

Wexford County Council Development Contribution Scheme 2026-2029

under Section 48, Planning and Development Act, 2000 (as amended)

Adopted 8th December 2025

Effective from 1st January 2026



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1. Introduction

Wexford County Council is required to fund a variety of public infrastructure projects to improve the quality of life of the citizens of County Wexford. The Development Contribution Scheme enables Wexford County Council to fund projects including transport, social, community and climate action projects for County Wexford. The Development Contribution Scheme delivers initiatives for County Wexford including facilities such as libraries, open spaces and playgrounds and the elected members have an ambitious capital programme to deliver quality services to benefit the County and it's communities.

This Development Contribution Scheme is prepared pursuant to Section 48 of the Planning and Development Act 2000 (as amended), which enables the Planning Authority when granting planning permission under Section 34 of the Act, to include conditions requiring the payment of a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority, and that is provided or intended to be provided, by or on behalf of the Local Authority, regardless of other sources of funding for infrastructure and facilities. This is a legal basis whereby developers and others are required to fund public infrastructure and facilities.

Subsections (2) and (3) of Section 48 of the Planning and Development Act (as amended) specifies that a scheme:

- Sets out the basis for determining the contributions to be paid in respect of public infrastructure and facilities in accordance with the terms of the Scheme.
- May make provision for payment of different contributions in respect of different classes or descriptions of development.
- Allows for the payment of a reduced contribution or no contribution in certain circumstances.
- Indicate the contribution to be paid in respect of different classes of public infrastructure which are provided or are to be provided having regard to the



actual estimated costs of providing the class of public infrastructure and facilities.

• Facilitate the phased payments of contributions and require the giving of security to ensure payments of contributions. (Section 48 (15) (a)).

In the preparation of the Development Contribution Scheme, Planning Authorities are required to have regard to the Development Contribution Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in January 2013 and all relevant Department Circulars.

2. Definitions

Section 48 (17) of the Planning and Development Act 2000 (as amended) describes the following definition to "public infrastructure and facilities":

- The acquisition of land.
- The provision of open spaces, recreational and community facilities and amenities and landscaping works.
- The provision of roads, surface water (rainwater management), car parks, car parking spaces and rural water programme and flood relief work.
- The provision of bus corridors and lanes, bus interchange facilities (including car parks for those facilities), infrastructure to facilitate public transport, cycle and pedestrian facilities, and traffic calming measures.
- The refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking places, sewers, wastewater and water treatment facilities, service connections or watermains.
- The provision of high-capacity telecommunications infrastructure, such as broadband.
- The provision of school sites, and
- Any matters ancillary to paragraphs (a) to (g).

¹ Responsibility for public water rests with Uisce Eireann.



"Scheme" means a development contribution scheme made under Section 48 of the Planning and Development Act 2000 (As Amended).

3. Types of Development Contributions

There are three types of development contributions that may be attached to a planning permission:

- General Development Contributions Section 48 (1) of the Planning and Development Act 2000 (As Amended) –These contributions are generally applied in respect of the provision of infrastructure and facilities in the Planning Authority area.
- Special Development Contributions Section 48 (2) (c) of the Planning and
 Development Act 2000 (As Amended) These contributions require the
 payment of a special contribution in respect of a particular development where
 specific exceptional costs not covered by a scheme are incurred by any Local
 Authority in respect of public infrastructure and facilities which benefit the
 proposed development.
- Supplementary Development Contributions- Section 49 of the Planning and Development Act 2000(As Amended) - These contributions apply to specified public infrastructure or projects for example Public/Private Partnerships or where the provision of the infrastructure is an objective in the Development Plan.

4. Classes of Public Infrastructure

General Development Contribution Schemes provide funding for the following general classes of public infrastructure or facilities:



Transportation (To include Surface Water and Public Lighting)

The sum levied is a contribution towards the cost of: -

- (a) Surface Water to include extensions to surface water network.
- (b) Surface Water Attenuation
- (c) Flood Defence/Flood Relief Schemes
- (d) Coastal Flooding Protection
- (e) the provision of public boundary treatment, public landscaping works, public planting and flood relief works and/or footpaths.
- (f) the provision of roads and/or footpaths.
- (g) the refurbishment, upgrading, enlargement or replacement of roads and/or footpaths, bus lanes, bus stops, cycle lanes, cycle paths, traffic management, minor improvements to infrastructure such as road/junction improvements.
- (h) Public Lighting Infrastructure.
- (i) Access Works.
- (j) the acquisition of land in respect of the above and any matters ancillary to the above.

