



Comhairle Contae
an Chabháin
Cavan
County Council

CAVAN COUNTY COUNCIL DEVELOPMENT CONTRIBUTION SCHEME 2026 - 2030

Section 48, Planning & Development Act 2000 as amended
PROGRAMME OF INVESTMENT IN INFRASTRUCTURE AND FACILITIES



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1.0 INTRODUCTION

This Development Contribution Scheme 2026 - 2030 is intended to replace the scheme adopted by Cavan County Council in 2017. The previous Scheme has been revised having particular regard to the current economic, social and community development of the County, including the tourism prospects of the area and matters in relation to climate change.

Section 48 of the Planning and Development Act 2000 as amended (hereafter referred to as “the Act”) enables a planning authority, when granting a planning permission under Section 34 of the Act, to include conditions requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority, and that is provided, or that it is intended will be provided, by or on behalf of a local authority. The Act requires that the basis for the determination of a contribution shall be set out in a Development Contribution Scheme. There are 3 types of development contributions: -

1. **General Development Contribution** – the payment of a contribution in respect of public infrastructure and facilities benefiting development in an area of the planning authority and that is provided or that it is intended to provide by or on behalf of the local authority. This is attached upon the granting of planning permission.
2. **Special Development Contribution** – the payment of a special contribution in respect of a particular development where specific exceptional costs not covered by the scheme are incurred by any local authority in respect of public infrastructure and facilities which benefit the proposed development.
3. **Supplementary Development Contribution** – the planning authority may, when granting permission include conditions requiring the payment of a contribution in respect of any public infrastructure service or project that is specified in the scheme as a ‘Supplementary Development Contribution Scheme’.

1.1 DEFINITIONS

The Act gives the following meaning to public infrastructure and facilities:

- a) The acquisition of land,
- b) The provision of open spaces, recreational and community facilities and amenities and landscaping works,
- c) The provision of roads, car parks, car parking spaces, sewers, wastewater and water treatment facilities, service connections, watermains and flood relief work,
- d) 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,
- e) The refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking places, sewers, wastewater and water treatment facilities, service connections or watermains,
- f) The provision of high-capacity telecommunications infrastructure, such as broadband,

- g) The provision of school sites, and
- h) Any matters ancillary to paragraphs (a) to (g).

Note that following the establishment of Irish Water, Planning Authorities are no longer to seek development contributions in respect of water and waste water facilities.

1.2 REVIEW OF PREVIOUS SCHEME

The preparation of this scheme was informed by a review of the current Development Contribution Scheme which came into effect on 01/01/2017.

€9,166,547.53 was generated from financial contributions between 2017-2024. Residential development is the main contributor accounting for €6,383,167.68, with industrial/commercial accounting for €1,595,791.92. Both the residential and industrial/commercial sectors account for 87% of total contributions received.

The following chart indicates expenditure in Cavan of development contributions over the period 2017-2024.

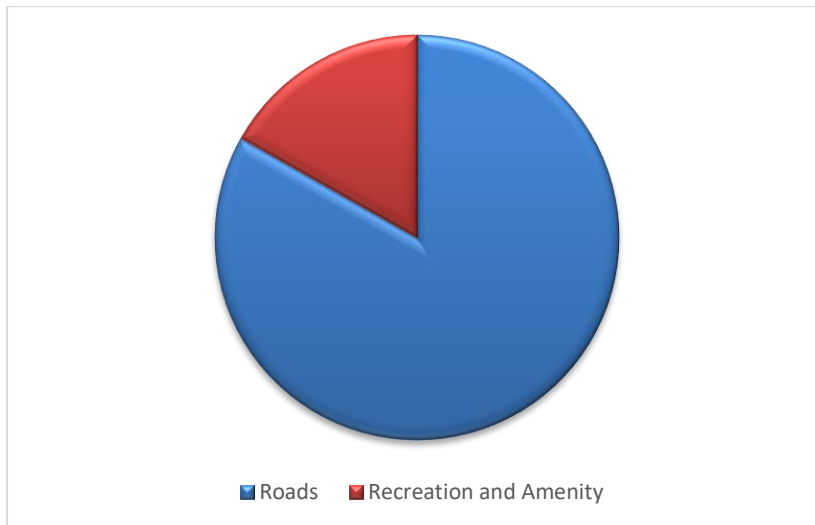


Figure 1 – Expenditure of Development Contribution Income in Cavan from 2017-2024

