

# Comhairle Contae Átha Cliath Theas

## Record of Executive Business and Chief Executive's Orders

CE Order No. PD/70/23

### Financial Development Contribution Condition of Planning Permission SDZ22A/0006

SDZ22A/0006 sought permission Construction of 352 residential units (terraced, semi-detached and detached) comprising 253 two storey houses (15 two bed units and 238 three bed units ranging in size from c. 86sq.m to c. 118sq.m) and 99 three storey houses (18 three bed units and 81 four bed units and ranging in size from c. 147sq.m to c. 189sq.m); The total gross floor area of the development is c. 43,272sq.m; The development will also comprise the provision of 2 vehicular accesses from Adamstown Boulevard, 1 vehicular access from Adamstown Drive (L1030), 2 vehicular accesses from Adamstown Park Road and 2 vehicular accesses from Tandy's Lane; vehicular connections will also be provided to permitted roads in Tandy's Lane Phase 1; internal routes; 535 car parking spaces including on-curtilage and off-curtilage spaces; bicycle parking; bin storage; plant; ESB Substations; boundary treatments; lighting; hard and soft landscaping; and all other associated site works; on 2 No. sites separated by the permitted Tandy's Lane Phase 1 Development (SDCC Reg. Ref. SDZ19A/0011) with a total site area of c. 10.24 hectares at Tandy's Lane, in the townlands of Doddsborough and Finntown, Adamstown, Lucan, Co. Dublin. The western site (8.06 hectares) is generally bounded to the west by Adamstown Boulevard, to the north by Adamstown Drive (L1030), to the east by the Tandy's Lane Phase 1 Development which is currently under construction (SDCC Reg. Ref. SDZ19A/0011) and undeveloped lands, and to the south by Tandy's Lane which links Adamstown Boulevard with Adamstown Park Road. The eastern site (2.18 hectares) is generally bounded to the west / north-west by the permitted Tandy's Lane Phase 1 Development, to the east by Adamstown Park Road and to the south by Tandy's Lane; This application is being made in accordance with the Adamstown Planning Scheme 20141 (as amended) and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme. The lands are located within the Tandy's Lane Village Development Area.

CE Order PR/1598/22 sought a development contribution levy of €3,974,653.31. The levy due was calculated as follows:

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### Development Contributions

Planning Reference Number	SDZ22A/0006
Summary of permission granted & relevant notes:	348 houses/duplexes
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m2)	42055.1
Amount of Floor area, if any, exempt (m2)	4016.5
Total area to which development contribution applies (m2)	38038.6
Total development contribution due	€3,974,653.31

The exemption to the floor area of 4016.5sq m related to social housing. The Development Contribution Scheme, 2020-2025 refers as follows:

(ii) Social housing units shall be exempt including:

- Those which are provided in accordance with an agreement made under Part V of the Act.
- Those which are provided by an Approved Housing Body or Voluntary Housing Body, which is recognised as such by the Council.
- Those which are built by, or on behalf of, the Council.

The social housing exemption shall be applied by South Dublin Co. Co. when the properties identified for social housing are delivered to the Housing Department of South Dublin Co. Co.


Commencement notice CN0099836SD confirmed commencement date for this development of 18 April 2023. Therefore, the development contribution due has been calculated on the indexed rate for 2023, which is €119.10 per square meter for residential development.

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Area of Development: 42055.1 square meters X rate of €119.10 per square meter = Development Levy due of €5,008,762.40.

I recommend that the financial contribution due on SDZ22A/0006 be amended to €5,008,762.40 and that the social housing exemption be applied at the time of delivery of Part V properties to South Dublin County Council's Housing Department.

  
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Fiona Campbell, Administrative  
Officer

### ORDER:

That the financial contribution due on SDZ22A/0006 be amended to €5,008,762.40 and that the social housing exemption be applied at the time of delivery of Part V properties to South Dublin County Council's Housing Department.

DATE: 3/5/2023

  
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Mary Maguire, Senior Executive Officer

