

5. Glenamuck Distributor Road – S49 Development Contribution Scheme 2018

5.1 Introduction

The amended Glenamuck Distributor Roads Development Contribution Scheme was adopted by the Council in December 2018 in accordance with Section 49 of the Planning and Development Act 2000-2010 (as amended).

Development contributions collected under the Scheme will ultimately fund the infrastructure i.e. the Glenamuck Distributor Roads Scheme and Surface Water Attenuation Ponds Scheme.

In addition to the road and attenuation ponds schemes to be funded by the S49 development contributions there are also a small number of ancillary projects in the Glenamuck area which are included in the Section 48 Development Contribution Scheme 2023 – 2028 countywide project list. These projects will be funded from the S48 Countywide development contributions and are included in the relevant category of countywide projects, having regard to the stage each project is at.

There is capacity to deliver at c3,000 homes in the Glenamuck LAP area when the road and attenuation ponds are in place. Without the infrastructure the development potential of the area cannot be realised.

5.2 Funding strategy:

As outlined above the Glenamuck Distributor Roads Scheme and Surface Water Attenuation Ponds Scheme will ultimately be funded from S49 Development Contributions. The infrastructure in question will open the lands in the area for development following which the associated development contributions will accrue. There is an upfront borrowing requirement to put the infrastructure in place in advance of the collection of the S49 levy. The contributions collected will then be used to fund the loan repayments. The Council approved a loan facility of €70m to fund the infrastructure at the Council meeting held on 14 January 2019. €30m was drawn down in December 2019 to fund the land acquisition costs. The loan repayments will be funded from the future S49 Development Contributions.

The Council is currently in the process of acquiring the necessary lands which will enable the scheme to be progressed. Tenders have also been sought and it is anticipated that the project will be on-site during Q1 2024.

The following table outlines the funding strategy for the Glenamuck LAP area projects to be funded by the S49 Development Contribution Scheme adopted by the Council in December 2018. The total costs associated with these projects amounts to €90,201,000 of which it is projected €64,520,000 will be incurred 2024 to completion.

Glenamuck Distributor Road - Funding Strategy 2024 to Completion

Projected Project cost	Projected Expenditure 2024 to completion	Income		
		Loan/S49 DC's	Grant funding	Total income 2024 to completion
€		€	€	€
90,201,000	64,520,000	49,520,000	15,000,000	64,520,000

5.3 Risk and Risk Mitigation

The main risk in relation to this scheme is that the projected development contributions may not be realised in the event of a slowdown in development activity. As the Council has drawn down a loan of €30m it is liable for the loan repayments.

The risk of an adverse impact on the revenue budget has been mitigated by securing the agreement of the Department to transact the loan repayments through the capital account.

5.4 Schedule of projects

Table 5.2 The following schedule sets out the Glenamuck Distributor Roads Scheme.

Project Ref	Project Title	Project Detail	Project Status	Area Committee
19070	Glenamuck Distributor Roads Scheme	Glenamuck Distributor Roads (GDR) consisting of GDDR and GLDR	Tender	D

6. Development Contribution Scheme 2023 – 2028 incorporating Sandyford Urban Framework Plan (SUFPP)

6.1 Introduction

This development contribution scheme provides for the payment of levies to fund countywide infrastructural projects and for additional levies payable in relation to permissions granted in the Sandyford Urban Framework Plan area (SUFPP), to fund projects related specifically to that area, as listed in Appendix III of the scheme.

6.2 Funding strategy

Development contributions relating to the SUFP area collected under the provisions of the Development Contribution Schemes 2016 and 2023 will ultimately fund the infrastructure in the SUFP area. There may be an upfront borrowing requirement to put some of the infrastructure in place which will enable developments to be progressed. The associated loan repayments will be funded from the levies collected. The remaining projects will only proceed as the SUFP development contributions are collected.

The Council will only borrow when there is reasonable certainty that the development contributions will become available to fund the loan repayments but there is still a residual risk.

Sandyford Urban Framework Projects - Funding Strategy 2024 To Completion

Projected cost of projects	Projected Expenditure 2024 to completion	Income			Total income 2024 to completion
		S48 Community & Parks DC's	Loan/S48 SUPF DC's	Grant funding	
€		€	€	€	€
57,779,600	57,300,200	8,075,000	30,967,800	18,257,400	57,300,200

6.3 Risk and risk mitigation:

The main risk in relation to this scheme is that the projected development contributions may not be realised in the event of a slowdown in development activity. When the Council draws down a loan it is liable for the loan repayments as they fall due.