An example of recent projects enabled by Development Contributions

Roads Projects			
Active Travel Towns – R188 Cootehill Road Phase 2	Footpath - Bailieborough Cootehill	Footpath – Ballyjamesduff	St. Killian’s Footpath, Mullagh
Virginia Off Street Car Park	Footpath Multi Annual IPB	LED Multi Annual Programme	New Inns, Ballyjamesduff
Ballyconnell Outdoor Rec 2017 – Ballyconnell Ballyheady	Active Travel Town 2021 – Cavan Town, Keadue Lane	Active Travel 2022 – R190/R191 – Station Rd Cootehill – Design & Pavement enabling works	Active Travel 2021 – Ardkeen Housing Estate Link to Cavan Sports Complex
Active Travel 2022 – JCN Tightening – Pedestrian Crossing – New Rd Bailieborough at Model School	Multistorey Car Park		

Recreation and Amenity Projects			
Town & Village 2017 Ballyconnell	T&V 2017 Ballyjamesduff	T&V 2017 Belturbet	T&V 2017 Blacklion
T&V 2017 Butlersbridge	T&V 2017 Dowra	T&V 2017 Gowna	T&V 2017 Kilnaleck
T&V 2017 Kingscourt	T&V 2017 Mullagh	T&V 2017 Swanlinbar	T&V 2018 Ballinagh
T&V 2018 Shercock	T&V 2018 Bailieborough	T & V 2018 Bawnboy	T&V 2018 Kilcogy
T&V 2018 Virginia	ORIS 2018 Castle Lake	ORIS 2018 Turbet Island, Belturbet	Skatepark at Con Smith Park
ORIS 2018 Dun an Rí Trail	Deer Park Virginia 2018	T&V Renewal 2019 Kilnaleck	T&V Renewal 2019 Kingscourt
T&V 2019 Killeshandra	T&V 2019 Ballyhaise	T&V 2019 Butlersbridge	T&V 2019 Gowna
T&V 2019 Ballyconnell	T&V 2019 Mullagh	T&V 2019 Swanlinbar	ORIS 2019 Nuns Walk

ORIS 2019 Bawnboy Trail	ORIS 19 Castlesaunderson	ORIS 19 Furnaceland	ORIS 19 Hawkswood
ORIS 19 Geo Park Maintenance	ORIS 20 Killykeen Trail	T&V 2020 Ballyjamesduff	T&V 2020 Cootehill
T&V 2020 ACM Ballyhaise	T&V 2020 ACM Kingscourt	T&V 2020 ACM Swanlinbar	T&V 2020 ACM Kilnaleck
T&V 2020 ACM Cootehill/ Bailieboro BCP	T&V 2020 ACM Killeshandra	T&V 2020 Shercock	T&V 2020 ACM Cootehill
T&V 2020 ACM Bailieborough	T&V 2020 ACM Arvagh	T&V 2020 ACM Ballyjamesduff Broadband Connection Points	T&V 2020 ACM Cavan/Belturbet BCP
T&V 2020 ACM Ballyjamesduff	T&V 2020 ACM Ballyconnell	T&V 2020 ACM Ballinagh	T&V 2020 ACM Cavan
T & V 2020 ACM Dowra	Cavan Trails CC	ORIS Cavan Way	Town and Village Revitalisation Plans
Cavan Digital Hub	CLAR 20 Ballinagh	CLAR 20 Cootehill – Upgrade of footpaths	Bowling Green, Cavan Sports Complex
Castle Saunderson Trails and Signage	Blacklion Village Trail	Tennis Court Ballyjamesduff	Flemings Folly
Putiaghan IFI	IFI Lacken	IFI Brackley Lake	IFI Bun lough

2.0 ESTIMATING THE NATURE AND SCOPE OF FUTURE DEVELOPMENT

2.1 RESIDENTIAL FORECASTS

The Core Strategy of the Cavan County Development Plan incorporating a Local Area Plan for Cavan Town 2022-2028 projects the number of housing units to be constructed as 3997 units (3330 units for 5 years (2026-2030) of the plan). However it is considered more practical to base the forecast growth by using the house completion stats from the CSO. There were 1153 residential completions between January 2022 and end of 2024. This equates to 384 units per year (1920 for 5 years).

