

Dún Laoghaire-Rathdown County Council

Report indicating the Programme of Capital Projects proposed 2021 – 2023

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1. Introduction

1.1 Section 135 of the Local Government Act 2001 requires that:

- (1) Before the start of each local financial year the Chief Executive shall prepare and submit to the elected Council a report indicating the programme of capital projects proposed by the local authority for the forthcoming and the following two local financial years having regard to the availability of resources.
- (2) A report prepared under subsection (1) may be considered at the local authority budget meeting or at such other meeting as the elected council may by resolution decide.
- (3) In considering the question of the resources likely to be available to it a local authority shall so consider-
 - a) On the basis of a realistic and prudent assessment of the position, and
 - b) On the basis of the information available to it at the time and having regard to the measures proposed by the local authority to raise funding itself.

It was agreed, by resolution, at the Budget meeting held on 24th November 2020 to defer the consideration of the following report on the Programme of Capital Projects proposed for the Three-year period 2021-2023 until the Council meeting to be held in February 2021.

1.2. Basis for the selection of Capital projects being progressed

The origins of most capital projects are linked to the objectives of the County Development Plan adopted by the Members and the related Development Contribution Schemes (DCSs) adopted in accordance with S48 and S49 of the Local Government Planning & Development Act 2000 (as amended) to provide some of the funding required to deliver the capital projects to achieve the development plan objectives.

Each Development Contribution Scheme includes a listing of the capital projects to be funded/part funded from the development contributions payable under the terms of the scheme(s). Occasionally, an opportunity may arise enabling a new project to be progressed ahead of existing projects. Where such a scenario arises, the Members will be informed accordingly. Otherwise the Development Contribution Schemes adopted by the Members form the basis for the selection of capital projects being progressed by the Council.

A small number of projects not included in the development contribution schemes that have independent sources of funding such as grants, DLR capital income or other 3rd party funding are progressed on that basis. These projects are identified as 'non DCS' throughout this report.

Social Housing Projects are delivered under the Rebuilding Ireland Programme are also included as a separate category in this report. These projects are funded through a combination of Local Property Tax income - assigned centrally to fund housing capital projects - and exchequer grants.

The final category of projects in this report relate to the works required to bring Dún Laoghaire Harbour infrastructure to taking in charge standard. Except for the storm damage repairs no funding has been made available for the necessary works either before or since the Harbour transferred to the Council in October 2018.

1.3. Other reserved functions associated with capital projects

In addition to adopting the Development Plan and Development Contribution Schemes Members approve individual projects under Part VIII of the P&D Act 2000 and borrowing proposals to fund infrastructure, where appropriate, are also approved by the Members in accordance with Section 106 of the Local Government Act 2001.

The purpose of this report is to update the Members on the progress of capital projects rather than to determine which projects should be included as individual projects were previously approved by the Members when adopting the Development Plan and subsequently the various Development Contribution Schemes. Those that are not included in DCSs have alternative sources of funding and are listed separately in the sections of this report dealing with various project categories as non DCS projects.

1.4. Timeline for delivering capital projects.

The rationale for the selection of individual capital projects is set out above. The timeline for delivering individual projects varies from one project to the next having regard to a number of factors including:

- **Availability of funding**

DLR is in the fortunate position that it has significant capital funds available to deliver a very extensive capital programme.

Capital projects included in the approved Development Contribution Schemes are funded to varying degrees from development contributions. Some may also require exchequer or other 3rd party funds and almost all have a match funding requirement from the Council's own Capital resources.

Contractually committed countywide projects have the first call on available funds and the entire funding required to complete each project is ring-fenced when the contract is awarded. Capital funds available to match fund development contributions on hand have reduced each year and there is limited capacity to replenish them. Accordingly, projects eligible for grant or other 3rd party funds are usually progressed ahead of those with a greater own funding requirement.

Full funding is currently available and has been ring fenced for countywide capital projects in the contractually committed and not committed categories.

- **Complexity and scale of the project:**

The delivery of larger more complex projects usually span several years.

- **Planning requirements:**

Planning requirements for Capital Projects must be fully adhered to - generally in the form of Part VIII and increasingly in the requirement to screen for EIA, AA and other statutory planning and environmental reports. This process regularly impacts on the pace of progression of capital projects as some may have to be submitted to An Bord Pleanála and are therefore subject to different timelines to other projects and Part VIII.

- **Legal and legislative requirements:**

The resolution of legal issues such as covenants, titles, rights of way, leases, licenses etc. can also impact the rate of progression of capital projects and by their nature such tend to be time consuming to resolve.

- **Public Spending Code:**

Capital projects are subject to the requirements of DPER's Public Spending Code and from a governance perspective there is an obligation on public bodies to ensure they are fully compliant with all statutory and regulatory requirements which may also result in some delays in the delivery of capital projects.

Individual capital projects are progressed as planning, legal and statutory requirements are met, and contracts awarded when the full funding required to complete the project is

available. Any, or a combination of, these factors will impact the pace of progression of individual projects.

