



WESTMEATH COUNTY COUNCIL

ATHLONE TOWN COUNCIL

DRAFT

**GENERAL DEVELOPMENT CONTRIBUTION SCHEME
2007-2012**

PLANNING & DEVELOPMENT ACTS 2000 – 2006

As revised (June 2007) following adoption of
Supplementary Development Contribution Scheme.

WESTMEATH COUNTY COUNCIL

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GENERAL DEVELOPMENT CONTRIBUTION SCHEME

PLANNING & DEVELOPMENT ACTS 2000 – 2006

1. **Introduction:**

The Local Government (Planning & Development) Act, 1963 enabled planning authorities to grant planning permission subject to conditions requiring payment of a contribution towards expenditure incurred or proposed to be incurred by it in respect of works to facilitate the proposed development.

The Planning & Development Acts 2000-2006 provides for a new system for levying development contributions in order to increase its flexibility and the range of infrastructure that can be funded by this mechanism.

The Act provides for three types of development contributions that may be attached as conditions to a planning permission under the Act:

- general development contributions
- special development contributions
- supplementary development contributions

The contributions will be based on a development contribution scheme adopted by the elected members for their functional areas.

2. **General Development Contribution Scheme**

2.1 **Scheme Details**

Section 48 of the Planning & Development Act 2000 required planning authorities to make a scheme under this Section by 10th March 2004. The General Development Contribution Scheme enables Planning Authorities when granting permission 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 it is intended will be provided, by or on behalf of a local authority (regardless of other sources of funding).

“Public infrastructure and facilities” means:

- (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 water treatment facilities, drains and water mains,
- (d) the provision of bus corridors and lanes, bus interchanges facilities (car parks for those 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 facilities, drains or water mains, and
- (f) any matters ancillary to paragraphs (a) to (e).

2.2 Area of Application of Scheme

The Planning & Development Acts 2000-2006 empowers a Planning Authority to make one or more schemes in respect of different parts of its functional area. The original scheme was adopted by Athlone Town Council and by Westmeath County Council at separate meetings held on 16th February 2004.

From 1 January 2004 the water functions of Athlone Town Council were transferred to Westmeath County Council which are now responsible for the provision of water services on behalf of Athlone Town Council.

2.3 Basis for Determination of Contributions

The Act provides that:-

- (i) The scheme must state the basis for determining the contributions to be paid in respect of public infrastructure and facilities
- (ii) The scheme must indicate the contribution to be paid in respect of the different classes of public infrastructure and facilities **which are provided or to be provided** by the local authority
- (iii) The planning authority shall have regard to the actual estimated cost of providing the classes of public infrastructure and facilities. The determination may not include any benefit that accrues in respect of existing development e.g. where a proportion of the capacity of a new wastewater treatment plant will be used by existing development.

- (iv) The scheme may make provision for payment of different contributions in respect of different classes or descriptions of development
- (v) The scheme may allow for the payment of a reduced contribution or no contribution in certain circumstances.

The basis for determining the contributions to be paid in respect of public infrastructure and facilities is calculated having regard to:-

- (a) the estimated cost to both Council's in the period 2004 to 2008 of providing further public infrastructure and facilities as set out in the objectives outlined in the County Westmeath Development Plan, the Westmeath County Development Board Strategy, the Athlone Town Development Plan, Annual Roads Programme and Village and Urban Renewal Projects. These costs include estimated costs of land acquisition where relevant.
- (b) the estimated floor area of projected development for residential and industrial/commercial classes for the period 2004 – 2008.
- (c) the estimated cost for each residential unit based on an average size of 125m², and the estimated cost per m² for industrial/commercial development.

2.4 **Level of Contributions**

2.4.1 – **Level of Contributions**

Having regard to the estimated cost to both Council's of providing further public infrastructure and facilities in the period 2004 to 2008 and the estimated floor area of projected development for the same period it is estimated that a contribution in excess of €10,000 per house and €100 per m² of industrial/commercial development would be required to cover the full capital cost involved. However the Department of Environment and Local Government advise that each Local Authority should take care to avoid development contributions that are excessively high. In that regard the Department points out that while this might maximise funding for projects it could also lead to negative social and economic impacts such as pushing up housing costs and therefore decreasing developer interest or affecting the affordability of houses. The Department also recommend that there should not be a major divergence in the level of contributions adopted by other Local Authorities in their immediate area.