The risk of an adverse impact on the revenue budget has been mitigated by securing the agreement of the Department to transact loan repayments through the capital account when there is a directly related source of capital funding.

The risk of an adverse impact on cashflow is currently low but this would have to be monitored.

6.4 Schedule of projects

The following schedule sets out the list of Sandyford Urban Framework projects.

Project Ref	Project Title	Project Detail	Project Status	Area Committee
19071	Bracken Link Road	Bracken Link Road SUPP.	Detailed design/Pre-tender	D
19072	M50 Junction 14 Link Road	Provision of a new road link between the existing signalised roundabout at M50 Junction 14 and Blackthorn Road.	Detailed design/Pre-tender	D
19073	Sandyford urban open space	Development of new parks.	Proposed/Pre feasibility	D
20103	Leopardstown Link Road (Phase 2)	Phase 2 of Leopardstown Link Road	Preliminary design	D

7. Cherrywood Planning Scheme Area DCS 2023-2028

7.1 Background

Strategic Development Zones (SDZs) were established to enable the Government to designate certain parcels of land, considered to be of strategic national importance, to be fast-tracked through the planning process. The aim is to achieve a faster delivery of new residential and non-residential developments in areas considered to be of economic and social importance to the State. Planning applications are made to the Planning Authority with no right of appeal – when the landowners comply with the related SDZ planning scheme, permissions must be granted.

Cherrywood was designated an SDZ in May 2010 and the Cherrywood Planning Scheme was approved by An Bord Pleanála in April 2014.

The Cherrywood SDZ Planning Scheme provides for c.10,500 homes and 531,000 sq.m. of commercial floor space including HIE (Office), a mixed-use town centre, three village centres and other commercial space along with 29 ha. of recreational space, incorporates three significant parks to serve future residents and is one of the most significant developments being delivered in the State. The Cherrywood SDZ will support employment of c. 22,000 jobs when fully built out. It is therefore deemed to be a project of national, regional as well as local importance from a housing and economic development perspective and remains a priority for the Council.

7.2 Cherrywood Development Contribution Scheme 2023 - 2028

The Cherrywood Development Contribution Scheme 2023-2028 was approved in accordance with Section 48 of the Planning and Development Act, 2000 (as amended) on 9th October 2023. This Scheme provides for the payment of Section 48 development contributions in respect of Countywide Infrastructural projects listed in Appendix II **and** for additional contributions in respect of the permissions granted in the Cherrywood Planning Scheme area to fund projects listed in Appendix III of the scheme.

When the previous scheme was adopted, it was recognised that there was a residual funding gap, as the Cherrywood-specific levy was not set at a level that was capable of fully funding the projects listed in Appendix III. The new DCS addresses the current

funding gap but this position will be monitored and if necessary a further review of the scheme may be undertaken.

7.3 Delivery of Cherrywood Planning Scheme Projects

The Cherrywood Planning Scheme envisaged that the projects listed in Appendix III of the Cherrywood DCS would be delivered by the landowners. However, having regard to the overall cost of the infrastructure, alternative funding has been secured by the Council through Local Infrastructure Housing Activation Fund, Urban Regeneration Development Fund and National Transport Authority grants. Projects funded by the exchequer must be delivered by the Council, as required in accordance with the funding rules. It is the collective responsibility of the respective landowners to deliver the remaining projects in accordance with the Cherrywood Planning Scheme.

The Section 48 contribution rates in the new 2023-2028 scheme were set at a level to ensure that the funding of the infrastructure (excluding land costs and net of exchequer funding) could be met in full.

The projected cost of some of the projects being delivered by DLR has escalated due to tender price inflation. The Council is currently in discussions with the funding bodies to seek additional funding to make up the shortfall.

7.4 Funding strategy

7.4.1 Cherrywood SDZ – dlr Delivered Projects - Funding Strategy

		Income 2024 to Completion		
Projected cost of projects	Projected Expenditure 2024 to completion	S48 Cherrywood Specific DC's	Grant funding	Total income 2024 to completion
€		€	€	€
143,535,624	137,320,162	40,035,199	97,284,963	137,320,162

The following exchequer funding has been secured by the Council to contribute to the delivery of Cherrywood.