Amenity - (Recreation, Community, Heritage and Amenities)

The sum levied is a contribution towards the cost of: -

- (a) the provision and refurbishment of recreation, community, amenities, public realm and public facilities including public heritage projects.
- (b) the acquisition of land in respect of the above and any matters ancillary to the above.

Car Parking Facilities

The sum levied is a contribution towards the cost of: -

- (a) the provision of car-parking facilities including park & walk & park & ride.
- (b) the acquisition of land in respect of the above and any matters ancillary to the above.



Climate Action/Mitigation

The sum levied is a contribution towards the cost of: -

- (a) Flood Defence/Flood Relief Schemes
- (b) Costal Marine Projects
- (c) Coastal Flooding Protection
- (d) Flood Relief Works
- (e) Biodiversity
- (f) Energy Efficiency Measures
- (g) Climate Resilience
- (h) The acquisition of land in respect of the above and any matters ancillary to the above.

5. Review of the Previous Development Contribution Scheme

The 2018 Scheme was approved by Wexford County Council on the 9th of April 2018 for the Wexford County Council Planning Authority Area and was applied to all applications received from the 9th of April 2018. The following table shows that €15.5m was collected during the previous Development Contribution Scheme over 7 years with the average year providing €2,219,907.07.

Total Levy Cash Income 2018-2024

2023	2,386,396.49	
2022	1,974,092.10	
2021	2,197,468.99	
2020	1,399,802.49	
2019	2,224,236.22	
2018	1,609,570.82	
Year	Total €	



Some examples of projects which have received funding from the previous Scheme include:

- Bridgetown/Ballyteigue Blueway
- Cahore Car Park Improvement Works
- Clonroche Amenity Area
- New Ross Marina Upgrade
- Ferrybank Car Park Facilities

Upon review of the 2018 Scheme, it was established that Wexford County Council's contribution receipts fall far below that of the majority other Local Authorities nationally. Taking changes in the legislative, developmental and economic arena into account, coupled with the significant funding constraints in the delivery of its objectives, it is now considered necessary to introduce a new Development Contribution Scheme to align with the requirements of the Capital Programme.

6. Basis for the Determination of the Development Contribution Scheme

In determining rates of contribution, regard has been given to the objectives as contained in the Wexford County Development Plan 2022-2028, the Local Area Plans, Town Centre First Plans, Climate Action and Capital Programmes (as modified from time to time by the Council). As per the Council's Corporate Plan, ultimately it is Wexford County Council's aim to work collaboratively with its communities and stakeholders to deliver on Wexford's strengths to bring about a thriving, resilient, sustainable, enabling and inclusive County.

The following methodology was used as the basis for the rates of contribution for the Development Contribution Scheme:

(1) The projected capital programme which was prepared for the previous Scheme was reviewed having regard to the current position in relation to projects. A new capital programme has been adopted. Details of projects are set out in Appendix 1 of this Scheme.



It should be noted that the projects listed at Appendix 1 are infrastructure which has been identified in relevant objectives of the Wexford County Development Plan 2022-2028, Local Area Plans, Wexford County Council Corporate Plan, or include infrastructure that is essential in realising the objectives of said plans and Wexford County Council Capital Programme and other key national and regional and local plans, but due to costs may not be realised within the term of the current scheme and other projects may be substituted/progressed where applicable

Furthermore, the new Planning and Development Act 2024 will be commenced over a transitional period and this may require the scheme to be revised in line with the new Act.