2.2 COMMERCIAL/INDUSTRIAL FORECASTS

An analysis of the commercial and industrial floor areas of granted Planning permission over a two year period since the adoption of the County Development plan show an accurate prediction of 10,000m² per annum. It is predicted that this trend will continue. It is estimated that 10,000m² of commercial and industrial floor space will be commenced each year of the scheme.

Table 1: Breakdown of the commercial floorspace granted planning permission since the adoption of the County Development Plan.

Commercial Floorspace m ² granted planning permission					
	Office	Warehousing	Retail	Industrial	Tourist
July- Dec 2022	0	2438	0	0	43
2023	315	0	1624	10,684	535
Jan to May 2024	495	0	701	347	0
Total	810	2438	2325	11,031	578

2.3 ALLOCATION OF CONTRIBUTIONS

The projects to benefit from contributions are set out in Appendix 1. The list derives from projects listed in the current Cavan County Development Plan incorporating a Local Area Plan for Cavan Town 2022-2028 in addition to projects identified by Cavan County Council. 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 income received from development contributions collected and funding costs which apply. Projects may be substituted where appropriate ensuring that the scheme is flexible and dynamic to changing needs and opportunities.

The Council will apportion monies over the lifetime of the scheme as identified in Table 2. It is considered that these prescribed ratios are appropriate representing a realistic estimate of the costs of providing the necessary infrastructure to support developments.

Table 2: Classes of public infrastructure, costs attributable and allocation of contribution.

	Costs included in Scheme	E.B.D.D.* %	Contributions Allocated	% Contributions Allocated
Transport Infrastructure	49,500,000	80%	9,900,000 (20%)	90%
Economic Development	3,866,666	85%	580,000 (15%)	5%
Recreation, Parks and Open Space, Community Facilities, Town and Village Renewal	1,567,568	63%	580,000 (37%)	5%
Total costs included in Scheme	54,934,234		11,060,000	100%

*E.B.D.D. Existing Benefit Development Discount

2.4 PROJECTED TOTAL COMBINED INCOME FROM RESIDENTIAL AND COMMERCIAL/INDUSTRIAL

Table 3 below outlines the projected potential income from the scheme over its lifetime effective from 01 January 2026 to 31 December 2030.

Table 3: Estimated Total Income based upon commercial/industrial and residential commencements.

Land Use	No. of Units /Floor Area	Residential Rate/Commercial Rate
Residential	1920 units	1920x€5,000 = €9,600,000
Commercial/Industrial	50,000 m ²	50,000m ² x€25=€1,250,000
Other Developments		€210,000
Total predicted income from commercial/industrial, residential and other developments - €11,060,000.		

3.0 LEVEL OF CONTRIBUTION, EXEMPTIONS AND REDUCTIONS

Under the Scheme, the contribution to be paid (except where an exemption or reduction applies) in respect of the different classes of public infrastructure and facilities is as follows:

Table 4

Class of Development	Contribution
Dwelling house	€23 per square metre (subject to minimum payment of €5000)
Self-Contained Residential Unit	€23 per square metre
Extension of a dwelling house	€23 per square metre over 40 square metres

Domestic Garages	€23 per square metre over 25 square metres
Agriculture and Horticulture Structures	€5.00 per square metre (0m ² -300m ² exempt). 300m ² exemption from 01/01/2017 shall only be availed of once.
Commercial/Industrial	€25 per square metre
Any other development not listed in Table 4	€25 per square metre
(a) use of uncultivated land or semi-natural areas for intensive agriculture purposes (b) afforestation (c) replacement of broad-leaf high forest by conifer species (d) peat extraction	€1000 per hectare or part thereof
(a) Winning, working, deepening of minerals, including quarrying (b) the deposit of refuse or waste	€12,000 per hectare or part thereof €50,000 per hectare or part thereof (In addition to buildings which are charged at commercial rates)
(a) the keeping or placing of any tents, campervans, caravans or other structures, for the purpose of caravanning or camping or the sale of goods. (b) The parking or open storage of motor vehicles or other objects or substances.	€1,200 per hectare or part thereof
The use of land as a golf course or a pitch and putt course.	€1,100 per hectare
Renewable Energy Development such as Windfarm Development and Solar Farms.	€2,000 per 0.1 MW

Health and Educational Facilities	€25 m2
Masts	€10,000 per mast
Filling Station Forecourts Standalone commercial open storage/parking areas	€2,000 per 0.1ha or part thereof

Note 1:

The floor area of proposed development shall be calculated as the gross floor area. This means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions) and including mezzanine floors.