The level of contributions to be paid under the Scheme, except where an Exemption applies (see Para. 2.5.4) in respect of the different classes of public infrastructure and facilities is set out in Table 1 and Table 2.

2.4.2 **Conversion of Residential Units**

Where an existing residential unit is extended or converted to create an additional residential unit e.g. an apartment or flat the appropriate rate of contribution will be payable in respect of each additional residential unit erected.

2.4.3 **Change of Use from Residential to Commercial**

The charges as appropriate in Table 1 shall apply in the case of a change of use from residential to commercial use with an allowance being made for any development contributions already paid in respect of the residential development.

2.4.4 **Extensions**

Subject to 2.4.2 above a development contribution will not be required in the case of extensions to residential units unless a connection to public water mains or sewerage is required. In such cases only the relevant contributions appropriate to the service provided will be required.

A development contribution will be required in the case of extensions to industrial/commercial development. The appropriate rate of contribution will be payable in respect of each additional m² of development involved.

2.4.5 **Mixed Development**

In the case of a mixed development, the fee payable will be based on the sum of charges applicable to each development type within the overall development.

2.5 **Payment of Contributions**

2.5.1 **Payment/Collection of Contributions**

Westmeath County Council and Athlone Town Council will apply conditions requiring payment of the contributions provided for in the scheme on all relevant decisions to grant permissions on or after the adoption of this draft Scheme, with the exception of the exemptions listed at 2.5.4 below. Contributions will be payable in accordance with the terms of the condition set out in the planning permission. If the contribution is not paid in accordance with the condition, then an amount to include interest at the Euribor rate plus 5 per cent in respect of the period the payment was withheld will be payable. Any amount owed may be recovered through the courts as a simple contract debt or by use of the enforcement provisions under the Planning & Development Act 2000.

2.5.2 **Indexation of Contributions**

The rates of contribution set out in Table 1 and Table 2 will be adjusted on the 1st January each year based on changes to the wholesale Price Index for Building and Construction published by the Central Statistics Office, commencing on 1st January 2008. The adjusted figure will be rounded to the nearest 10 Euro in respect of a residential unit or a fixed contribution and to the nearest 50 cent per m² in respect of industrial/commercial/other development.

2.5.3 **Phasing of Payments**

The contributions shall be payable prior to commencement of development or as otherwise agreed by the Planning Authority. Contributions shall be payable at the index adjusted rate relevant to the year in which the development authorised by planning permission is commenced. The Planning Authority may facilitate the phased payment of contributions subject to an administrative change and may require the giving of security to ensure payment of contributions.

2.5.4 **Exemptions**

The Planning Authority may allow for full or partial exemptions from payment at its discretion. The following categories of development will be considered in this regard:

- (a) Development by or on behalf of a 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 – (75% Reduction) At the County Manager's discretion an exemption of 100% may apply.
- (b) Development which is 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 – (75% reduction) At the County Manager's discretion an exemption of 100% may apply.
- (c) Restoration/refurbishment to a high architectural standard of buildings included in the Record of Protected Structures – (50% reduction)
- (d) **Social** housing units, including those which are provided in accordance with an agreement made under Part V of the Planning & Development

Act (as amended by the Planning & Development (Amendment) Act, 2002) or which are provided by a voluntary or co-operative housing body, which is recognised as such by the Council – (100% exemption)

- (e) Development ancillary to development referred to in paragraphs (a) to (d) above incl.

2.6 **Ring-Fencing of Income**

Money accruing to both Council's under the Scheme must be accounted for in separate accounts and can only be applied as capital for public infrastructure and facilities. The Annual Reports must contain details of monies paid or owing to it under the scheme and indicate how such monies paid to it have been spent. As a general principle expenditure of monies received shall have regard to both needs and priorities and the income received from the development contribution scheme from the various areas within the County.

Following the adoption of a scheme and in line with the provision of the Local Government Act, 2001 the County Manager will submit to the elected members a report indicating the programme of capital projects proposed by the local authority for the following three financial years having regard to the availability of resource.

