



# Fingal County Council

## Development Contribution Scheme

### 2026-2030

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

Approved at Council Meeting on 8<sup>th</sup> December 2025



## Introduction

1. Section 48(1) of the Planning and Development Act 2000, as amended ("**the PDA**"), enables a planning authority, when granting a planning permission under section 34 of the PDA, 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 is intended will be provided, by or on behalf of a local authority (*regardless of other sources of funding for the infrastructure and facilities*).
2. Section 48(2)(a) of the PDA requires that the basis for the determination of a contribution under s.48(1) be set out in a development contribution scheme made under s.48. Further, s.48(2)(b) provides that such a development contribution scheme may make provision for the payment of different contributions in respect of different classes or descriptions of development.
3. Section 48(3) of the PDA provides that a development contribution scheme:
  - Shall state the basis for determining the contributions to be paid in respect of public infrastructure and facilities, in accordance with the terms of the scheme (*s.48(3)(a)*).
  - In stating the basis for determining the contribution to be paid, the scheme must indicate the contribution to be paid in respect of the different classes of public infrastructure and facilities which are provided for or to be provided by any local authority and the planning authority shall have regard to the actual estimated cost of providing the classes of public infrastructure and facilities, except that any benefit which accrues in respect of the existing development may not be included in any such determination (*s.48(3)(b)*).
  - May allow for the payment of a reduced contribution or no contribution in certain circumstances, in accordance with the provisions of the scheme (*s.48(3)(c)*).
4. Section 48(15) of the PDA outlines that a planning authority may facilitate the phased payment of contributions under s.48 and may require the giving of security to ensure payment of contributions.
5. Pursuant to s.28 of the PDA, the Minister has published guidelines entitled "*Development Contributions – Guidelines for Planning Authorities*" (2013). Fingal County Council has had regard to these Guidelines in preparing this Development Contribution Scheme.

## Public Infrastructure and Facilities

6. Section 48(17) of the PDA defines “*public infrastructure and facilities*” as follows:

- “(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, 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 these 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 spaces, 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,
- (h) any matters ancillary to paragraphs (a) to (g).”

7. This Development Contribution Scheme provides funding for three general classes of “*public infrastructure and facilities*”, namely:

- Class 1: Transportation and Active Travel Infrastructure & Facilities:
  - Including for the provision of roads (*including pedestrian and cycling facilities*), refurbishment, upgrading, enlargement or replacement of roads, bridges, harbours, car parks, provision of bus corridors and other infrastructure to facilitate public transport, traffic calming measures and smarter travel projects not covered by National Transport Authority grants, the acquisition of land and any ancillary matters.
- Class 2: Surface Water Infrastructure & Facilities (incl. Flood Relief):
  - Including for the refurbishment, upgrading or replacement of networks, upgrade and refurbishment of pump stations, separation of combined sewers (not the responsibility of Uisce Éireann), localised flood relief and provision or retrofit of nature-based systems.
- Class 3: Community Facilities, Parks & Open Space Amenities & Biodiversity related Infrastructure, Tourism, Cultural & Library Development, Economic Development and Regeneration infrastructure:

- Including the provision or refurbishment of community facilities, public conveniences and any ancillary matters relating to same as part of its approach to delivering key social infrastructure.
- Including the provision of recreational facilities, open space amenities, public playgrounds, outdoor sports facilities, walkways in parks and open spaces, urban woodland and landscape improvement works. This includes provision for the implementation of the adopted Fingal Biodiversity Action Plan 2023- 2030 and significant improvements to multi-functional green infrastructure and nature-based solutions to enhance the resilience and utility of parks and public outdoor spaces.
- To meet Fingal's substantial population growth, development contributions will support the delivery, upgrading or enhancement of infrastructure and climate action measures to support development of land for economic purposes.
- Development Contributions will provide funding for tourism, cultural and regeneration initiatives and projects across the county.
- Libraries form a key part of Fingal's community, cultural and recreational infrastructure. Given the County's strong population growth, it is essential that new and existing communities have equitable access to high-quality library facilities and services. Development contributions will support the provision, expansion and enhancement of library buildings and inclusive community spaces to meet the needs of Fingal's growing and diverse population.

Note: Water Supply and Wastewater services are now in the remit of Uisce Éireann. Therefore, there is no provision in this Development Contribution Scheme for water and wastewater projects.

## **Review of Previous Development Contribution Scheme**

8. The preparation of this Development Contribution Scheme was informed by, *inter alia*, a review of the current 2021 – 2025 Development Contribution Scheme. In this regard, it is noted that between January 2021 and August 2025 payments received amounted to €188m from invoices generated to the value of €261m.

Approx €158m of levies has been applied to capital expenditure since January 2021. For information purposes, examples of projects enabled by development contributions are included in *Appendix 2* to this Development Contribution Scheme.

## **Basis for Determination of Contribution**

9. The primary objective of this Development Contribution Scheme is to encourage economic activity while partly funding the provision of essential public infrastructure, without which development could not proceed. Since the introduction of same, development contributions have enabled much essential public infrastructure to be funded (*in combination with other sources of funding*).
10. The basis for determining the development contributions to be paid under this Development Contribution Scheme in respect of “*public infrastructure and facilities*” is as follows:

- (a) The amount of the costs which are attributable, in the years up to 2030, to each of the specified classes of public infrastructure and facilities.