Note 2:

Retention permissions shall be charged at 1.5 times the applicable rate of the development contribution. **No exemptions or reductions** are applicable for retention permissions, other than developments considered to be exempt development as per the Planning and Development Regulations 2001 as amended.

Note 3:

All development contributions shall be index linked from 1st January each year following the date of implementation of the Scheme in line with adjustments in the Wholesale Price Index for Building and Construction published by the Central Statistics Office. The rate of Development Contribution to be applied is the rate applicable on the year of commencement of development.

Note 4:

Contributions to be rounded up/down to the nearest €10.

Car Parking Shortfall:

Where a shortfall in carparking arises a contribution of €2,500 per space calculated in accordance with the Cavan County Development Plan 2022-2028 incorporating a Local Area Plan for Cavan town or any updates of these plans, or its replacement, shall be levied in the following towns:

Bailieborough, Ballyconnell, Ballyjamesduff, Belturbet, Cavan Town, Cootehill, Mullagh, Kingscourt & Virginia.

Public Open Space:

In circumstances where the planning authority decides to offset public space within a particular scheme such as;

- Existing open space/facilities which could benefit from upgrade or enhancement are already available for residents.
- The Planning Authority considers it unfeasible, due to site constraints, to locate all open space on site.
- The Planning Authority considers that the needs of the population is better served by the provision of a new park in the area.

A contribution shall be payable by the developer for a shortfall in the provision of public open space.

4.0 EXEMPTIONS AND REDUCTIONS

4.1 The following categories of development will be exempted from the requirement to pay development contributions under the Scheme:

- (a) The first 40m² of extensions to a residential development and other ancillary accommodation and first 25m² of domestic garages. Subsequent extensions or garage applications over exemption limit will be charged. This exemption does not apply when the application is for retention permission.
- (b) Development in receipt of a Housing Adaption Grant for People with a Disability or similar will be exempted – only for the portion of the development that relates to the needs of the person in question.
- (c) Social housing units, including those which are provided in accordance with an agreement made under Part V of the Act or which are provided by a voluntary or co-operative housing body, which is recognised as such by the Council.
- (d) Affordable housing units delivered under the Affordable Housing Act 2021.
- (e) Not for profit community run facilities and Charitable Organisations as defined in Valuation Act, 2001.
- (f) Development for social, recreational or religious purposes not used for profit or gain.
- (g) Development to be used as a workshop, training facility, hostel or other accommodation specifically for persons with disabilities and not to be used for profit or gain.
- (h) Works to Protected Structures where such works substantially contribute to the restoration or protection of the protected structure i.e. waiver would not apply, for example, to works for the purposes of adding an extension to a protected structure.
- (i) Ancillary car parking as part of a planning application.
- (j) Broadband Infrastructure (Masts and Antennas).

- (k) For developments that are for change of use permissions, where change of use does not lead to the need for new or upgraded infrastructure/services or significant intensification of demand placed on existing infrastructure. Additional floor space will be charged.
- (l) Renewable energy development which is not supplying electricity to the national grid or not for export outside the country.

4.2 The following categories of development will be liable for a reduced rate of development contributions under the Scheme:

- (a) In the case of applications for redevelopment projects (residential, commercial/industrial and agricultural), the Scheme will charge only the net additional development e.g. a redevelopment totalling 200m² of which 150m² is replacing existing development, contribution will be levied only on additional 50m². In developments where demolition is involved, such demolition must be necessary to facilitate the proposed development for the exemption to apply. In the instance of replacement dwellings, evidence of payment of Property Tax for the proceeding year shall be submitted.
- (b) Where development contributions under a Section 48 Scheme were paid in respect of the former use, the contribution payable on the new proposal will be net of the quantum of the development previously paid for. The Development Contribution Scheme does not provide for any rebate or refund in this regard. Agents/applicants should provide evidence of prior payment at application stage in order to expedite assessment and avail of this provision.
- (c) Temporary permissions shall be liable for development contributions at the following rates:
- 33% of normal rate for permissions of up to 3 years
 - 50% of normal rate for permissions up to 5 years
 - 66% of normal rate for permissions up to 10 years

In cases where a subsequent full planning permission is granted for the same development the contribution payable on the new proposal will be net of the amount already paid.