2.7 **Appeals to An Bord Pleanála**

Conditions requiring a contribution to be paid in accordance with a General Development Contribution Scheme may not be appealed to An Bord Pleanála. However an appeal may be brought where an applicant for permission considers that the terms of the scheme have not been properly applied in respect of any condition laid down by the Planning Authority.

2.8 **Duration of Scheme**

It was agreed that the original scheme would be reviewed following the expiry of 3 years in operation and if considered necessary a revised Draft Scheme will be brought before the Council.

While the Planning & Development Acts 2000-2006 does not specify the lifetime of a Development Contribution Scheme the Department of Environment and Local Government recommends that it should be adopted for a specific period. In that regard it is recommended that the scheme be adopted for a maximum period up to 31st December 2012.

The Scheme may be reviewed in the interim from time to time by the Planning Authority having regard to circumstances prevailing at the time and a new scheme may be adopted in advance 31st December 2012.

The General Development Contributions Scheme will be applied to all relevant planning permissions where a decision to grant is made on or after the adoption of this draft Scheme.

3.0 **Special Development Contribution Scheme**

Westmeath County Council and Athlone Town Council may, in addition to the terms of the General Development Contribution Scheme require the payment of a special contribution in respect of a particular development where specific exceptional costs not covered by a scheme are incurred in respect of public infrastructure and facilities which benefit the proposed development. In such cases the condition will specify the particular works carried out or proposed to be carried out by the relevant Council.

If the works in question are not commenced within 5 years, or completed within 7 years of the receipt of payment, or where the Council decide not to proceed with the proposed works or part of works, the applicant will be refunded the special contribution together with any interest accrued over the period held by the Council. Any refund will be in proportion to the work not carried out. Conditions requiring the payment of contributions under the Special Development Contribution Scheme may be appealed to An Bord Pleanala.

An applicant may, subject to the agreement of Westmeath County Council/Athlone Town Council, undertake the specific works to which the specific exceptional costs relate, in lieu of payment of the special development contribution. The Council may specify standards or supervision arrangements in respect of such works.

If a developer is required to provide facilities or infrastructure in excess of the immediate needs of the proposed development provision the Planning Authority may enter into an agreement with the developer to off-set development contributions against such provisions of public facilities in accordance with Section 34 of the Planning & Development Act 2000.

4.0 **Appendices**

Appendix A is an Indicative List of projects that may be considered for funding under the Development Contributions Scheme. This has been prepared having regard to the objectives referred to in section 2.3(a) of the Development Contribution Scheme.

Appendix B provides details of Existing Standard Development Contributions and circumstances in which additional special development contributions may be sought.

Appendix C summarises in broad terms the projected annual spend on infrastructure, the projected development levels, the appropriate supporting calculations from which the contribution rates are derived, and the estimated annual income to Westmeath County Council/Athlone Town Council from the adopted Development Contribution Scheme

**Table 1 – Level of Contribution for Westmeath County Council
Residential & Industrial/Commercial Development**

Class of Infrastructure		€per residential unit	€per m² of floor area industrial/commercial development
A	Open Spaces, cultural, recreational and community facilities, amenities and landscaping works, town and village improvement – including land acquisition.	€908	€
B	Roads, car parking, infrastructure to facilitate public transport, cycle and pedestrian facilities and traffic calming measures – including land acquisition.	€908	€12.60
C	Wastewater treatment facilities, sewers and drains – including land acquisition.	€1817	€7.20
D	Water Treatment Facilities & Water Mains – including land acquisition	€1817	€7.20
	TOTAL	€450	€6

Note A: Floor Area

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

Note B: Use of Service

Contributions in respect of C & D above apply only to developments availing of the infrastructural services provided or to be provided.