These costs are given in Table B of *Appendix 1* of this Development Contribution Scheme.

- (b) The aggregated areas, in square metres, of projected development, in the years to 2030.

These aggregated floor areas are given in Table C of Appendix 1 of this Scheme.

- (c) The development contributions payable per square metre of the residential development and of industrial/commercial development were determined upon consideration of a number of factors including:

- (i) Eligible costs of projects;
- (ii) Expected quantum of development;
- (iii) The level of existing contribution rates; and
- (iv) An examination of current market conditions.

## **Development Contribution Scheme**

11. This Fingal County Council Development Contribution Scheme 2026 - 2030 (“**the Scheme**”) is made under Section 48 of the PDA.
12. Under the Scheme, Fingal County Council will, when granting a planning permission under s.34 of the PDA, include Conditions for requiring the payment of a contribution (*the amount of which is indicated below under the heading Level of Contribution*) in respect of public infrastructure and facilities benefiting development in the County of Fingal and that is provided, or that it is intended will be provided, by or on behalf of Fingal County Council (*regardless of other sources of funding for the infrastructure and facilities*).

13. The “*development*” for the purposes of the Scheme shall be the development the subject matter of the grant of planning permission in respect which the s.48 Development Contribution Condition has been imposed.
14. The Scheme shall apply to relevant planning applications lodged with Fingal County Council from 1 January 2026.
15. In the case of an existing grant of planning permission, granted prior to 1 January 2026 which has not yet commenced, the applicable scheme is the Development Contribution Scheme in place at the date of lodging the relevant planning application to which the permission relates.
16. In the case of planning applications made prior to 1 January 2026, the applicable scheme is the Development Contribution Scheme in place at the time of lodging the relevant planning application.

## Level of Contribution

17. Subject to the possible application of the exemptions or reductions set out hereinafter, in terms of calculating the level of development contribution, the following applies:

The floor area of the proposed development (with the exception of items identified in Table A) shall be calculated as the gross internal floor area of all relevant floorspace. Gross internal floor area is measured from the internal measurement of the floorspace on each floor of the building and includes internal walls, partitions, passages, and storage areas.

Table A:

Carport / Undercroft - any development that has a carport / undercroft (or other similar structure, excluding bus shelters) will have the entire area comprising of the carport / undercroft (or other similar structure) and covered by the roof / ceiling / other similar structure included in the area used for the calculation of the development contribution. This excludes lightwells within a development not covered by a roof.
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Building on Stilts or Partially on stilts - any development that consists of a building on stilts or partially on stilts (or similar structure) will have the entire usable (i.e. greater than 1.8 m) area under the building (or other similar structure) and covered by the roof/ ceiling/ other similar structure included in the area used for the calculation of the development contribution.
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Basement / Underground Parking / Service Areas - any development having a basement / underground parking / service areas (or similar structure) will have the area of the basement / underground parking / service areas (or similar structure) and covered by the roof / ceiling / other similar structure included in the area used for the calculation of the development contribution. The area to be included for the calculation of the contribution will include the area of any ramp leading into the basement/ underground parking/ service areas that is covered by a roof / ceiling / other similar structure. If the basement / underground parking consists of more than one level, then the area of each level will be included for the calculation of the contribution.

Surface Car-parking Development - for the purpose of calculating the development contribution, ancillary and non-ancillary surface car-parking development shall be calculated by reference to size of the area over which the development occurs in square meters.

Airport Runway Development – for the purpose of calculating the development contribution, airport runways shall be calculated by reference to size of the area over which the development occurs in square meters.

Airport Operational Infrastructure Development – for the purpose of calculating the development contribution, airport operational infrastructure which does not provide floorspace shall be calculated by reference to size of the area over which the development occurs in square metres (airport operational infrastructure includes matters such as kerbs, roads, apron areas, public transport infrastructure, taxiways and storage areas required to operate an airport).

Open storage/hard surface commercial space development, excluding car-parking - for the purpose of calculating the development contribution, same shall be calculated by reference to size of the area over which the development occurs in square meters.

18. Under the Scheme, the contributions to be paid (except where an Exemption or Reduction applies) in respect of the different classes of public infrastructure and facilities are as follows:

<b>Class of Public Infrastructural Development</b>	<b>Residential Development - € per square metre</b>	<b>Industrial / Commercial Development - € per square metre</b>
Class 1: Transportation and Active Travel Infrastructure & Facilities	€67.33	€52.58
Class 2: Surface Water Infrastructure & Facilities (incl. Flood Relief)	€ 1.35	€ 1.05
Class 3 : Community Facilities, Parks & Open Space Amenities & Biodiversity related Infrastructure, Tourism, Cultural & Library Development, Economic Development and Regeneration infrastructure	€ 65.99	€ 51.53
<b>Total of Contributions Payable</b>	<b>€ 134.67</b>	<b>€ 105.16</b>

### **Renewable Energy Development:**

Renewable energy development with a capacity over 0.5MW will be charged at a €1,015 per each 0.1MW.

**Note 1:** These rates of contribution shall be effective from 1st January 2026 to 31<sup>st</sup> December 2030.

**Note 2:** Indexation in accordance with the Society of Chartered Surveyors Ireland (SCSI) Tender Price Index will apply annually from 1 January 2027. Having regard to economic or other circumstances and, subject to the approval of the Elected Members, it may be decided not to apply this indexation for a particular year(s).