- Local Property Tax – €14.30m
- LIHAF – €11.40m
- URDF Round 1 – €13.70m
- URDF Round 2 – €40.30m

In addition, an estimated €6m NTA income is anticipated.

Projects in receipt of exchequer funding are being delivered by DLR, as required under relevant grant funding rules. The match funding for LIHAF and URDF grants will come from the Cherrywood specific Development Contributions.

The Cherrywood S.48 contributions are anticipated to cover the remaining funding required as the Section 48 contribution rates in the new 2023-2028 scheme were set at a level to ensure that the funding of the infrastructure (excluding land costs and net of exchequer funding) could be met in full.

7.4.2 Cherrywood SDZ Common Infrastructure – projects to be delivered by the Cherrywood Landowners

The remaining infrastructural projects listed in Appendix III of the Cherrywood Planning Scheme area are to be delivered by landowners. The cost of delivering this infrastructure will ultimately be funded from the Cherrywood specific development contributions.

7.5 Risk and risk mitigation

Failure to secure legal agreements with a number of landowners could present a risk to the delivery of the remainder of the Cherrywood SDZ if the required infrastructure is not delivered.

Recognising the extensive housing and economic benefits that will derive from the delivery of Cherrywood SDZ and the magnitude of the funding required to deliver the common infrastructure, the Council successfully sought and obtained grant funding from various Government bodies which significantly reduced the burden on the landowners. DLR continues to engage with all stakeholders to ensure the required funding is in place to enable Cherrywood to be developed in accordance with the Planning Scheme.

The adoption of the new Development Contribution Scheme in October 2023 significantly reduces the risk associated with the delivery of Cherrywood as the rates of levies were set to ensure the current funding requirements are covered in full. This position will be monitored and if necessary a further review of the scheme may be undertaken.

The successful delivery of Cherrywood SDZ is also subject to other legal and planning risks due to the complexity and scale of the development.

7.6 Schedule of Projects

The following schedule sets out the list of Cherrywood SDZ infrastructure projects being delivered by dlr.

Project Ref	Project Title	Project Detail	Project Status	Area Committee
19074.11	URDF Call 2: Beckett Link & Barrington's Road Connection	Pedestrian, cycle, and vehicle link (1.6 km) from the Kiltiernan Link to the Cherrywood Town Centre.	Detailed design/Pre-tender	DL
19074.2	Cherrywood URDF Call 1: (Linear Park & Greenway)	Sub-Project A - Linear Park & Greenway	Detailed design/Pre-tender	DL
19074.4	Cherrywood URDF Call 1 (Pond 5a)	Sub-Project D - Pond 5a	Detailed design/Pre-tender	DL
19074.5	Cherrywood URDF Call 1 (Pond 2a)	Sub-Project C - Pond 2a	Detailed design/Pre-tender	DL
19074.6	URDF Call 2: Castle Street Link	340m of Cherrywood's bus priority route & connection to the existing TII Park & Ride at Carrickmines Luas Stop.	Preliminary design	DL
19074.7	URDF Call 2: Ticknick Park - Ballycorus Access	Cycle, pedestrian, and vehicle access (c. 220m) to Ticknick Park.	Preliminary design	DL
19074.8	URDF Call 2: Town Centre & Pedestrian Cycle Link	At-grade pedestrian and cycle bridge between Town Centre plots TC 1 and TC 3.	Feasibility	DL
19074.9	URDF Call 2: 3 Public Parks	3 no. centrally located, multi-functional parks in the Cherrywood SDZ.	Feasibility	DL
19076.2	LHAF - Cherrywood (Phase 2) - P*-P3	Provision of a 40m bridge crossing of Cabinteely stream and 165m westward extension of Druid's Glen Road	Detailed design/Pre-tender	DL
19076.3	LHAF - Cherrywood (Phase 3) - P3-P	Provision of 75m Druids Glen Road from Phase 2 finish point, 120m feature bridge and then 60m of Druids Glen Road to point P	Preliminary design	DL
20105	Cherrywood SDZ - Infrastructure Support	Infrastructure support for Transportation, Water & Drainage, Green Infrastructure and Project Management	Multiple projects	DL
24138	Cherrywood Links - Review of Active Travel Links in Cherrywood	Pedestrian, and Greenway Links within the Cherrywood SDZ. The overall interaction between the off-road provisions and pedestrian and cyclist infrastructure forming part of the road network will be examined as part of this project.	Feasibility	DL

7.7 Ancillary Countywide infrastructure

In addition to the infrastructure listed in Appendix III in the scheme the following ancillary infrastructural projects are listed under the Countywide Heading in Appendix II. These projects will have a countywide benefit and will be funded/part funded from the countywide development contributions. The most significant of these projects is the Kiltiernan Link Road and it is assumed that 50% grant funding will be made available to fund this project.