Note C: Water Services Pricing Policy

The Government water services pricing policy provides for the recovery of the marginal capital costs of water services from the general non-domestic customer on the basis of either a consolidated metered charge using the water in/water out principle or through individual contracts with significant, generally larger, customers, and for residential development through development contributions (of particular relevance to residential development). Pending the full introduction of the water services pricing policy, commercial/industrial development will be levied for water and wastewater at the above rates

Table 2 – Levels of Contributions for Westmeath County Council
Other Categories of Development

	Category	Amount of Contribution
A	Shortfall in provision of car-parking space (i) Urban (ii) Rural	€4,850 per space €3,050 per space
B	Shortfall in provision of open space (i) Urban (ii) Rural	€6 per M ² €3 per M ²
C	Agricultural Development	Nil up to 500 M ² €3 per M ² 500 to 1,000 M ² €6.50 per M ² > 1,000 M ² of development Area
D	Initial afforestation/replacement of broad-leaf high forest by conifer species/peat extraction	€10 per hectare of site area
E	Land use for: (a)(i) the winning and working of minerals (ii) buildings used exclusively for storage ancillary to the operation of a quarry including machinery storage sheds, quarry canteens etc. (iii) storage of quarrying aggregates or related outputs such as concrete blocks and bricks but excluding the area for the manufacture of concrete blocks and bricks.	€20 per 0.1 hectare of site area subject to a minimum charge of €5,000
	(b) deposit of refuse or waste under E.P.A. Licence	€2,430 per 0.1 hectare of site area subject to a minimum charge of €10,000.
F	Storage and Warehousing (Non-Retail)	€6 per M ² up to 500m ² €18.50 per M ² > 500m ²
G	Development not coming within any of the foregoing classes	€6 per m ²

Note A: Shortfall in Provision of Car Parking Spaces / Open Space

The term urban in this case refers to Athlone Town and environs boundary and Mullingar Town development boundary.

**Table 1 – Level of Contribution for Athlone Town Council
Residential & Industrial/Commercial Development**

Class of Infrastructure		€per residential unit	€per m ² of floor area industrial/commercial development
A	Open Spaces, cultural, recreational and community facilities, amenities and landscaping works, town and village improvement – including land acquisition.	€1817	€12.60
B	Roads, car parking, infrastructure to facilitate public transport, cycle and pedestrian facilities and traffic calming measures – including land acquisition.	€1816	€16.20
C	Water Treatment Facilities & Water Mains – including land acquisition	€1817	€7.20
	TOTAL	€5450	€36

**Table 2 – Levels of Contributions for Athlone Town Council
Other Categories of Development**

	Category	Amount of Contribution
A	Shortfall in provision of car-parking space (i) Urban (ii) Rural	€4,850 per space €3,050 per space
B	Shortfall in provision of open space (i) Urban (ii) Rural	€6 per M ² €3 per M ²
C	Agricultural Development	Nil up to 500 M ² €3 per M ² 500 to 1,000 M ² €6.50 per M ² > 1,000 M ² of development Area
D	Initial afforestation/replacement of broad-leaf high forest by conifer species/peat extraction	€610 per hectare of site area

E	<p>Land use for:</p> <p>(a)(i) the winning and working of minerals</p> <p>(ii) buildings used exclusively for storage ancillary to the operation of a quarry including machinery storage sheds, quarry canteens etc.</p> <p>(iii) storage of quarrying aggregates or related outputs such as concrete blocks and bricks but excluding the area for the manufacture of concrete blocks and bricks.</p>	<p>€20 per 0.1 hectare of site area subject to a minimum charge of €5,000</p>
	<p>(b) deposit of refuse or waste under E.P.A. Licence</p>	<p>€2,430 per 0.1 hectare of site area subject to a minimum charge of €10,000.</p>
F	<p>Storage and Warehousing (Non-Retail)</p>	<p>€36 per M² up to 500m² €18.50 per M² > 500m²</p>
G	<p>Development not coming within any of the foregoing classes</p>	<p>€36 per m²</p>

APPENDIX A

Schemes Applicable under Proposed General Development Contribution Scheme 2007-2012

Westmeath Local Authorities Road Projects (2007-2014)