**Note 3:** New extensions to existing developments will be charged at the above rates also (except where an Exemption or Reduction applies).



## Contribution In Lieu of Open Space

19. The Fingal County Development Plan 2023-2029 provides the Planning Authority with discretion to determine a financial contribution in lieu of all or part of the open space requirement for a particular development. This shortfall is based on the Overall Public Open Space requirements as outlined in the current Development Plan standards. (Ref. Objectives: DMSO51 DMSO52, DMSO53, DMSO54 and DMSO57)

20. This contribution in lieu of open space will be levied at the following rates: -

- Class I Open Space - €150,000 per acre to purchase land based on the value of amenity land, plus €150,000 per acre for development costs.
- Class II Open Space - €450,000 per acre to purchase land in residential areas, plus €150,000 per acre for development costs.

Classification of Open Space	Type of Open Space*	Description
Class I	<ul style="list-style-type: none"><li>• Regional Park</li><li>• Urban Neighbourhood Park</li><li>• Local Park</li></ul>	Generally, Parks & Public Open Spaces larger than 2 hectares in area and designed to accommodate a wide variety of facilities and uses due to their size including public playgrounds over 400 sq. metres in area, sports fields and extensive walking and cycling infrastructure. Passive recreational and biodiversity areas were also accommodated in these parks and open spaces.
Class II	<ul style="list-style-type: none"><li>• Small Park</li><li>• Pocket Park</li></ul>	Generally, Public Open Spaces between 500 sq. metres and less than 2 hectares in area, located within and preferably overlooked by residential development. They are designed to accommodate small play areas suitable for young children and do not generally include facilities for organised sports.

**Type of Open Space\*:** As defined in Table 4.2 Public Open Space and Play Space Hierarchy and Accessibility Standards -Fingal County Development Plan 2023-2029

The above contribution will apply to all relevant permissions including provision of residential units to the Council for social housing and under Part V of the PDA.

## Retention Permission

21. All retention permissions will be charged a multiple of two times the appropriate rates.

## Exemptions

22. For the purposes of the applicability of the exemptions set out hereunder, the "*development*" shall be the development the subject matter of the grant of planning permission to which a s.48 Development Contribution Condition has been imposed.

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

- (a)** Development comprising the first 40 square metre of an extension to a residential dwelling. This exemption is cumulative and limited to 40 square metre in total per dwelling. Subsequent extensions over the first 40 square metre shall be charged at the residential rate.

  - This exemption will not apply to development for which retention permission is sought.
- (b)** Development comprising a domestic extension for accommodation of disabled/eligible person(s) are exempted in full in cases where an occupant of such an extension meets the medical requirements attached to the eligibility requirements of a Housing Adaptation Grant, Disabled Persons Grant, Housing Aid for Older People Grant or Mobility Aids Grant.
- (c)** New build residential development for accommodation of disabled/eligible person(s) is exempted in full in cases where an occupant of such a dwelling meets the medical requirements attached to the eligibility requirements of a Housing Adaptation Grant, Disabled Persons Grant, Housing Aid for Older People Grant or Mobility Aids Grant.
- (d)** Development comprising an attic conversion.
- (e)** Development of a domestic garage and/or garden shed.
- (f)** Common circulation areas, bin and bicycle storage areas solely for the use of residents in multi-unit residential buildings.
- (g)** Elements of outdoor recreational developments other than buildings - such as golf courses, sports/playing pitches and tennis complexes.
- (h)** The development of agricultural buildings used for the purpose of horticulture and agriculture including for the purpose of housing livestock, dairy farming, training of horses, growing of produce, storage and other uses directly related to primary food

production and the rearing and breeding of livestock and glasshouses and poly tunnels used for agricultural purposes by persons primarily engaged in farming.

- (i) Developments by organisations, including registered charities, having exemption from income tax and corporation tax under Section 207 of the Taxes Consolidation Act 1997 (as amended) and currently holding an exemption certificate from the Revenue Commissioners. The development must be exclusively for the primary purpose of the organisation, and not to be used for profit or gain.
- (j) Non-commercial community related developments by voluntary non-profit making groups, clubs or organisations. The development must be exclusively for the primary purpose of the organisation, and not to be used for profit or gain.
- (k) Not for Profit Community Childcare development.
- (l) Non-fee-paying primary school and secondary school development.
- (m) Development comprising renovations to restore/refurbish a structure deemed to be a "*Protected Structure*" in the Fingal County Development Plan, where the Council is satisfied that works substantially contribute to the conservation or restoration of the structure. The works must be carried out to a high architectural conservation standard as set out in national guidance on Architectural Conservation (i.e. Architectural Heritage Protection Guidelines for Planning Authorities and the Dept of Housing, Local Government and Heritage "*Advice Series*"). Evidence of same must be submitted to the satisfaction of the Planning Authority.
  - This exemption will not apply to development for which retention permission is sought.
- (n) Extensions to a structure deemed to be a "*Protected Structure*" in the County Development Plan, for private residential purposes (provided the extension is subservient in scale).
  - This exemption does not apply to new build within the curtilage of the protected structure but to extensions only.
  - This exemption will not apply to development for which retention permission is sought.
- (o) Change of use applications: with the exception that any net additional floor space and/or area of development will be charged at the applicable rate.
- (p) Development comprising internal layout alterations where no additional floor area is created, and external walls are not being removed.
- (q) Development comprising signage, Shop front, entrance gates, vehicular entrances, outdoor dining spaces/seating, railings, fencing, antennae structures, bus shelters,

switch rooms, substations, power lines, gas skids, ancillary plant rooms, pump houses, bike sheds.