(2) An analysis of the residential and non-residential development granted was undertaken in respect of the period 2018 - 2024 inclusive. An extrapolation of this data allows for an estimate of residential and non-residential development to be made for the period of the 2026 - 2029 Development Contribution Scheme:

Development Per M2	
Permitted Development 2018-2024 (all development	2,918,216 m ²
types)	
Estimated Residential Development Potential 2026-	6488 units
2029	

Co. Wexford House Completions 2018-2024

Year	Individual House	Scheme House	Apartments	Total
2018	253	224	11	488
2019	274	276	37	587
2020	276	316		623
2021	257	376	59	692
2022	298	580	71	949



Total	2036	3038	302	5376
2024	348	689	32	1069
2023	330	577	61	969

- (3) The development contributions payable per square metre of residential development and non-residential built development were determined upon consideration of a number of factors including, but not limited to:
 - Cost of projects.
 - Estimated anticipated development levels, which for 2025 is 1,650 units.

The number of planning applications has not yet reached the levels of 2018 or 2021 but is estimated to be 1700 for 2025.

- The level of existing contribution rates.
- Consideration of current market conditions.

Planning Applications received:

2018	1829
2019	1733
2020	1628
2021	2060
2022	1739
2023	1583
2024	1631
2025 Estimated	1700

(4) Exemptions and reduced rates in the current Scheme were reviewed and the new exemptions and reduced rates have been incorporated into this Scheme having regard to the Guidelines issued by the Department of Housing, Local Government & Heritage.



7. Development Contribution Rates

Residential (Including Extensions & Nursing Homes)

Residential	Per square metre - €	
Transportation	11.00	
Amenity	8.00	
Climate Action/Mitigation	6.00	
Total	€25.00 per M²	

Domestic Garage/Shed/Car Port

Detached Domestic Garage	Per square metre - €	
Transportation	11.00	
Amenity	8.00	
Climate Action/Mitigation	6.00	
Total	€25.00 per M²	

Mobile Homes on Housing Development Sites in Rural Areas

Temporary mobile homes placed on site (normally 2-year temporary permission) shall be exempt from contributions.

Warehousing/Manufacturing

Commercial	Per square metre - €	
Transportation	11.00	
Amenity	7.00	
Climate Action/Mitigation	6.00	
Total	€24 per M²	



Commercial (Office/Commercial/Retail)

Commercial	Per square metre - €	
Transportation	11.00	
Amenity	8.00	
Climate Action/Mitigation	6.00	
Total	€25.00 per M ²	

Hotels

Hotels	Per square metre - €	
Transportation	7.00	
Amenity	5.00	
Climate Action/Mitigation	3.00	
Total	€15.00 per M²	

Touring Pitches

Touring Pitches	Per Pitch - €
	400.00

Static Pitches/Mobile Homes/Caravan Parks

Static Pitches/	Per pitch - €	
Mobile Homes/Caravans		
Transportation	350.00	
Amenity	260.00	
Climate Action/Mitigation	190.00	
Total	€800.00 per pitch	



External Areas/Mobile Units/Retail Storage & Other

External Areas/Retail Storage & Other	Per square metre - €	
Transportation	7.00	
Amenity	5.00	
Climate Action/Mitigation	3.00	
Total	€15.00 per M ²	

Extractive Industry (Quarries)

Development charges will be due on the 1st of January each year based on the previous 12 months' activity. Hardstanding areas and processing areas will be charged appropriately. No charge will apply to infill/landfill

Planning contributions for applications for retention of quarries will be payable within 2 months of the date of the final grant of permission. Planning contributions for planning applications for a proposed quarry, or proposed extended quarry, will be calculated based on total abstraction. Phased payments based on annual abstraction levels may be considered.

Extractive Industry (Quarries)	Per Cubic Metre - €	
Transportation	0.53c	_
Amenity	0.38c	
Climate Action/Mitigation	0.29c	
Total	€1.20 per Cubic Metre	



Power Generation

Developments may also be subject to special contributions.

Power Generation - Renewable	Per Mega Watt above 1MW - €
Transportation	4,400.00
Amenity	3,200.00
Climate Action/Mitigation	2,400.00
Total	€10,000.00 per MW above 1MW

Power Generation - Non- Renewable	Per Mega Watt above 1MW - €
T.CHEWADIO	
Transportation	8,800.00
Amenity	6,400.00
Climate Action/Mitigation	4,800.00
Total	€20,000.00 per MW above 1MW

Power Transmission

Contribution will apply to each tower which supports overhead power lines above 220kV.