1.5. Categorisation of capital projects:

This report categorises projects according to their primary funding source under the following headings:

- Countywide Projects under Contract (funding available) – S48 DCS 2016-2020
- Countywide Projects progressing to Contract (funding available)– S48 DCS 2016-2020.
- Countywide pipeline Projects (Full funding not currently available) -S48 DCS 2016-2020.
- Cherrywood Planning Scheme projects –DCS 2017 - 2020
- Glenamuck District Roads Scheme – amended S49 DCS 2018.
- Sandyford Urban Framework Plan projects - S48 DCS 2016-2020.
- Social Housing - LPT and exchequer funded.
- Social, Affordable, Cost Rental Housing Scheme - Shanganagh Housing project.
- Dún Laoghaire Harbour – funding not available.

The delivery of many capital projects spans several financial years. The capital programme is a rolling programme and includes numerous projects at various stages of progression and implementation. Many of these projects are of strategic importance to the County in terms of the positive social and economic impact their delivery will bring to the County as envisaged in the Development Plan.

1.6. Development Contribution Schemes.

As outlined earlier the delivery of most capital projects is related to the objectives of the County Development Plan adopted by the Members and the associated Development Contribution Schemes (DCSs) adopted in accordance with S48 and S49 of the Local Government Planning & Development Act 2000 (as amended) to deliver the development plan objectives.

Dún Laoghaire-Rathdown County Council has three approved Development Contribution Schemes each incorporating indicative list(s) of projects to be funded/part funded by the associated contributions as follows:

i. 2016-2020 Development Contribution Scheme - Section 48 of the Planning and Development Act 2000 as Amended

This Scheme provides for the payment of development contributions in respect of **Countywide** Infrastructural projects **and** for an additional Contribution payable in respect of developments in the Sandyford Urban Framework Plan area (SUFP) to fund projects related specifically to that area as listed under that heading in Appendix II of the scheme.

The Contributions for Countywide Infrastructural projects are broken down into the following **three classes** of Public Infrastructure Development:

- Class 1: Community and Parks facilities and amenities
- Class 2: Roads Infrastructure and facilities
- Class 3 Surface Water Infrastructure

Countywide levies collected are assigned in respect of projects in the relevant class listed under the Countywide heading in Appendix ii of the scheme.

SUFP Contributions are only payable in respect of developments in the SUFP area only and are assigned in respect of projects in the relevant class listed under the Sandyford Urban Framework Plan Area only heading in Appendix II.

ii. Cherrywood Scheme Planning Development Contribution Scheme 2017-2020

This Scheme supersedes the 2016-2020 Development Contribution Scheme for the Cherrywood Planning Scheme area. It provides for the payment of development contributions in respect of **Countywide** Infrastructural projects listed in Appendix II **and** for an additional Contribution in respect of the Cherrywood Planning Scheme projects listed in Appendix III of the scheme in respect of developments granted permission in the Cherrywood Planning Scheme area.

The Contributions for both the Countywide Infrastructure and the Cherrywood Infrastructure are also each broken down into three classes of Public Infrastructure Development.

- Class 1: Community and Parks facilities and amenities
- Class 2: Roads Infrastructure and facilities
- Class 3 Surface Water Infrastructure

Countywide levies collected are assigned in respect of projects in the relevant class listed under the Countywide heading in Appendix II of the scheme.

The Cherrywood Planning Scheme Area element of the Development Contribution shall be used solely in respect of projects in the relevant class listed in Appendix III – Cherrywood Planning Scheme Projects List.

iii. Section 49 Development Contribution Scheme - Glenamuck District distributor road scheme and surface water attenuation pond Scheme (Amended 2018)

Developments in the area will be subject to the standard S48 Countywide Development Contributions and also to the payment of the S49 development contribution in relation to the distributor road and attenuation pond projects.

All development contributions collected are used in respect of projects in the relevant class in accordance with the associated Development Contribution Scheme.

1.7 Funding available

Projects in the capital programme are funded from a combination of development contributions, grants, loans, DLRs capital funds on hand or 3rd party contributions.

1.7.1 Development Contributions

As outlined above development contributions collected are used in respect of projects listed in the appendices of the associated DCS and for projects within the associated Class. This means that countywide Class 1 contributions will only be used in respect of countywide parks, libraries, sports and community projects while Countywide Class 2 contributions will be allocated in respect of countywide transportation projects.

1.7.2 DLR capital funds on hand

Very few projects are funded entirely from development contributions and almost all have a match funding requirement. DLR must therefore ensure it has adequate capital funds on hand to match fund development contributions to enable countywide projects to be delivered. The amount of match funds available has reduced significantly in recent years. When Ballyogan Depot was built it was funded from capital receipts. It was

intended that the old depots which were subsequently vacated would be sold to replenish the capital receipts. Proceeds from assets sold will replenish the Council's capital receipts and enable additional projects to be delivered.

