



Comhshaol, Pobal agus Rialtas Áitiúil  
Environment, Community and Local Government



Planning Circular Letter

**PL.3/2013**

26 March 2013

To: Each County/City Manager  
Each Director of Planning  
Each Town Clerk of Planning Authorities

**Re: Addendum to Development Contribution Guidelines for Local Authorities (No.24)**

Dear Manager,

Planning authorities are hereby notified of an addendum to the recently issued **Development Contribution Guidelines for Local Authorities** with regard to the taking of enforcement action against homeowners in respect of unpaid development contributions in multi-unit residential developments. The Addendum (below) has equal force to the recent guidelines and is also issued under Section 28 of the Planning and Development Acts 2000 – 2012.

**Addendum to Guidelines for Planning Authorities on Development Contributions**

***Enforcement of development contribution conditions***

*The general practice in multi-unit residential developments is that the payment of appropriate development contributions on foot of a development contribution scheme adopted by the elected members is addressed by means of a condition attached to a planning permission requiring payment by the person carrying out the development, normally in advance or phased into the commencement of development and not by the individual householder.*

*Planning authorities should ensure through appropriate enforcement action that any development contribution or other condition attached to a permission is complied with. In relation to multi-unit residential developments specifically, the*

*developer and not the individual householder should be pursued for payment. The Minister does not support the taking of enforcement action against individual householders with regard to unpaid development levies in multi-unit residential developments.*

**General**

Planning authorities and An Bord Pleanála are required to have regard to these guidelines, including this addendum, in performance of their functions under the Planning Acts. This circular supplements guidance previously issued in Departmental Circulars PD 4/2003, PD 5/2007 and PL1/2013 (Development Contribution Guidelines for Local Authorities).

Any queries should be sent to [declan.bourke@environ.ie](mailto:declan.bourke@environ.ie) (053 9117459).

Yours sincerely,



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Philip Nugent  
Principal  
Planning Section

