Dunboyne/Clonee - Sewer Network Rehabilitation Scheme
 Dunshaughlin - Upgrade Sewerage Network
 Dunshaughlin - Water Supply Scheme
 East Meath Sewerage - Drogheda Plant Extension
 East Meath, South Louth & Drogheda - Water Supply Scheme
 Enfield - Sewerage Scheme
 Enfield - Waste Water Network Stage 2 Upgrading
 Enfield - Water Supply Improvement Scheme
 Kells - Sewerage Scheme
 Kells - Surface Water Scheme
 Kells - Upgrade of Sewerage Treatment Plant
 Kells - Package Treatment Plant for Peoples Park, Lloyd
 Kells - Water Supply Scheme
 Kells - Watermain Renewal Scheme
 Kilbride - New Waste Water Treatment Plant
 Kildalkey - Sewerage Scheme
 Kilmainhamwood - Meath Group (Small Towns & Villages Sewerage Scheme)
 Kilmessan - Water Supply Network Scheme
 Laytown - West of Rail Line Foul Sewer
 Laytown - West of Rail Line Water Main
 Meath Sludge Management Scheme
 Meath Water Conservation Scheme
 Moynalty - Meath Group (Small Towns & Villages Sewerage Scheme)
 Moynalty - Surface Water Drainage
 Navan - Asbestos Concrete Mains Replacement
 Navan – Foul Sewer Network Rehabilitation Scheme
 Navan - Sewage Treatment Works Upgrade
 Navan - Water Supply Advance Works
 Navan (Johnstown/Kilcarn) – Foul Sewer Network Improvement Stage 2
 Navan (Windtown) - Surface Water Outfall
 North Meath Regional Supply Scheme
 Oldcastle - Drainage & Culvert
 Oldcastle - Sewerage Scheme
 Oldcastle - Watermain Renewal Scheme
 Oldcastle/Kells – Water Supply Upgrade
 Rathcairn - Meath Group (Small Towns & Villages Sewerage Scheme)
 Rathmolyon - Meath Group (Small Towns & Villages Sewerage Scheme)
 Slane - Foul Sewerage Scheme
 Slane - Water Supply Scheme
 South Meath Water Supply Scheme (Clonard, Ballinabrackey, Castlejordan & Kildalkey)
 Stamullen/Gormanstown - Sewerage Treatment Improvement of Waste Water Network
 Summerhill - Extension to Waste Water Sewerage
 Summerhill - Meath Group (Small Towns & Villages Sewerage Scheme)
 Summerhill - Water Supply Extension from Trim

Trim - Extension to Waste Water Sewerage to serve Town Centre Expansion
 Trim - Water Supply Activated Carbon Scheme
 Trim (Longwood Rd. / Maudlin) - Extension to Waste Water Sewerage
 Trim (Newtown Rd.) - Extension to Waste Water Sewerage and Provision of Pumping Station
 Trim (Patrick St. - Emmet St.) - Sewer Upgrade