- (r)** Telecommunication infrastructure both mobile and broadband being deployed as part of a government endorsed telecommunications strategy, plan or initiative. In addition, masts, antenna, dish and other apparatus/equipment for communication purposes.
- (s)** Renewable energy development with a capacity up to 0.5MW will be exempt.
- (t)** Demolition and Rebuild: Where permission is granted to demolish in part or in full an existing building and replace with another, then the development contribution payable is to be calculated as follows:
  - Where a contribution has been previously paid – the contribution will be levied on the increased floor area of the new build over the old.
  - If no contribution was previously paid: the contribution will be levied on the development in full.

Note: Demolition must be necessary to facilitate the proposed development. The Scheme does not provide for any rebate or refund in this regard. Agents/Applicants shall provide evidence of prior payments made when applying for permission to expedite assessment and to avail of this exemption.

- (u)** Carparking is exempt in the following circumstances:

- Residential ancillary car-parking in residential developments and in line with County Development Plan standards, whether surface or non-surface.
- Underground, multi-storey or undercroft car-parking integrated within a building when ancillary to the proposed use of the building.

- (v)** Development of social housing units shall be exempt in the following circumstances:

- (i) If the development is by, or on behalf of Fingal County Council, and will become part of the Council's social housing stock. Deduction/refunds cannot be claimed retrospectively.
- (ii) They are provided in accordance with an agreement made under Part V of the PDA and where Part V agreement(s) has been executed prior to the lodgement of a commencement notice.
- (iii) If the development is housing units planned and constructed as Social housing, which is proposed to be carried out by, or on behalf of, a body approved for the purposes of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992.

- (w)** Airport Operational Infrastructure which does not provide floorspace (such as kerbs, roads, apron areas, public transport infrastructure, taxiways and storage areas required to operate an airport).

For clarification purposes, the following developments **will not be exempt** from Development Contributions: -

- (i) Fee Paying Schools
- (ii) Third level Institutions
- (iii) Private Medical Facilities, private hospitals, Primary Care Centres, Consultants Rooms etc. including ancillary buildings
- (iv) Student Accommodation
- (v) Housing Units which are provided under a Leasing Arrangement
- (vi) Housing Units which are provided as Cost Rental Accommodation or Affordable Housing under the Affordable Housing Act 2021
- (vii) The construction or extension of an airport runway and/or any airport car-parking (these are not considered airport operational infrastructure).
- (viii) Stand-alone underground, multi-storey or undercroft carparking.

## **Reductions**

24. For the purposes of the applicability of the reduction set out hereunder, the "*development*" shall be the development the subject matter of the grant of planning permission to which a s.48 Development Contribution Condition has been imposed.

25. The following categories of development may pay a reduced rate of development contributions, as stated, under the Scheme.

- (a)** Buildings associated with the processing, distribution, supply or sale of fruit, vegetables, or any Agri or market gardening products are subject to a 50% reduction in the commercial development rate.
- (b)** Extensions to Protected Structures for commercial purposes are subject to a reduction of 50% of in the commercial development rate, where the extension is subservient in scale to the protected structure. The reduction does not apply to new build within the curtilage of the protected structure but to extensions only.
- (c)** Car-parking in residential developments assessed as being in excess of County Development Plan standard requirements will be subject to a 50% reduction in the residential development rate on a per square metre basis.
- (d)** Open storage/Hard surface commercial space development, other than car parking, will be liable for development contributions subject to a 66.66% reduction in the commercial development rate unless the use is ancillary, in which case no charge shall apply to the open storage/hard surface area.

Reductions will not apply to any of the above developments for which retention permission is sought.

## **Temporary Planning Permissions**

26. Developments permitted by way of a single permission of a temporary duration or cumulative temporary permissions of not greater than 5 years in total, shall be exempt. Subsequent permissions which cause the total duration to exceed 5 years but not more than 10 years shall have a 50% reduction to the applicable rate. Subsequent permissions which cause the total duration to exceed 10 years will be fully assessable for the purposes of applying development contributions (less any previous payments under the 5 to 10-year reduction provision).

## **Payment Of Contribution**

27. Conditions requiring payment of the development contribution 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. As set out above, the operative date of the scheme is from 1 January 2026.
28. The development contributions under the Scheme shall be payable prior to the commencement of development or as otherwise agreed in writing with the Council (*with such agreement to be in writing prior to the commencement of development*).
29. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Note 2 to the table at Article 18 above.
30. The Council may facilitate the phased payment on contributions payable under the Scheme, and the Council may require the giving of security to ensure payment of contributions. Phased payments must be agreed in writing *with such agreement to be in writing prior to the commencement of development*) and strictly adhered to.
31. 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 the Scheme. Furthermore, the Council may instigate enforcement action under the PDA as amended, in respect of unpaid development contributions and associated costs and fees.

## **Ring Fencing of Income**

32. Money accruing to Fingal County Council under the Scheme shall be accounted for in a separate account and shall be applied to the provision of public infrastructure, facilities and their enabling costs on a countywide basis.