NOTE: Exemptions and reductions shall not apply to permissions for retention of development.

4.3 SPECIAL CIRCUMSTANCES

Where it is considered that the development contribution to be levied is unreasonably high, the Chief Executive may waive all or part of that contribution having regard to the nature of the development.

5.0 DEVELOPMENT CONTRIBUTION SCHEME

This Cavan County Council Development Contribution Scheme 2026-2030 ('the Scheme') is made under Section 48 of the Planning and Development Act 2000 as amended.

Under the Scheme, Cavan County Council will, when granting a planning permission under Section 34 of the Act, include conditions for requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the County and that is provided, or that it is intended will be provided, by or on behalf of Cavan County Council (regardless of other sources of funding for the infrastructure and facilities).

5.1 PAYMENT OF CONTRIBUTION

Conditions requiring payment of the contributions provided for in the Scheme will be imposed on all decisions to grant planning permissions made following the making of the Scheme by the Council. The operative date of the Scheme is 1st January 2026 to 31st Dec 2030.

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed by the Council.

A 10% reduction shall apply where development contributions are paid in full within 6 months of the date of the final grant of planning permission or within 6 months of lodgement of commencement notice.

In the case of applications for businesses grant aided or supported by IDA/Enterprise Ireland or other State Agencies as well as developments that would progress the Governments Initiatives a 20% reduction on the applicable rate of development contribution.

The Council may facilitate the phased payment of contributions payable under the Scheme, and the Council may require the giving of security to ensure payment of contributions. Agreements shall be made with the Council prior to the commencement of work on site.

The Council, in accordance with statutory powers, may recover as a simple contract debt in a court of competent jurisdiction any contribution (including interest and legal costs) due to it under the terms of this scheme. Furthermore, the Council may instigate enforcement action under the Act 2000 in respect of unpaid development contributions and all associated costs and fees.

5.2 APPEAL TO AN COIMISIÚN PLEANÁLA

An appeal may be brought to the Planning Commission where the applicant for planning permission under Section 34 of the Act considers that the terms of the Scheme have not been properly applied in respect of any conditions laid down by the Council.

5.3 REDUCED CONTRIBUTION

Where infrastructure is provided by a developer which benefits not only the developer but also the local authority and/or the wider community, the Chief Executive may apply a reduced contribution in such circumstances.

5.4 AREA TO WHICH THE SCHEME APPLIES

The Scheme shall apply to the entire administrative area of Cavan County Council.

5.5 FORWARD PLANNING

Cavan County Council is statutorily required to prepare Development Plans. These statutory plans may include objectives to facilitate the provision of infrastructure in the areas concerned, including infrastructure to be funded by development contributions. Given the role of such statutory land use plans in identifying the associated infrastructural requirements of the county and its' towns, expenditure associated with Forward Planning may be part funded by development contributions in accordance with Section 48 (17)(h) of the Act.

5.6 COMMENCEMENT

The Scheme shall come into effect on 1st January 2026 i.e. applications granted on or after 1st January 2026. The rates shall be fixed from 1st January 2026 until 31st December 2030 unless it is revised in this period. This scheme will also remain in force after these dates until a new scheme is adopted.

APPENDIX 1 – PROJECT LISTS (not in order of priority)

Note: 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 income received from development contributions collected and funding costs which apply. Projects may be substituted where appropriate ensuring that the scheme is flexible and dynamic to changing needs and opportunities.

Transport Infrastructure

Electric Vehicle Charging Points

Greenway Projects

Car Parks

Cavan Multi Storey Car Park Refurbishment Project

Cavan Town LTP

Public Lighting Energy Efficiency Project

Footpath Programme

Flood Prevention (incl CFRAM)

Kingscourt Town Centre Regeneration

Bailieborough Regeneration Project

New Lights

Maintenance and improvement of surface water infrastructure in the County

Economic Development

The development of economic infrastructure within the County

Recreation, Parks and Open Space, Community Facilities, Town and Village Renewal

Town and Village Projects

Outdoor Recreational Infrastructure Scheme projects

CLÁR Projects