19032	Kiltiernan Link Road & Priorsland Overbridge	A new road link over the M50 connecting Cherrywood to Carrickmines and Kiltiernan/Glenamuck catering for all road users
19011	Assessment of Strategic Road Network Performance	Assessment of road network performance at set intervals in conjunction with TII and the NTA.
19033	Capacity Enhancements to M50/N11/M11	Capacity Enhancements to M50/N11/M11 (Cherrywood Planning Scheme) in conjunction with TII and in consultation with the NTA
19034	Cherrywood to Shankill Greenway	Proposed 900m long Greenway which will provide a pedestrian & cycle link between Brides Glen Luas stop at Cherrywood and the N11 public transport corridor

Housing Projects

8.1 Background

Social housing projects are fully funded from Local Property Tax income, distributed centrally to fund housing capital projects, and exchequer grants.

The first cost rental and affordable schemes are being progressed.

8.2 Funding Strategy

As outlined above the social housing programme is funded from a combination of LPT and exchequer grants and it is envisaged that these funding streams will continue.

It is currently intended that Cost Rental dwellings will be funded through the use of the Affordable Housing Fund (up to €150,000 per dwelling available) with the balance of the capital cost being funded by borrowing. The capital cost (including any loan/interest charges) is recouped over a period of up to 40 years by means of the rent charged to the tenants. The rent charged also needs to cover any management costs including letting or re-let costs and the cost of ongoing maintenance.

It is envisaged that the contractors will deliver and sell the affordable units directly and that the exchequer funding will be provided for the equity share.

Housing Projects - Funding Strategy 2024 To Completion

		Income 2024 to Completion			
Projected cost of projects	Projected Expenditure 2024 to completion	Grant funding	dlr Capital funds on hand	Other 3rd Party	Total income 2024 to completion
€		€	€		€
224,127,823	195,389,465	156,941,151	1,445,000	37,003,314	195,389,465

8.3 Risk and risk mitigation

The main risk associated with the delivery of social housing projects is that there could be a delay in the recoument of expenditure incurred. This is deemed to be low risk as the Council has not experienced any major delay in recoument to date and does not foresee any change to this position.

The risk associated with the cost rental and affordable schemes will be assessed as the schemes progress.

8.4 Schedule of projects:

The schedule below sets out the list of Housing projects.

Project Ref	Project Title	Project Detail	Project Status	Area Committee
19087	Park House	Refurbishment of existing building and provision of 4 no. housing units at 66 George's Street Upper, Dun Laoghaire, Co. Dublin.	Construction/on site	DL
19088	Rockville Green	Construction of 13 no. housing units at Rockville Drive, Glenamuck Road	Tender	D
19090	St. Laurence's Park	Construction of 88 no. new housing units at St. Laurence's Park, Stillorgan. 40 cost rental and 48 social.	Construction/on site	D
20109	Infill Housing at Moyola Court	Construction of 4 units Infill Housing at Moyola Court Due for completion 2023 - retention due 2024	Construction/on site	D
20110	Site beside Rollins Villas	Construction of 1 x 2 bed unit at Rollins Villas site	Construction/on site	DL
20111	St Michaels TAU , Monkstown	Refurbishment of exiting Tau site and 3 x 3 bed extensions	Detailed design/Pre-tender	DL
20113	Woodpark, Sallynoggin TAU	Proposed provision of 3 x 4 bed houses Traveller accomodation	Detailed design/Pre-tender	DL
21125	Roebuck Road	Proposed development of 3 x 4-bed units. Stage 4 approved	Tender	D
21126	Old Connaught TAU	Proposed 6 x 3 bed Traveller accomodation units - grouped housing scheme	Detailed design/Pre-tender	DL
21128	Ballyogan Rise (Phase 2 - 52 apartments)	Proposed construction of 52 no. housing units at Ballyogan Court, Ballyogan, Co. Dublin. Split 32 Cost Rental & 20 Social)	Detailed design/Pre-tender	D
22133	Cross Avenue, Dun Laoghaire	Proposed construction of 3 x 1-bed apartments and 1 x 2 bed apartment at Cross Avenue, Dun Laoghaire	Preliminary design	DL
23136	Blackglen Road -125 units	Proposed construction of 125 Units (Mixture of 1 & 2 Bed Apartments and 3 & 4 Bed Houses) at Blackglen Road. Proposed split 73 social 52 affordable	Preliminary design	D
23137	Mount Anville - 24 affordable units	Proposed Construction of 24 houses at pre-liminary design	Preliminary design	D
24139	Boylan Centre	Site Acquired - Surveys/Preliminary Design has not yet taken place. (Estimated 60 Apartments).	Preliminary design	DL
24140	Ballyman	Preliminary design stage (Estimated 150 social units)	Preliminary design	DL