## **Appeal to An Coimisiún Pleanála**

33. An appeal may be brought to the An Coimisiún Pleanála where the applicant for planning permission made under section 34 of the PDA (or the relevant section of subsequent Act(s)) considers that the terms of the Scheme have not been properly applied.

## **Review of the Scheme**

34. The Scheme may be reviewed from time to time by the Council having regard to circumstances prevailing at the time. After a review of the Scheme, a new Scheme may be made. The Scheme is effective from 1 January 2026 to 31 December 2030, unless a New Scheme is made in the interim. The duration of the Scheme may be extended beyond 2030 if considered appropriate subject to the approval of the elected members.

## **Effective Date**

35. This Scheme is effective in respect of permissions granted from 1 January 2026.

## Appendix 1

### Costs attributable in the lifetime of the Scheme to the classes of infrastructure and facilities:

Class of Infrastructural Development	Eligible Costs Included in Scheme €m	Contributions Projected For Allocation €m	Contributions Allocated %
Class 1: Transportation Infrastructure & Facilities	€208.35m	€156.00m	50%
Class 2: Surface Water Infrastructure & Facilities (incl. Flood Relief)	€4.17m	€3.12m	1%
Community Facilities, Parks & Open Space Amenities & Biodiversity related Infrastructure, Tourism, Cultural & Library Development, Economic Development and Regeneration infrastructure	€204.18m	€152.88m	49%
<b>Total costs included in Scheme</b>	<b>€416.70m</b>	<b>€312.00m</b>	<b>100%</b>

**Table B: Costs included in Scheme**

### Projected Residential development and projected Industrial / Commercial development (in the years 2026 – 2030):

Residential	Industrial/Commercial
1,347,500 m2	1,242,504 m2

**Table C: Projected Development**



## Appendix 2

### **Projects enabled by development contributions under the 2021-2025 Development Contribution Scheme**

#### **Class 1: Transportation**

- Donabate Relief Road/Hearse Road Donabate R132
- Ongar to Barnhill Link
- Rathbeale Road Upgrade
- Snugborough Interchange
- Park road rush
- Churchfields link road
- Back Road Bridge Malahide
- Pedestrian and Cycling Bridge at Granard Bridge Castleknock
- Kinsealy Walking and Cycling Routes
- Kellystown Road Upgrade
- Fingal Coastal Way
- Roads Investment Programme - Operations
- Swords Cultural Quarter Public Realm Works

#### **Class 2: Surface Water (incl. Flood Relief)**

- Portrane Canal Works (Surface Water) -
- Howth Surface Water Culvert
- Holywell Pump Station relocation -
- Beaverstown Surface Water Scheme
- Burrow Beach Surface Water Outfall Pipeline Repair
- Dublin 15 Area – Surface Water Network
- Howth/Sutton Surface Water Network (excluding Surface Water Culvert Project)
- Ballyboughal Surface Water Network
- Lusk Surface Water Network
- Surface Water Infrastructure Programme (non-pipe network infrastructure).
- Surface Water Pumping Stations Capital Improvements.
- Malahide/Portmarnock Surface Water Network
- Malahide/Portmarnock (Seabury, Chalfont, Kelvin Close, Heather Walk, Carrickhill Walk, Carrickhill and Ardilaun) Foul Sewer Infiltration
- Flood Alleviation Works Donabate/Swords

## **Class 3: Community & Parks Facilities & Amenities**

- **Development of New Regional Parks including:**
  - Ward River Valley including the full restoration of historic water features, construction of a fish by-pass on the Ward River and restoration of Walled Gardens and historic path network and the preparation of the Park Development Plan
  - Rogerstown Park, Park Development Preparation
  - Baldoyle Racecourse 1<sup>st</sup> Phase including provision of new main car park
- **Upgrading of Existing Regional Parks including:**
  - Bremore Regional Park. The construction of 3 new car parks, upgrade of Bells Lane and boundary works installation of Calisthenics facilities and new play areas.
  - Ardgillan Demesne
  - Newbridge Demesne and Walled Garden Improvements
  - St. Catherine's Park Lucan, Extension of Regional Park
- **Development of New Recreational Hubs and Sports Facilities**
  - Completion of Porterstown Recreational Hub in Dublin 15.
  - Construction of 1<sup>st</sup> Phase of the Ward River Recreational Hub
  - Construction of the 1<sup>st</sup> Phase of the Bremore Regional Park, Northern Recreational Hub.
- **Upgrading of Existing Recreational Hubs & Sports Facilities including**
  - Skerries Town Park – Upgrading of All-weather Sports Pitch and All-weather Tennis Courts
  - Broomfield Malahide – Upgrading of 3 Sports Pitches and provision of section of Greenway.
- **Development of New Local/Neighbourhood Parks including**
  - Completion of Park Development Plan for Naul Village Park
  - Completion of Park Development Plan for Recreational Hub at Rathmore Park Lusk
  - (Donabate, Lusk, Rush, The Naul, Northwest Balbriggan)
- **Upgrading of Existing Local/Neighbourhood/Town Parks**
  - Restoration of Shackleton Gardens, Clonsilla
  - Glebe Park Balrothery improvements to sports pitches and path network.
  - Provision of new facilities in Millennium Park, Blanchardstown including Parkour course
- **Development of New Play Facilities**
  - Garristown Library Playground
  - Skerries Town Park Playground
  - Lanesborough Park Playground
- **Redevelopment/Expansion of Existing Play Facilities**