5.2.2 *Class 2: Roads & Public Transport Infrastructure*

Ashbourne - Existing N2 National Primary Road Improvements to Junctions, Pedestrian Paths, and Traffic Calming
 Ashbourne - Nine Mile Stone Roundabout
 Ashbourne (Arthurstown Rd.) - Upgrade Road and Replace Bridge
 Ashbourne (Castle Street) - Improve and Widen Street as a Primary Distributor Road
 Ashbourne (Hunters Lane) - Widening and Improvement
 Ashbourne (Milltown Rd.) - Provision and Improvement of Paths, Re-alignment of Road and Improvement of Milltown Bridge
 Athboy - Provision of Access Road from Connaught St. to McCann and Byrnes & Provision of Car Park (Development Plan Objective AB11)
 Athboy - Provision of Bypass Route (Development Plan Objective AB1)
 Athboy (Gillstown Rd.) - Improvements
 Athboy (Kildalkey Rd.) - Improvements
 Athboy (Oldcastle Rd.) - Improvements
 Athboy (Trim Rd.) - Upgrade & Improvements
 Ballinabrackey - Footpath / Public Lighting Provision & Upgrade of Roads
 Ballinlough - Footpath / Public Lighting Provision & Improvement
 Ballivor - Access Road to Community Facilities (Development Plan Objective BA9)
 Ballivor - Upgrade of Roads, Footpath / Public Lighting Provision & Improvement
 Bellewstown - Footpath / Public Lighting Provision & Improvement
 Bettystown - Provision of Distributor Road Link between Eastham Rd. to Golf Links Rd. (Development Plan Objective BL10)
 Bettystown (The Narrowways Rd.) - Realign, Widen & Upgrade
 Carlanstown - Eastern By-Pass.
 Carlanstown (Ardee Rd.) - Footpath / Public Lighting Provision
 Carlanstown (Kells Rd.) - Footpath / Public Lighting Provision & Improvement
 Carlanstown (Moynalty Rd.) - Upgrade & Improvements
 Carlanstown (Nobber Rd.) - Upgrade & Improvements
 Carnaross - Footpath / Public Lighting Provision & Improvement
 Castlejordan - Footpath / Public Lighting Provision & Upgrade of Roads
 Clonard - Improvements to Lane to West of Village
 Clonard (Ballyboggin Rd.) - Improvement
 Clonee - Provision of Off Street Parking to Rear of Main Street
 Clonee - Upgrade Road to Serve Executive Housing Site
 Clonee (Loughsallagh) - Provision and Improvements to Footpath
 Coole - Footpath / Public Lighting Provision
 Crossakiel - Footpath / Public Lighting Provision & Improvement
 Donacorney - R150 Regional Rd./CR330 County Rd. Improvement
 Donore (Drogheda Rd.) - Footpath / Public Lighting Provision & Improvement (Development Plan Objective DN5)
 Donore (Slane Rd.) - Footpath / Public Lighting Provision & Improvement
 Drogheda (Bryanstown Lane) – Cycle Paths / Footpath / Public Lighting Provision Duleek (Main St.) - Provision of Pedestrian Crossing
 Drogheda Environs - Bryanstown West Upgrade Road
 Drogheda Environs - Existing N1 Dublin Road Footpath / Public Lighting Provision & Improvement
 Drogheda Environs - Matthews Lane Upgrading
 Drogheda Environs - Provision of Colpe - Boyne Urban Distributor Link
 Drogheda Environs - R152 Duleek Regional Rd Upgrade Road, Footpaths and Public Lighting