Power transmission lines per pylon above 220kV	Per pylon / tower Community/Amenity
Transportation	880.00
Amenity	640.00
Climate Action/Mitigation	480.00
Total	€2,000.00 per pylon above 220kV.
	€10 per metre addition for the provision
	of overhead and/or underground
	distribution lines of electricity and/or
	telecommunications to grid
	connection.



Agriculture

Agriculture	Per square metre over 500 M² - €	
Transportation	2.00	
Amenity	1.00	
Climate Action/Mitigation	1.00	
Total	€4.00 Per square metre over 500 M²	

Intensive Agriculture Buildings Housing Animals Fowl, Pigs, Cows	Per square metre - €
Roads	4.00
Amenity	3.00
Climate Action/Mitigation	1.00
Total	€ 8.00 per square metre

Car Wash

Charge shall be applied for each proposed car wash bay. Drive-through hand carwash will be considered as a single bay. Ancillary buildings, e.g. for vehicle valet, will be calculated as commercial.

Car wash	Per Bay - €	
Transportation	440.00	
Amenity	320.00	
Climate Action/Mitigation	240.00	
Total	€1,000.00	



Car Parking

Car parking contributions are required when there is a shortfall or no provision of offstreet parking proposed to service the development. The "gross floor space" shall be used for calculations purposes.

Car parking will be charged if a change of use results in an intensification of the use of the property which requires additional parking. Credit will be applied for the authorised use, e.g. if the existing use requires 5 spaces and the proposed use requires 7 spaces, payment would be required for 2 spaces.

Commercial Car Parking	Per space - €	
All areas	1,000.00	

Indoor Amusement Arcades, Betting Shops and Casinos.

This applies to uses which involve gambling or elements of gambling.

Amusement Arcades	Per square metre - €
Transportation	9.00
Amenity	6.00
Climate Action/Mitigation	5.00
Total	€20.00

Golf Courses

Golf Courses	Per hectare - €	
Transportation	220.00	
Amenity	160.00	
Climate Action/Mitigation	120.00	
Total	€500.00 per hectare	



To note, no development contributions are to be levied locally for water and wastewater infrastructure as this is under the remit of Uisce Eireann.

8. Retention

All retention applications will be charged at a multiple of three times the full rate per sqm. under the scheme. No exemptions of reductions shall apply unless otherwise specified in the scheme.

9. Exemptions

Exemptions - No exemptions shall apply to any applications for retention of development.

The following categories of development will be exempted, or partly exempted, from the requirement to pay development contributions under the 2026 Scheme:

In accordance with Article 157 of the Planning and Development Regulations, 2001 when a planning application consists of or comprises development, which in the opinion of the Planning Authority, is development proposed to be carried out by, or on behalf of, a voluntary organisation, and which in the opinion of the Planning Authority –

- (a) is designed or intended to be used for social, community, sports, childcare, Recreation, 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 of gain, and or
- (b) is designed or intended to be used as a workshop, training facility, hostel (non-tourist) or other accommodation for persons with disabilities and is not to be used. mainly for profit or gain, **or**
- (c) is ancillary to development referred to in paragraph (a) or (b). such developments shall be exempt from Planning Contributions.



The provision of Social Housing units, including those which are provided in accordance with an agreement made under Part V of the Planning and Development Act 2000 (as amended), or which are provided by a voluntary or co-operative housing association which is recognised as such by the Planning Authority shall be exempt from the payment of planning contributions.

Units supplied under a Payment and Availability agreement (P&A Agreement) will also qualify for an exemption from development contributions provided the term of the agreement is 30 years or longer.

Development contributions shall be assessed on a case-by-case basis in respect of developments carried out by of partnership arrangement pursuant to Section 179 of the Planning Development Act 2000 (as amended).

On submission of appropriate documentary evidence from the Department of Agriculture, development levies will not apply in respect of agricultural development that; -

provide for the development of glasshouses or polytunnels.

The development of Primary and Secondary schools, Post Secondary, Third Level Colleges and/or facilities will not attract development charges.

Development for which a disabled person's grant is being paid will not attract development charges.

Development charges will be exempt on developments restoring buildings which are listed on the Register of Protected Structures. Normal contributions will apply to extensions and new construction within the curtilage of the Protected Structure. Clean Filling e.g., topsoils and clays. It is proposed not to charge contributions. The exemption is provided to promote development as such fill applications often relate to clean waste from site development works. It is also noted that many of these types of



developments can be exempt from planning control when restoring land or bringing into agricultural use.