Project	Estimated Cost (€million)
R392 Mullingar to Athlone Strategic Road Link	34.00
Robinstown Link Canal Road	5.75
Robinstown Avenue	4.20
<i>Sub-Total</i>	<i>43.95</i>
Garrycastle Rail Bridge Athlone	6.60
Ardmore Road Link Mullingar	4.50
Breach Yard Link and Grove St widening	8.00
Taughmon to Crookedwood	0.70
Camagh Road link Kilbeggan	3.10
College Road Mullingar	3.50
Walderstown R390 Realignment	1.35
<i>Sub-Total</i>	<i>27.75</i>
Weldons Cross Roundabout Mullingar	0.60
Daracom R165 Roundabout Mullingar	0.45
Traffic Management at Mullingar Hospital	0.15
Killucan Road Roundabout Kinnegad	0.50
Railway Link Road Athlone	1.75
Cornamaddy Roundabout Athlone	0.75
Coosan junction Athlone	0.60
Lidl / IDA junction Athlone	0.60
N55 Clonbrusk Junction improvement	0.60
Glen / Two Mile junction Athlone	0.50
<i>Sub-Total</i>	<i>6.50</i>
 <i>Athlone</i>	
Cornamaddy to Coosan Link	5.50
R916 junction at Moydrum	0.50
R916 junctions at N6 Interchange	0.50
R446 Bunavalley junction	0.40
Roscommon Road / Tuam Road junction	0.25
Magazine Road/ Talbot St junction	0.10
<i>Sub-Total</i>	<i>7.25</i>
 <i>Mullingar</i>	
Springfield Pedestrian Culvert	1.00
Auburn Road Roundabout	0.40
Ardmore Road Footpaths	0.25
Ardmore Road to Russelstown Road link	7.50
Multi-story car parks	5.00
Lynn to Mullingar Business Park Link	1.60
Traffic Signal upgrading	0.20
Saunders Bridge Pedestrian link	0.30
Longford Road Pedestrian link	0.30
Dublin Road Pedestrian crossing	0.15
Bus service stops and terminus	0.20
Pedestrian links over Canal	0.50

Patrick St to Met Station to Fair Green	0.50	
Upgrade Bleach Yard/ Lynn Business Park Rail underpass	0.35	
R392 Skeagh Hill Climbing lane	0.50	
<u>Sub-Total</u>		<u>18.75</u>

Moate

Provision of Carparking	0.20	
Junction improvements at Turnpike/ Newtown	0.15	
Rail crossing on Mount Temple Road	0.10	
N6 / Windmill Road junction improvement	0.40	
CIE Link Road	0.10	
Cycleway and footpath improvements	0.15	
Traffic calming	0.05	
<u>Sub-Total</u>		<u>1.15</u>

Ballynacarrigy

Car parking provision	0.20	
Footpath and Cycleways	0.10	
<u>Sub-Total</u>		<u>0.30</u>

Ballymore

Off-street Car Parking	0.20	
Footpaths / Cycleways	0.10	
Traffic Calming	0.05	
<u>Sub-Total</u>		<u>0.35</u>

Castlepollard

Off-street Car Parking	0.20	
Footpaths / Cycleways	0.10	
Traffic Calming	0.05	
<u>Sub-Total</u>		<u>0.35</u>

Delvin

Off-street Car Parking	0.20	
Footpaths / Cycleways	0.10	
Traffic Calming	0.05	
<u>Sub-Total</u>		<u>0.35</u>

Killucan /Rathwire

Off-street Car Parking	0.20	
Footpaths / Cycleways	0.10	
Traffic Calming	0.05	
L1015/L1021 Roundabout	0.30	
<u>Sub-Total</u>		<u>0.65</u>

Kinnegad

Off-street Car Parking	0.20	
Footpaths / Cycleways	0.10	
Link road between N4 and Killucan Road	3.00	
<u>Sub-Total</u>		<u>3.30</u>

Kilbeggan

Off street car parking	0.20	
N6 to Mullingar link road	3.50	

Tullamore Road to Clara Road Link	4.20	
N6 to L1223 Camagh Road Link	3.50	
Traffic Calming	0.05	
Footpaths/ Cycleways	0.10	
<i>Sub-Total</i>		<i>11.55</i>

Rochfordbridge

Off-street Car Parking	0.20	
Footpaths / Cycleways	0.10	
Traffic Calming	0.05	
N6 to Castlelost Road Link	3.50	
Mullingar Road to Castlelost Road Link	0.35	
<i>Sub-Total</i>		<i>4.20</i>

Total ***€119.90 million***

Westmeath Local Authorities Water Services Projects :