Drogheda Environs - Upgrade County Roads CR 316 & 317
 Drumbaragh - Footpath / Public Lighting Provision & Improvement
 Drumconrath - Footpath / Public Lighting Provision & Improvement
 Drumconrath - Residential Access Lane Improvements
 Duleek - Laytown - R150 Regional Road Improvement
 Duleek – To provide new access to Backlands from Carey’s Lane and to pursue traffic calming measures at the junction of the Kentstown Rd. & Balrath Rd. (Development Plan Objective DK16/17)
 Duleek (Dowdstown Rd.) - Footpath / Public Lighting Provision & Improvement
 Duleek (Longford Rd.) - Junction Improvement & Footpath / Public Lighting Provision & Improvement
 Duleek (Longford Rd./Dowdstown Rd.)- Link Road Improvements
 Duleek (Navan Rd.) - Footpath / Public Lighting Provision & Improvement
 Dunboyne (R156 Summerhill Regional Road) - Improvements
 Dunboyne (R157 Maynooth Regional Road - Improvements
 Dunboyne (Rusk Rd.) - Footpath Improvements and Drainage
 Dunboyne (Station Rd.) - Footpath / Public Lighting Provision and Improvements
 Dunshaughlin - R125 Killocock Regional Road Footpath / Public Lighting Provision and Improvements.
 Dunshaughlin - R125 Ratoath Regional Road Upgrade.
 Dunshaughlin (Bog Rd. - Lagore Rd.) – Provision of an Urban Distributor Link Road Dunshaughlin (Lagore Rd.) - Provision of Footpath Extension and Public Lighting
 Dunshaughlin (Bog Rd.) - Upgrade Road
 Dunshaughlin Knocks Park/ College Park Public Lighting
 Enfield - Develop Park and Ride Site
 Enfield - Trim Rd. - Industrial Estate Improvements
 Enfield Road (R402 Regional Road) – Renewal and Improvements
 Fordstown - Footpath / Public Lighting Provision & Improvement
 Gibbstown - Footpath / Public Lighting Provision from National School
 Gibbstown - Junction Realignment
 Gormanstown - Footpath / Public Lighting Provision & Improvement on County Roads CR438, CR440 & CR441
 Julianstown - Footpath / Public Lighting Provision & Improvement (N1 National Primary Road – County Road CR335)
 Kells (Moynalty Rd.) - Footpath / Public Lighting Provision & Improvement
 Kells (Oldcastle Rd.) - Footpath / Public Lighting Provision & Improvement
 Kells - Provision of Bus Shelter
 Kilmainhamwood - Footpath / Public Lighting Provision & Improvement
 Kilbeg - Footpath / Public Lighting Provision & Improvement
 Kildalkey - Footpath / Public Lighting Provision & Upgrade of Roads
 Kilmessan - Footpath / Public Lighting Provision & Upgrade of Roads
 Kilmessan - Tara Road/Swainstown Hill Junction Improvement
 Kilskyre - Footpath / Public Lighting Provision & Improvement
 Kiltale - Footpath / Public Lighting Provision & Upgrade of Roads
 Laytown-Bettystown R150 Regional Road Improvements
 Longwood - Road Reconstruction
 Meath Hill - Footpath / Public Lighting Provision & Improvement
 Mornington (Tower Rd.) - Improvements
 Mornington R151 Regional Road Upgrade
 Mullahay - Footpath / Public Lighting Provision & Improvement
 Navan - Bridge Street/Circular Road/Academy Street Junction Improvements
 Navan - Inner Relief Rd. / Abbeylands Environmental Improvements
 Navan - Inner Relief Road – Facilitation of 2-way Traffic
 Navan - N51 Athboy National Secondary Rd. /Ratholdron Rd. Local Distributor Road Link (Dual Carriageway) inclusive of Bridge across River Blackwater
 Navan - N51 Athboy National Secondary Road / Commons Road Local Distributor Road Link
 Navan - Trim R161 Regional Rd. Improvement
 Navan (Abbey Rd./Kennedy Rd.) - Roundabout Provision
 Navan (Balreask Old) - Footpath / Public Lighting Provision & Improvement