- Howth Promenade Playground Upgrade
- **Implementation of Fingal Biodiversity Action Plan**
  - River restoration, Ward River Swords
  - Park development and extension of Turvey Nature Park, Donabate
  - Clearance of Turvey depot for nature education centre
  - Development of new wetlands in Racecourse Park, Baldoyle
  - Development and implementation of wildfire management strategy Howth
  - Heathland and wetland restoration Howth
  - Invasive species control e.g. Rhododendron, Cherry laurel and Seabuckthorn
  - Development of Newbridge Demesne as national rare farm breed hub
  - Dune protection works, Portmarnock
  - Hedgerow Management in open space throughout Fingal
  - Woodland management St Catherines Park, Lucan
- **Commission and Implement Conservation & Management Plans for Upgrade of Landscapes & Gardens.**
  - Ardgillan Demesne Conservation Management Plan
  - Shackleton's Mills Conservation Management Plan
- **Green Infrastructural Improvements (Nature Based Solutions to improve Resilience and Climate Change Adaptation)**

## Appendix 3

### Projects to benefit from the Development Contribution Scheme 2026-2030

The project list is indicative only, priorities may change, and other projects may be added and funded as they arise over the course of the Scheme.

### Class 1: Transportation and Active Travel Infrastructure

- Swords Cultural Quarter Public Realm Works
- Seamount Road Footpath Connectivity Project
- Ongar to Barnhill Link Road (Cycle facilities included)
- Lusk-Rush cycle route
- Airport Transport Related Infrastructure
- Canal Loop Greenway Lucan to Royal Canal
- Donabate Distributor Road Ph2
- Blakes Cross Improvements
- Fingal Coastal Way
- Fosterstown Link Road
- Kellystown Road
- Swords Main Street Transformation Project
- Fingal Cycling Training Facilities
- Non SRTS
- Bicycle Parking
- Fingal Quiet Streets
- Baldoyle to Howth Phase 2 (Dublin Road to Dublin Street)
- Rathingle/Rivervalley Rd Swords"
- Permeability Links North County
- "Skerries - Harbour Road (Footpath build-outs)"
- New Street Malahide Improvement Scheme
- Skerries Active Travel Plan
- Balrothery Active Travel Review
- Broomfield to Paddys's Hill via Naomh Marnog GAA Active Travel Route
- Castleknock to Blanchardstown via Farmleigh
- Feltrim Road cycle infrastructure
- Donabate to Portrane (R126) - Distributor Rd to Portrane Avenue Active Travel Routes
- Claremount Bridge
- Glen Ellen/Balheary Road Junction

- R132 Active Travel Route
- Swords Western Distributor Road
- Turvey Ave and Portrane Road Footpath Enhancement Project
- Roads Investment Programme – Operations
- Damastown Industrial Estate
- Stephenstown Industrial Estate Phase 1
- Cherryhound Lands
- Upgrade Works for Industrial/Business Parks
- Stephenstown Industrial Estate Phase 2
- Dubber Industrial Lands
- Naul Road Upgrade

## **Class 2: Surface Water Infrastructure and Facilities** **(incl. Flood Relief)**

- CSO Separation projects - Separate combined and storm water flows to reduce overflows.
- Flood Relief Schemes - Localised flood relief schemes. Flood protection to cities, towns and villages.
- Network replacement projects - Upsizing or replacement of old SW pipes.
- Stormwater Pump Station Upgrades
- Outfall improvements and Coastal flooding/erosion mitigation - Repair stormwater outfalls, reduce erosion.
- Pilot Schemes, Green infrastructure - Working with other sections to implement green infrastructure schemes and monitor progress
- Catchment modelling/ Flood studies/master plans and LAPS.
- Climate Change Flood Projects Retrofit existing roads with SUDs
- Climate Change Flood Projects Retrofit existing parks with SUDs.
- Climate Change Flood Projects Retrofit existing housing estates with SUDs
- Green Infrastructural Improvements (Nature Based Solutions to improve Resilience and Climate Change Adaptation in line with the Climate Action Plan) e.g. , Rain Gardens and Constructed Wetlands.

## **Class 3: Class 3: Community Facilities, Parks & Open Space Amenities & Biodiversity related Infrastructure, Tourism, Cultural & Library Development, Economic Development and Regeneration infrastructure**

- Development of New Regional Parks Including the following:
  - Swords Regional Park (Including Broadmeadow Park)
  - Dunsink Park (Former Landfill)
  - Baldoyle Racecourse Park
  - Rogerstown Park (Former Balleally Landfill)
- Upgrading of Existing Regional Parks Including the following:
  - Bremore Regional Park (Including Recreational Hub)
  - Ardgillan Demesne (Including new car parking and access infrastructure)
  - Newbridge Demesne (including upgraded car parking and link to Turvey/Donabate)
  - Malahide Demesne Improvements
  - Santry Demesne Improvements (Including upgrades to access and walled garden)
  - Tolka Valley Regional Park (Including new Recreational Hub)
  - St. Catherine's Park Lucan (Park extension including improvements to Recreational Hub)
- Development of New Recreational Sports Hubs Including the following:
  - Rush Recreational Hub at (St. Catherine's Park, Rush)
  - Rathmore Park Recreational Hub, Lusk
  - Racecourse Park Baldoyle All-weather facilities
  - St. Doolagh's Recreational Hub
  - Dunsink Recreational Hub
  - Swords Eastern Recreational Hub
- Upgrading of Existing Recreational Hubs & Sports Facilities Including the following:
  - Porterstown Park
  - Broomfield Malahide
  - Tyrrellstown Park, D15
- Development of New Local/Neighbourhood/Town Parks Including the following:
  - Naul Village Park
  - Hamlet Lane Park Balbriggan