Scheme	Estimated Scheme Cost (€ million)	Est. Exp. 2007- 2014 (€ million)
AI River Drainage	4.5	4.5
Athlone Storm Water	5.7	4.5
Ballinagore Sewerage	1.2	1.2
Ballinahown Sewerage	1.1	1.1
Ballinlack Sewerage	1.5	1.5
Ballymore Sewerage Scheme	0.8	0.8
Ballynacarrigy Sewerage scheme	0.7	0.7
Castlepollard Water	1.5	1.5
Castletowngeoghegan Sewerage	1.8	1.8
Clonmellon Sewerage	0.4	0.4
Coole Sewerage	2.6	2.6
Delvin Sewerage	4.3	4.3
Finnea Sewerage	1.6	1.6
Fore Sewerage	0.7	0.7
Kilbeggan Sewerage	9.6	7.8
Kinnegad Sewerage	2.5	2.5
Lough Lene Water Treatment	4.6	4.6
Milltownpass Sewerage	2.3	2.3
Moate Sewerage	17.9	15.8
Mount Temple Sewerage	2	2
Mullingar Regional Water	3.5	11
Mullingar Storm Water	10	10
Multifarnham Sewerage	0.7	0.7
Raharney Sewerage	1.7	1.7
Rathconrath Sewerage	1	1
Rathowen Sewerage	1.9	1.9
Rochfortbridge Sewerage	7.6	7.6
Royal Canal Feed Supply	5	5
Small Schemes Upgrades	7	7
South Westmeath Regional Water	97.9	70.7
Water Conservation	4.7	6.3
Water Metering	4.5	3.8

2. Open Spaces, Cultural, Recreational & Community facilities, Amenity & Landscaping works, Town & Village Improvement - including land acquisition

Athlone Area

Major improvements to the Council's lakeshore amenity at Portlick and Coosan, Lough Ree to include signposting, toilets, walkways

Develop a dedicated Angling Centre at Portlick

Develop a walk around Lough Ree

Develop a link between the inner lakes and Glasson

Prepare and implement an open space strategy for the town

Integrate open space areas into the fabric of the town by means of pedestrian path systems

Provide viewing point and picnic area at views to east and northeast off N55 at Auburn Crossroads

Provision of Country Park in vicinity of Glasson, Lough Ree

Continued development of public area for amenity and recreational use at Portlick, Lough Ree

Phased provision of access along Lough Ree lakeshore

Provision of viewing/picnic areas and amenities in selected locations and passing bays at Lough Ree Trail

Provide car park for view of Lough Ree from County Road 323 at Wineport

Provide car park and viewing point for view over Killinure Bay from Road 308 at entrance to Killinure House on Killinure-Glasson Road

Improvement of facilities and provision of signage at Goldsmith

Improvement of access to Knockastia Hill at Coolatoor

Provision separate vehicular access, parking, picnic and bathing area at Coosan Point

Moate

Provision of a town park on and adjoining reclaimed town dump

Provision of recreational open space at Cowpark on Mount Temple Road

Amenity improvements at the Clara Road junction

Provision of amenity improvements at Main Street

Prepare a plan for the development of an open area in front of the courthouse and carrying out works

Establishment of a tourist trail

Coole Area

Continued promotion of facilities in Fore, including toilets, coffee shop and car parking

Improvement of amenity facilities at Gartlandstown, Lough Derravaragh and The Cut, Lough Lene

Provide car park and viewing area of high ground southwest of Gartlandstown entrance to lake

Continued improvements to the foreshore area at Collinstown, Lough Lene

Improvements of facilities at Finea, Lough Sheelin with a view to developing the village as a fishing resort

Improvement of access to lakeshore at "Sailor's Garden", Lough Sheelin

Improvements at Donore and Gartlandstown

Provision of lay-by and picnic/viewing area at Crookedwood

Improvement of facilities and provision of signage at Fore

Upgrade and extend the existing footpaths in the village of Coole

Provision of high quality, public open spaces within Coole, including localised public open spaces and play areas

Castlepollard

The provision of high quality, public open space within Castlepollard, including the development of a village park and localised public open spaces and play areas

To provide a 8ha (20 acre) Village Park in Castlepollard

Delvin

To secure the provision of a Village Park to the east of the village core of Delvin

To secure the provision of environmental improvements in the grounds and adjacent to the grounds of St. Mary's Church (ruins) in Delvin.