Non-commercial graveyards will not attract development charges.

Development charges will be exempt on any technical telecommunications infrastructure, both mobile and broadband (e.g., masts, substations, power connections and security fencing).

Exemption for public transport infrastructure (bus depot, ports, stations etc.)

Exemption for smaller scale renewable projects less than 1 MW

10. Incentives (Discounting /Credit)

Incentives – No incentives shall apply to any applications for retention of development.

Where a habitable house on site is being demolished, or has been destroyed by fire or flood, credit will be given against contributions due for the area (sq. m.) of the demolished dwelling in the event of the replacement of the former structure. Evidence to be provided of utility bills to confirm the dwelling has been in continuous use and to confirm the floor area of the existing dwelling.

Reduced rates for temporary permissions, other than quarries, shall apply to be calculated as follows:

- 33% of normal rate for permission of up to 3 years
- 50% of normal rate for permission of up to 5 years
- 66% of normal rate for permission of up to 10 years

Reduction in levies may be applied to projects/businesses in receipt of grant aid or support from IDA/Enterprise Ireland or Local Enterprise Office or projects that support the Government Jobs initiative or to the provision of Broadband masts or



infrastructure. This deduction would be determined in consultation with the Chief Executive or appropriate Director. Reduction in levies may also be applied for any developments associated with the provision of infrastructure / property solutions for innovation and enterprise including the film industry any such reduction would be determined in consultation with the Chief Executive or appropriate Director.

11. Clarifications

No negative levy (i.e., no credit shall accrue) will be charged because of the calculation of development charges due to the issue of a grant of permission e.g. change of use etc.

Inclusion of units in the Local Authority Leasing Programme <u>does not exempt</u> the owner/developer from the payment of development charges in respect of said units.

Nursing Home Developments: Applications for Nursing Home Developments will be charged at Residential rates as per scheme.

12. Area to which the Development Contribution Scheme shall apply

In accordance with the terms of Section 48 (2) (a) of the Planning and Development Act 2000 (as amended) a Planning Authority may make one or more schemes in respect of its functional area. This Scheme will apply to the entire functional area/administrative area of Wexford County Council.

13. Duration of Development Contribution Scheme

This Development Contribution Scheme shall be effective from the date of making of the scheme until such time as a subsequent scheme is made.



14. Application of Development Contribution Scheme

Section 48 of the Planning & Development Act 2000 (as amended) outlines the legal procedure for the implementation of this Scheme. This Act provides that the making of a scheme is a reserved function of the Planning Authority. Sections 30 and 31 of the Planning & Development (Amendment) Act 2010 provides for some amendments to the 2000 Act.

The terms of this Development Contribution Scheme shall be applied to all planning permissions validated by Wexford County Council after the 1st of January 2026.

Section 29 of the Urban Regeneration and Housing Act 2015 shall also apply and Section 48 3 (a) of the Planning and Development Act 2000 (as amended).

15. Payments of Contributions

This Scheme applies to all developments in the functional area of the Planning Authority.

Contributions due with regard to permission for retention will become payable within 2 months of the date of the final grant of permission. All other contributions will become payable upon commencement of development or as otherwise stated in the final grant of permission or as subsequently agreed.

Where a contribution is not paid in accordance with the terms of the Scheme, the Planning Authority may recover any sums outstanding, together with interest, from the date the contribution becomes payable.

Wexford County Council may facilitate the phased payment of contributions due in accordance with the terms of this scheme and may require the giving of security to ensure the payment of contributions. The payment of contributions on a phased basis will be assessed on a case-by- case basis. Consideration will be given to defer payments in appropriate circumstances at the discretion of the Chief Executive, where



the development is of social, cultural or economic importance or where the development is located within the HUB, larger towns, district towns and/or strategic growth areas and local growth areas as determined within the core strategy.

A planning permission, together with associated conditions, is not transferable and does not move with an individual i.e., it is attached to the property. It should be noted therefore that failure to discharge a development contribution represents a breach of a planning permission that has the effect of rendering the development unauthorised and this will, among other issues, seriously adversely affect the prospects of sale of said development.