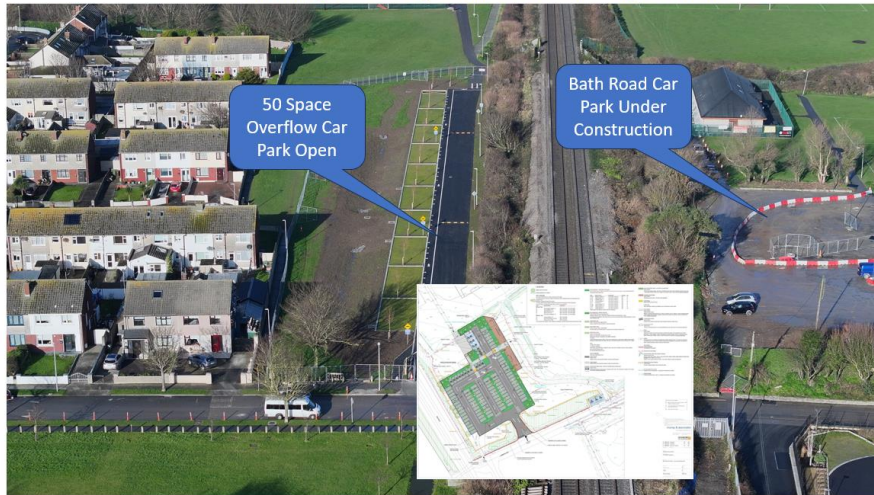
- Upgrading of Existing Local/Neighbourhood/Town Parks Including the following:
  - Glebe Park Balrothery
  - Skerries Town Park
  - Swords Town Park
  - Millpond Park Balbriggan
  - Drumanagh Promontory
  - Kenure Park Rush
  - St. Catherine's Park Rush (excluding the Recreational Hub)
  - Rathmore Park Lusk (excluding the Recreational Hub)
  - Ridgewood Swords
  - Holywell Swords
  - Kettles Park Swords
  - Corballis Beach Car Park and Picnic Area
  - Seabury Park Malahide
  - Robswalls Park Malahide
  - Seamount Park Malahide
  - Seagrange Park Baldoyle
  - Howth Seafront & Promenade
  - Ladyswell Park/Mick Walsh Park
  - Corduff Park Dublin 15
  - Lanesborough Park, Meakstown
  - Hartstown Park D15
  - Hazlebury Park D15
  - Ongar Park D15
  - Beechpark / Shackleton's Gardens
  - Millennium Park, Blanchardstown
  - Tír na nÓg Park
  - Waterville Park
  
- Development of New Play Facilities (approximately 3 per annum provided directly by the Council)
- Redevelopment/Expansion of Existing Play Facilities (Significant Upgrade of 3 existing playgrounds per annum)
- Implementation of Fingal Biodiversity Action Plan
- Commission Conservation & Management Plans for Upgrade of Landscapes & Gardens
- Green Infrastructural Improvements (Nature Based Solutions to improve Resilience and Climate Change Adaptation in line with the Climate Action Plan) e.g. Community Gardens, Rain Gardens, Constructed Wetlands and Constructed Tree Pits,
- Community Centre North County
- Community Centre Dublin 15

- Community Centre Southeast Fingal
- Community Centre Improvement & Climate Action Works
- Community Centre Feasibility Studies
- Buzzardstown House
- Sluagh Hall
- 56 Church Street
- Naul Community Centre
- 38th Scouts Den Kenure Park Rush
- Oldtown Community Centre
  - Lohunda Gate Lodge
  - Improvement Works to Libraries
  - Baldoyle Library - General Works
  - Donabate Library/Ballisk House
  - Howth Library
  - Balbriggan Youth Recreation Spaces
- Town & Village Applications Programme