Navan (Commons Road) - Footpath / Public Lighting Extension
 Navan (Commons Road/Brews Hill) – Provision of Roundabout
 Navan (Dan Shaw Rd.) - Footpath / Public Lighting Provision & Improvement
 Navan (Johnstown Village) - Footpath / Public Lighting Provision & Improvement
 Navan (N51 Athboy Rd.) - Footpath / Public Lighting Improvement
 Navan (Old Road Athlumney) - Footpath / Public Lighting Provision & Improvement
 Navan (Proudstown Rd.) - Footpath / Public Lighting Provision & Improvement
 Navan (Rathaldron Rd.) - Footpath / Public Lighting Provision & Improvement
 Navan (Trim Rd.)- Footpath / Public Lighting Improvement
 Nobber - Construction of a Pedestrian Walkway to the right of Bridge on Kingscourt Rd. (Development Plan Objective NB3)
 Nobber - Footpath / Public Lighting Provision & Improvement
 Nobber (Kells Rd.) - Railway Crossing Realignment
 Oldcastle - Facilitate the Integrated Renewal / Redevelopment of Cloghan St. area embracing New Road / Pedestrian Link (Development Plan Objective OC12)
 Oldcastle - Road Improvements to lands north of Town Park
 Oldcastle - Town Centre Traffic Management
 Oldcastle (Millbrook Rd.) - Improvements
 Oldcastle - R195 Virginia Regional Road Access Improvements (Development Plan Objective OC13)
 R125 Regional Road R154 - N2 National Primary Road Improvement
 Rathcore - Footpath / Public Lighting Provision
 Rathmolyon - Footpath / Public Lighting Provision & Upgrade of Roads
 Ratoath - Provision of Skreen Rd. to Dunshaughlin Rd. Link
 Ratoath - R125 Regional Road / Gleeson Lane Junction Improvement
 Ratoath - R125 Swords to Kilcock Regional Road Traffic Management & Provision of Roundabouts
 Ratoath - Upgrade of Approach Roads inclusive of Footpath / Public Lighting Provision and Improvements.
 Ratoath (Fairyhouse Rd.) - Improvements
 Ratoath (Old Dunshaughlin Rd.) – Improvements
 Rural Roads Sightlines & Junction Improvements
 Slane (Navan Rd.) - Footpath / Public Lighting Provision & Improvement
 Stamullen - Footpath / Public Lighting Provision & Improvement on County Road CR440
 Stamullen - Upgrade of County Road CR437
 Summerhill - Footpath / Public Lighting Provision & Upgrade of Roads
 Summerhill - Provision of Urban Distributor Road linking Enfield Rd. to Rathmoylon Rd.
 Tierworker - Footpath / Public Lighting Provision & Improvement
 Trim - Land Purchase to Facilitate Development of Town Centre Expansion Road Network
 Trim - Provision of Manorlands Relief Rd. - Longwood Rd. to Shopping Centre
 Trim - Reconstruction of Town Streets
 Trim - Southern Road Access to New Town Centre
 Trim - Watergate Bridge
 Trim (Dublin Road) - Develop Park and Ride Site
 Trim (Kilcock Rd.) - Improvements
 Trim (Longwood Street) - Renewal
 Trim / Kilcock R158 Regional Road

5.2.3 Class 3: Social Infrastructure

Ashbourne - Branch Library
 Ashbourne - Provision of One Stop Shop - Library / Public Service / Civic Amenity Element
 Ashbourne - Village Centre Walkway
 Ashbourne (Rathcross) – Provision of New Cemetery
 Athboy - Town Centre Renewal
 Ballivor - Provision of Children’s Playground Facilities & Amenities
 Bettystown - Children’s Playground Facilities & Amenities
 Carlanstown - Development of Linear Park

Clonee Urban Renewal
Community Development Grants
Drumconrath - Riverside Walk & Amenity Area
Duleek - Environmental Improvements
Duleek - Provision of Amenity Walkways
Duleek - Provision of Children's Playground Facilities & Amenities
Duleek (Lanes District) - Environmental Improvements
Dunboyne - Park Development
Dunshaughlin - Provision of Civic Space
Dunshaughlin (The Knocks Green) - 8 Acre Park
Enfield - Provision of Children's Playground Facilities & Amenities
Julianstown - Provision of Children's Playground Facilities & Amenities
Kells - Rockfields (Athboy Road) Environmental Improvements
Kells - Kenlis Place Car Park
Kells - Provision of One Stop Shop - Library / Public Service / Civic Amenity Element
Kells Swimming Pool
Kells Town Centre Renewal
Kells - Fair Green Wall
Kells - Headfort Grove / Blackthorn Close Environmental Improvements
Kells - Scout Hall Refurbishment
Kells - Provision of Town Park
Kells - Pedestrian Access Provision to Town Centre
Kells - Retention of Former Railway Corridor for Amenity Purposes
Kildalkey - Provision of Children's Playground Facilities & Amenities
Kilmessan - Development of River Walk
Kilmessan - Provision of Children's Playground Facilities & Amenities
Laytown - Beach Development & Protection
Laytown Branch Library
Longwood - Provision of Children's Playground Facilities & Amenities
Moynalty - Provision of Car Park
Moynalty - Renovate Stone Bridge
Moynalty - Village Renewal
Navan - Bru na Baun Development
Navan - Development of Long Tern Car Park at Public Transport Interchange
Navan - Environmental Improvements to Beechmount Industrial Estate
Navan - Environmental Improvements to Mullaghboy Industrial Estate
Navan - Fair Green Redevelopment inclusive of Subterranean Car Park & Parkland Navan - Development of Kennedy Road Civic Space
Navan - Kentstown Road Car Park Extension
Navan - Landscaping on Approach Roads
Navan - Provision of Arts Centre/Courthouse
Navan - Provision of Boyneside Linear Park
Navan - Provision of Town Heritage Signing
Navan - Railway Street Environmental Improvements
Navan (Blackcastle) - Provision of Children's Playground
Navan Town Park development
Nobber - Provision of Heritage Signing
Oldcastle - Provision of Car Parking at Fair Green
Oldcastle Town Centre Renewal
Pride of Place Initiative.
Public conveniences
Ratoath – Environmental Improvements
Slane – Development of Heritage Area inclusive of Land Acquisition, Walks & Visitor Car Parking
Summerhill - Provision of Children's Playground Facilities & Amenities
Trim - Provision of One Stop Shop - Library / Public Service / Civic Amenity Element
Trim - St. John's Parkland Purchase of Site & Development Costs