To secure the provision of environmental improvements to the Fair Green

Kilbeggan Area

Provision of styles, footbridges and paths on Fore – Kilbeggan Walk

Secure the provision of high quality, public open space within Kilbeggan, including the development of a town park accessed from Harbour Road and localised public open spaces and play areas

Secure the physical improvement of land adjacent to the River Brosna and create a riverside walk through the centre of Kilbeggan for leisure purposes

Development of public area for amenity and recreational use at Lilliput, Lough Ennell

Mullingar Area

To extend the long distance walking route next stage Mullingar to Fore

Upgrading of facilities at Donore, Lough Derravaragh for angling tourism

Integrate major open space areas into the existing fabric of the town by means of a pedestrian system

The development of the feeder canal and the banks as an amenity area, linking Lough Owel and Mullingar

Link south of Mullingar to Lough Ennell through the development and reinforcement of green linkages

Development of a linear park as opportunity occurs along the River Brosna

Development of land at Clonmore for open space and recreational spaces

Prepare and implement an open space strategy for the town of Mullingar

Provide viewing point at panoramic views of Lough Iron and surrounding countryside from County Road 126 at Balrath

Provide car park, viewing point and picnic area at views to west and south towards Lough Owel from route N4, County Road 130-3 at Kilpatrick

Provide small car park and viewing point over Lough Derravaragh from Road 47 between Leney and Multyfarnham

Development and extension of public area in accordance with plans prepared at Ladestown, Lough Ennell

Improvement of existing swimming facilities at Portnashangan, Lough Owel

Provision of car parking facilities and access to lakeshore at Portloman, Lough Owel

Improvements of access road, provision of additional car parking facilities, improvement of slipway and landscaping at Tullaghan, Lough Owel

Improvement of facilities and provision of signage at Belvedere

Provision of high quality public open space within Ballynacarrigy, including the development of a village park and localised public open spaces and play areas

The identification and maintenance of recreational amenity routes for walking and cycling to link with the Royal Canal in Killucan

Improvement of facilities at Tudenham Lough Ennell

Athlone Town Council

To implement environmental improvements in the town centre

Provide for new hard and soft landscaped areas within the town, in particular at the Connaught Street/Pearse Street junction, the Church Street area and St. Mary's Place and thereby assist commercial development in this area.

To co-operate with Westmeath County Council in developing a new town library.

Underground existing unsightly overhead cables where necessary and as funds are available.

Upgrade the riverside public park along the west bank to the White Bridge

Protect, upgrade and extend access to the River Shannon

Promote the provision of a pedestrian bridge/walkway across the River Shannon in the vicinity of the weir

Develop a riverside walk and access for angling, on the west bank as far as the mouth of the canal to join with the canal park walk which includes a pedestrian bridge across the canal mouth with sufficient clearance for small pleasure craft.

Facilitate the maintenance of the southern section of the canal below Mick McQuaid's Bridge as a fishing area by improving access, tree planting and dredging in conjunction with the Central Fisheries Board.

Extend Burgess Park by landscaping the derelict site at Golden Island and develop as a major urban park.

Continue the development of Wansboro Field as a river based public amenity.

General

Promotion of Belvedere House and Estate as a flagship tourist attraction of national importance

Also to include any other items of Open Space, Recreation & Amenity included in the Draft County Development Plan 2008-2014 & Draft Athlone Town Plan 2008-2014 – Currently On display – subject to adoption by the Members of Westmeath Local Authorities.

Appendix B

Existing Standard Development Contributions

Class of Infrastructure	€ per residential unit	€ per m² of floor area industrial/commercial development	€ per acre of large scale development
Wastewater Treatment Facilities, Sewers and Drains	€1100	€5.10	€5,100
Water Treatment Facilities & Water Mains	€1100	€5.10	€5,100

Category	Amount of Contribution
Shortfall in provision of car-parking	€2,500 per space

Special Development Contributions

The County Development Plan 2002 – 2008 provides that the Council, bearing in mind the capital expenditure necessary for the provision of infrastructure to facilitate private residential development, will require contributions towards such expenditure from developers as provided for by planning legislation. Where applicable developers will be required to make appropriate contributions to the Local Authority up to the total cost of provision of:

- (a) Services, especially public water supply, sewerage disposal systems and surface water drainage.
- (b) New road and improvements to existing roads.
- (c) Public car parking facilities where adequate provision has not been made within the curtilage of the site.
- (d) Major public open space, including public parks and playing fields.
- (e) Services such as footpaths and public lighting outside the boundary of the site and connecting it to the urban area.
- (f) New services provided under the Serviced Land Initiative over and above the requirements as (a) above.
- (g) Community and social facilities.