## Bath Road Car Park & Overflow Car Park

Planning & Strategic Infrastructure Department



## Cascades Water Feature – Ward River Regional Park

Planning & Strategic Infrastructure Department



## Bremore Regional Park

Planning & Strategic Infrastructure Department



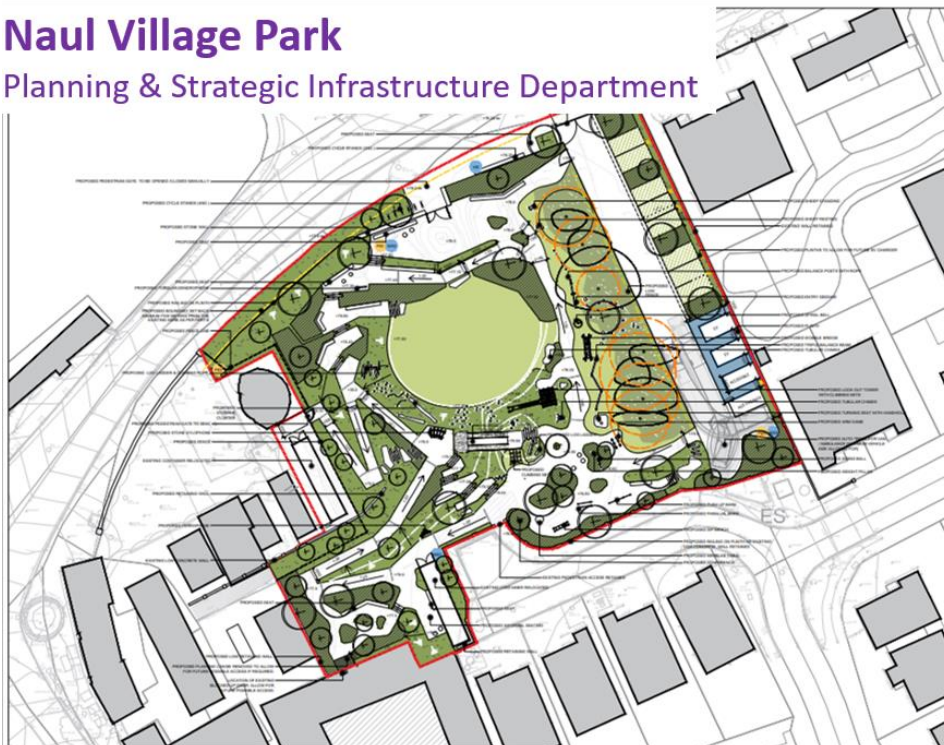
## Meakstown Community Garden – Lanesborough Park

Planning & Strategic Infrastructure Department



## Naul Village Park

Planning & Strategic Infrastructure Department





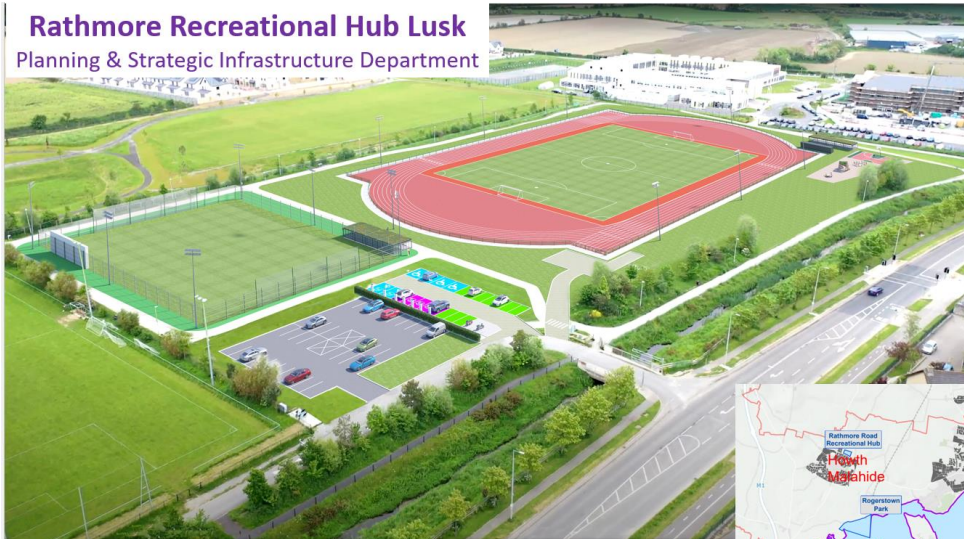
# Racecourse Park Baldoyle – Development Project

Planning & Strategic Infrastructure Department

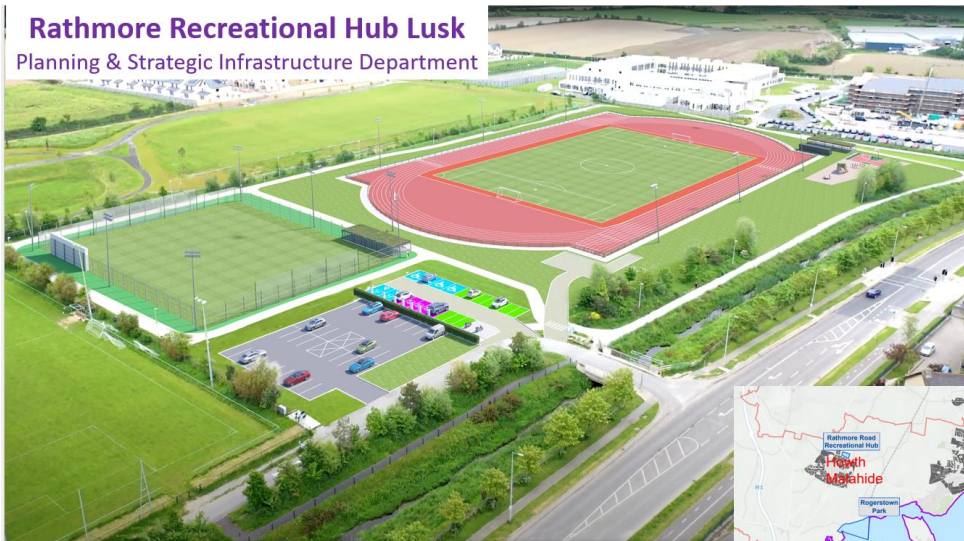




**Rathmore Recreational Hub Lusk**  
Planning & Strategic Infrastructure Department



**Rathmore Recreational Hub Lusk**  
Planning & Strategic Infrastructure Department





## Barnwell Roundabout - Aerial View