8. Shanganagh Housing Project – Shanganagh Castle Estate

8.1. Introduction

Planning approval for 597 new homes, including 200 social, 91 affordable purchase and 306 cost rental homes, was granted by An Bord Pleanála in July 2020.

9.2 Development in partnership with the Land Development Agency:

This scheme which is being delivered by the Council in partnership with the Land Development Agency (LDA) is one of the largest social and affordable schemes in the country with planning approval. Construction commenced on the site in September 2022 and the new dwellings will be delivered on a phased basis up to September 2025 with the first units due for completion in August 2024.

Disposal of a portion of the site to the LDA, in respect of 306 cost rental homes, was approved by the Elected Members at the November 2020 Meeting of the Council.

9.3 Funding Strategy:

Two hundred social housing homes will be delivered through this proposal, the cost of which will be recouped from the Department of Housing, Local Government and Heritage. The LDA will manage and fund the 306 cost-rental apartments and will fund the 91 affordable purchases. Funding from the DHLGH will be provided through the Affordable Housing Fund of €100,000 per unit to be utilised to fund the equity share of the Affordable purchases.

9.4 Risk and Risk Mitigation:

The new Affordable Housing Act 2021 provides the basis for the delivery of Affordable Housing.

The Affordable Housing Fund provides funding of up to €100,000 per affordable purchase unit and the balance of the cost of delivery will be funded through the sale of the dwelling.

The 200 social homes will be funded by the exchequer and the LDA will fund and manage the 306 cost rental apartments.

9.5 Shanganagh Housing Project - Funding Strategy

Projected cost of projects	Projected Expenditure 2024 to completion	Income 2024 to Completion			Total income 2024 to completion
		Grant funding	Other 3rd Party	d/r Capital funds on hand	
€ 127,241,684	104,159,844	€ 64,826,530	€ 38,878,314	455,000	€ 104,159,844

9.6 Schedule of projects

The following schedule sets out the Shanganagh Housing Project.

Project Ref	Project Title	Project Detail	Project Status	Area Committee
19091	Shanganagh Castle Estate	Proposed provision of 597 dwellings in partnership with the LDA including 200 social and 91 affordable purchase at Shanganagh Castle, Shanganagh, Co. Dublin. 91 Affordable and 306 cost rental units will be funded separately by the LDA.	Construction/on site	DL

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Appendix A – Stages/Status of Capital Projects

Project Stages / Status	Description
Proposed / pre-feasibility	Project idea stage setting out high level ideas and an initial scope for the project
Feasibility	This involves the local authority defining in detail all its requirements in an output specification prior to commissioning consultants to carry out a study/report before the Preliminary Design Planning/Statutory Approval stage.
Preliminary Design	Preparing in-house design or contracting and commissioning designers to develop designs which meet dlr requirements and are in line with results approved at feasibility stage up to and including planning/statutory approval for both traditional and design & build projects.
Planning (Part VIII)	Planning/Statutory Approval (Part VIII's)
Detailed Design /Pre-tender	Preparation of detailed design for tender following planning approval
Tender	Preparation of tenders, issuing of tenders, awarding of tenders and contract stage
Construction /on site	Work commences on construction
Handover	Prior to handover, outstanding issues, such as delivery of operating and maintenance manuals, commissioning certificates and preparing a snag list, are dealt with. After handover, the final account is prepared, and all snags are rectified within the defects Period.
Completed	Project is completed
Multiple projects	Multiple projects refer to a number of smaller projects grouped together like traffic improvement, safety and accident schemes, flood alleviation and where the Council often gets a NTA/OPW type grant for the schemes.