Where a letter / certificate of compliance in relation to the development contribution condition is required (ordinarily to enable sale of property), reference will be made to the payment of contributions as applicable to the development in question. If contributions have not been paid or if an agreed schedule of payments has been made but has not been honoured, a report on compliance will refer to these facts. In the case of applicable residential developments, the compliance report will also refer to compliance with condition(s) requiring the lodgement of security for the completion of publicly accessible services in the related development

Wexford County Council may recover, as a simple contract debt in a Court of Competent Jurisdiction, any contributions and interest due to it under the terms of this scheme or by the enforcement for noncompliance of Planning Conditions.

16. Indexation

The above rate of contribution may be adjusted annually from the 1st January using the Wholesale Price Index – Building and Construction published by the Central Statistics Office.



17. Appealing Development Contributions

In accordance with section 48 (10) of the Planning and Development Act 2000 (as amended), an applicant can only appeal a general development contribution on the basis that the terms of the scheme were not properly applied.

Appendix 1 - Capital Projects (not in order of priority)

There will be an ongoing review of the infrastructure and facilities which can be funded during the life of the Scheme, based on the levels of actual development contributions collected and funding costs which apply. This project list is indicative only, priorities may change, and other projects may be added and funded over the course of the Scheme.

1. Amenities and Community Facilities

Libraries Development Programme

Community Playground Programme

Sports and Recreation Programme

Enhancement and Development Community Buildings



Public Realm Improvements

Town and Village Renewal

Town Centre First Regeneration

URDF and **RRDF** Projects

Amenity Feasibility Studies

ORIS Trails

Development of Civic Offices

Development of Innovation and Enterprise Property Solutions

2. Transport

Transport Infrastructure

Blue Green Public Transport and Infrastructure

Surface Water Management

3. Climate Action/Mitigation

Active Travel Measures

Climate Action Measures

Biodiversity

Flood Relief Schemes

Energy Efficiency Measures



Appendix 2 - 3-year Capital Programme 2026-2028

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Appendix 3 – Table of Rates

Development Type	Roads	Amenity	Climate	Total	Retention
			Action/Mitigation		
Residential (including	€11	€8	€6	€25 per	3 x floor space
Extensions & Nursing Homes)				m²	contribution
Domestic Garage/Shed/Car	€11	€8	€6	€25 per	3 x floor space
Port				m²	contribution
Warehousing/Manufacturing	€11	€7	€6	€24 per	3 x floor space
				m²	contribution
Commercial/Office/Retail	€11	€8	€6	€25 per	3 x floor space
				m²	contribution
Hotels	€7	€5	€3	€15 per	3 x floor space
				m²	contribution
Golf Courses etc per hectare	€220	€160	€120	€500 per	3 x area
				HA	contribution
External Area/Mobile	€7	€5	€3	€15 per	3 x floor space
Units/Retail Storage & Others				m²	contribution
Extractive Industry (Quarries)	0.53c	0.38c	0.29c	€1.20 per	3 x area
per m³				m³	contribution
Power Generation -	€4,400	€3,200	€2,400	€10,000	3 x area
Renewables				p/mw	contribution
Power Generation – Non	€8,800	€6,400	€4,800	€20,000	3 x area
Renewables				p/mw	contribution
Touring Pitches	€175	€130	€95	€400	3 x contribution
Static Pitches/Mobile	€350	€260	€190	€800	3 x contribution
Homes/Caravans					
Agriculture per m²	€2	€1	€1	€4 per m²	3 x area
				over	contribution
				500m²	



Development Type	Roads	Amenity	Climate Action/Mitigation	Total	Retention
Intensive Agriculture, Buildings, Housing, Animals, Fowls, Pigs, Cows	€4	€3	€1	€8	3 x area contribution
Carwashes per bay	€440	€320	€240	€1,000	3 x contribution
Car Parking – All locations	€400	€400	€200	€1,000	3 x contribution
Power Transmission per pylon above 220kV. €10 per metre addition for the provision of overhead and/or underground distribution lines of electricity and/or telecommunications to grid connection.	€880	€640	€480	€2,000	3 x area contribution
Indoor Amusement Arcades, betting offices, casinos per m²	€9	€6	€5	€20 per m²	3 x floor space contribution