Appendix C

Section 48 of the Planning & Development Acts 2000-2006 provides that a planning authority may include conditions requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area regardless of other sources of funding. It also requires that in stating the basis for determining the contribution that it shall have regard to the actual cost while excluding any benefit which accrues in respect of existing development.

Table 1 sets out in broad terms the estimated total gross costs of €913.05m² in providing the indicative list of projects contained in Appendix A which is equivalent to €182.61m per annum. This does not include costs associated with public infrastructure and facilities provided over the last five years.

Table 2 sets out projected development levels of 350,000 m² floor area of industrial/commercial development over the period 2004-2008 which is equivalent to 70,000 m² per annum. The projected residential development of 5,730 units includes 920 social units which are not required to pay development contribution under the scheme. The total no. of residential units contributing to the scheme is estimated at 4810 or 962 on an annual basis. Assuming an average of 125m² floor area per residential unit the total floor area of residential units contributing to the scheme on an annual basis is equivalent to 120,250m² making a total of 190,250m² for residential and commercial/industrial development.

The methodology for calculating the appropriate discount in respect of existing development is extremely complex. However a charge of €100 per m² (equivalent to €2,500 for a 125m² house) would raise an estimate of €9.025m per annum or 10.4% of the estimated annual cost of the indicative list of projects. In broad terms this rate of charge is equivalent to almost 90% of a discount in respect of existing development. This is considered reasonable when consideration is taken that residential development in the county is projected to increase by at least 20% over the period 2004 – 2008.

The contribution levels adopted by Westmeath County Council and Athlone Town Council are significantly lower than the above at €30m² for industrial/commercial development and €4,500 for a house with the benefit of water and waste water infrastructure.

Table 3 indicates the estimated level of funding that would be generated for Westmeath County Council/Athlone Town Council in a full year assuming that the estimated levels of development materialise. It should be noted that there is often a significant time lapse between the granting of permission and the commencement of development and the consequent receipt of income.

Table 1 Estimated Expenditure in Respect of Provision of Public Infrastructure and Facilities 2004 – 2008 as listed in Appendix A – indicative list of Scheme (Projects)

Class of Infrastructure	Estimated	Expenditure 2007– 2012
A Open Spaces, cultural, recreational and community facilities, amenities and landscaping works, town and village improvement – including land acquisition.		19.45m
B Roads, car parking, infrastructure to facilitate public transport, cycle and pedestrian facilities and traffic calming measures – including land acquisition.		684.45m
C Wastewater treatment facilities, sewers and drains – including land acquisition.		83m
D Water Treatment Facilities & Water Mains – including land acquisition		101.95m
TOTAL		888.85m

Table 2 Projected Development 2007 – 2012

Projected Development to end 2012	No. of units/m²
Residential Development	5,730 units
Non-Residential Development	350,000 m ² floor area
Industrial/Commercial	

Note A:

The projected residential development for the period 2007 – 2012 includes 920 No. Social Housing Units estimated to be provided during this period.

TABLE 3

Estimated Annual Income from Development Contribution Scheme

Class of Infrastructure

A	Open Spaces, cultural, recreational and community facilities, amenities and landscaping works, town and village improvement – including land acquisition.	€1,600,000
B	Roads, car parking, infrastructure to facilitate public transport, cycle and pedestrian facilities and traffic calming measures – including land acquisition.	€2,500,000
C	Wastewater treatment facilities, sewers and drains – including land acquisition.	€3,600,000
D	Water Treatment Facilities & Water Mains – including land acquisition	€2,650,000
Total		€10,350,000

(Projection based on sums received in 2006)