Trim Linear Park
Trim Recreational Centre

6 APPENDIX B : BREAKDOWN OF DEVELOPMENT CONTRIBUTIONS

6.1 RESIDENTIAL DEVELOPMENT

Residential - Zoned Land - Per Unit	Floor Area M ²				
	≤ 95	96 – 110	111 – 140	141 – 199	≥ 200
Development Class					
<i>Class 1</i>					
Water Treatment / Mains Water Network	€1,613	€1,766	€1,920	€2,074	€2,304
Waste Water Treatment / Foul Sewer Network / Surface Water Network	€3,343	€3,662	€3,980	€4,298	€4,776
<i>Class 2</i>					
Roads and Public Transportation	€3,352	€3,671	€3,990	€4,309	€4,788
<i>Class 3</i>					
Social Infrastructure	€2,192	€2,401	€2,610	€2,819	€3,132
Total	€10,500	€11,500	€12,500	€13,500	€15,000

Rural Areas - Individual Houses – Unserviced Site	Floor Area M ²		
	≤ 150	151 – 199	≥ 200
Development Class			
<i>Class 2</i>			
Roads and Public Transportation	€2,495	€4,990	€5,975
<i>Class 3</i>			
Social Infrastructure	€1,305	€2,610	€3,125
Total	€3,800	€7,600	€9,100

Rural Areas - Individual Houses – Piped Water Supply	Floor Area M ²		
	≤ 150	151 – 199	≥ 200
Development Class			
<i>Class 1</i>			
Water Treatment / Mains Water Network	€1,920	€1,920	€1,920
<i>Class 2</i>			
Roads and Public Transportation	€2,495	€4,990	€5,975
<i>Class 3</i>			
Social Infrastructure	€1,305	€2,610	€3,125
Total	€5,720	€9,520	€11,020

Rural Areas - Individual Houses – Fully Serviced Site	Floor Area M²		
Development Class	≤ 150	151 – 199	≥ 200
<i>Class 1</i>			
Water Treatment / Mains Water Network	€1,920	€1,920	€1,920
Waste Water Treatment / Foul Sewer Network / Surface Water Network	€3,980	€3,980	€3,980
<i>Class 2</i>			
Roads and Public Transportation	€2,495	€4,990	€5,975
<i>Class 3</i>			
Social Infrastructure	€1,305	€2,610	€3,125
Total	€9,700	€13,500	€15,000

Graigs - Individual Houses – Unserviced Site	Floor Area M²		
Development Class	≤ 150	151 – 199	≥ 200
<i>Class 2</i>			
Roads and Public Transportation	€1,995	€3,990	€5,975
<i>Class 3</i>			
Social Infrastructure	€1,305	€2,610	€3,125
Total	€3,300	€6,600	€9,100

Graigs - Individual Houses – Piped Water Supply	Floor Area M²		
Development Class	≤ 150	151 – 199	≥ 200
<i>Class 1</i>			
Water Treatment / Mains Water Network	€1,920	€1,920	€1,920
<i>Class 2</i>			
Roads and Public Transportation	€1,995	€3,990	€5,975
<i>Class 3</i>			
Social Infrastructure	€1,305	€2,610	€3,125
Total	€5,220	€8,520	€11,020

Graigs - Individual Houses – Fully Serviced Site	Floor Area M²		
Development Class	≤ 150	151 – 199	≥ 200
<i>Class 1</i>			
Water Treatment / Mains Water Network	€1,920	€1,920	€1,920
Waste Water Treatment / Foul Sewer Network / Surface Water Network	€3,980	€3,980	€3,980
<i>Class 2</i>			
Roads and Public Transportation	€1,995	€3,990	€5,975
<i>Class 3</i>			
Social Infrastructure	€1,305	€2,610	€3,125
Total	€9,200	€12,500	€15,000

6.2 NON RESIDENTIAL DEVELOPMENT

Commercial/Retail/Retail Warehousing	Per Sq. M.	Per Sq. M.	Per Sq. M.	Per Sq. M.
Development Class		Where 25% Reduction applies	Where 50% Reduction applies	Hotel Development
<i>Class 1</i>				
Water Treatment / Mains Water Network	€11.66	€9	€5.83	€8.33
Waste Water Treatment / Foul Sewer Network / Surface Water Network	€23.68	€18	€11.84	€16.91
<i>Class 2</i>				
Roads and Public Transportation	€30.29	€23	€15.14	€21.64
<i>Class 3</i>				
Social Infrastructure	€4.37	€3	€2.19	€3.12
Total	€70.00	€53	€35.00	€50.00

Industrial / Manufacturing / Warehousing / Port Warehousing Property	Per Sq. M.
Development Class	
<i>Class 1</i>	
Water Treatment / Mains Water Network	€4.16
Waste Water Treatment / Foul Sewer Network / Surface Water Network	€8.46
<i>Class 2</i>	
Roads and Public Transportation	€10.82
<i>Class 3</i>	
Social Infrastructure	€1.56
Total	€25.00

Open Storage / Hard Surfaced Commercial / Open Port Storage Space	Per Sq. M.
Development Class	
<i>Class 1</i>	
Water Treatment / Mains Water Network	€3.33
Waste Water Treatment / Foul Sewer Network / Surface Water Network	€6.77
<i>Class 2</i>	
Roads and Public Transportation	€8.65
<i>Class 3</i>	
Social Infrastructure	€1.25
Total	€20.00

Note 1

The floor area of proposed non residential development shall be calculated as the gross floor area. This means the gross floor area determined from the external dimensions of the proposed buildings, including the gross floor area of each floor including mezzanine floors.

Note 2

New extensions to existing non residential development will be charged at the above rates.

Agricultural Development	Per Sq. M.
Development Class	
<i>Class 1</i>	
Water Treatment / Mains Water Network	€3.33
Waste Water Treatment / Foul Sewer Network / Surface Water Network	€6.77
<i>Class 2</i>	
Roads and Public Transportation	€8.65
<i>Class 3</i>	
Social Infrastructure	€1.25
Total	€20.00

In the Scheme adopted by Kells Town Council, the breakdown of the financial contributions is as above with the following exceptions;

Residential - Zoned Land - Per Unit	Floor Area M²			
Development Class	≤ 110	111 – 139	140 – 199	≥ 200
<i>Class 1</i>				
Water Treatment / Mains Water Network	€1,613	€1,920	€2,074	€2,304
Waste Water Treatment / Foul Sewer Network / Surface Water Network	€3,343	€3,980	€4,298	€4,776
<i>Class 2</i>				
Roads and Public Transportation	€3,352	€3,990	€4,309	€4,788
<i>Class 3</i>				
Social Infrastructure	€2,192	€2,610	€2,819	€3,132
Total	€10,500	€12,500	€13,500	€15,000

Open Storage / Hard Surfaced Commercial / Open Port Storage Space	Per Sq. M.
Development Class	
<i>Class 1</i>	
Water Treatment / Mains Water Network	€1.67
Waste Water Treatment / Foul Sewer Network / Surface Water Network	€3.38
<i>Class 2</i>	
Roads and Public Transportation	€4.32
<i>Class 3</i>	
Social Infrastructure	€0.63
Total	€10.00