Details of development contribution income and the Councils capital funds on hand are set out in the following table which also outlines the current bank position adjusted for various amounts which are ring-fenced for specific purposes and can only be used for the stated purposes to identify the funding that is currently available to progress the capital programme:

Capital Funding Available	
Cash in bank incl. Investments @ 31/12/2020 <i>AFS pending</i>	€276,810,600
Add estimate of Housing Grant recoupments to be raised	€13,000,000
Adjusted Cash Position @ 31/12/2020	€289,810,600
<i>Reductions required for Third Party Funds, Grants, Refunds due and Loan on hand</i>	
Deduct advancement of Loan for Glenamuck Distributor Roads	€30,000,000
Deduct planning securities and other refundable deposits on hand	€44,486,900
Deduct Grants on hand for specific purposes	€27,567,900
Deduct estimate of refunds due in relation to Rates Waiver	€12,900,000
Cash Position after reductions for Third Party Funds, grants, refunds due & loan on hand	€174,855,800
<i>Reductions required for cash ringfenced for specific purposes</i>	
Deduct Part V, RAS and other housing specific funds	€30,278,800
Deduct Funds committed for other purposes eg Buildings, H&S, Legal, Grant match funds etc.	€28,555,400
Deduct Development contributions on hand - required for Capital Programme	€96,893,000
Deduct amounts required to match fund Committed and Not Contractually Committed Projects in 2021 - 2023 Programme	€19,342,620
Residual funds	-€214,020 debit

1.8 Limitation on Spending:

The progression of the capital projects is also subject to obtaining sanction from the Department to depart from the requirements of Circular Fin 03 2009 which remains in force. This circular requires local authorities to keep their capital, revenue and bank accounts in balance and only permits revenue or capital expenditure to match the level of income received within the financial year. In previous years discussions were held with the Department of Housing Planning and Local Government and derogations received to depart from Circular Fin 03/2009. However, many other Local Authorities are now also looking for similar derogations and national and EU Fiscal rules may restrict the potential to permit

capital reserves to be eroded in the coming years. It should be noted that this may delay the delivery of capital projects.

1.9 Summary of capital expenditure proposed 2021 – 2023

The following table is a summary of the total projected capital expenditure under the various categories –subject to the availability of funds - in the period 2021–2023:

Scheme	Projected Project Cost	Expenditure to 31.12.2020	Projected Expenditure 2021-23	Projected Post 2023 Expenditure
Projects Under Contract (Funding Available)	140,965,600	19,105,108	121,850,492	10,000
Projects Not Currently in Contract (Funding Available)	186,466,500	6,511,100	104,764,500	75,190,900
Pipeline Projects* - (Funding Not Currently Available)	27,276,000	967,000	17,219,000	9,090,000
Glenamuck District & Environs	75,350,000	7,798,900	65,551,100	2,000,000
Sandyford Urban Framework Plan (SUFP)	26,860,000	168,800	23,314,000	3,377,200
Cherrywood SDZ Common Infrastructure - dlr Delivered	55,374,400	15,657,294	35,418,600	4,298,506
Housing Schemes	99,352,024	23,576,258	73,803,031	1,972,734
Shanganagh Housing Proposal	119,053,000	13,119,283	105,933,717	0
Harbour Schemes	36,318,286	0	1,000,000	35,318,286
Projected Expenditure Total - dlr Delivered Projects	€767,015,810	€86,903,743	€548,854,440	€131,257,626

* Projects will be progressed as the required funding, planning and legal issues are resolved.

Cherrywood SDZ Common Infrastructure - Land Owner Delivered Projects	€153,010,000
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1.10 Individual project costing and income sources:

Previously the schedules of projects in the Report on Capital Programme itemised details of individual projects costs and their relevant income streams. As many of the projects are pre-tender this information is commercially sensitive and it is not considered appropriate to continue to identify projected costs individually. Instead the table above summarises the projected costings at project category level. Also, sections in the report on individual project categories include a funding strategy identifying projected costs and income for that category.

1.11 Governance arrangements in relation to the Capital Programme:

The Council is delivering a very ambitious capital programme of projects as envisaged in the County Development Plan and the related Development Contribution Schemes. Public bodies delivering capital programmes are rightly subject to a high degree of accountability and governance. Failure to comply with statutory and regulatory requirements would expose the Council to both financial and reputational loss. To mitigate against this risk a

Project Governance Board has been established to provide a consistency of approach across the organisation with increased focus on achieving maximum value for money in line with the Public Spending Code published by the Department of Public Expenditure and Reform. Governance procedures provide a framework for project management and monitoring project progress across the organisation.

Project managers are required to take ownership and to actively manage their projects to ensure maximum value is leveraged from the capital funds available. The individual stages of each capital project are approved and assigned a budget to ensure no project goes beyond scope, that tenders represent best value and that appropriate project management systems are in place.

The purpose of establishing the Project Governance Board and the associated controls was to ensure that projects are delivered as far as possible on time and within budget and that all necessary governance requirements are adhered to.

1.12 Conditions associated with the progression of the programme of capital projects 2021 – 2023.

The programme of capital projects as outlined in this report will be progressed subject to meeting the following conditions:

1. The full funding required to complete each project is in place and ring-fenced before any individual project commences to ensure that the Council is not exposed to an unacceptable level of financial risk,
2. The cost of projects comes in at or below the budget approved by the Project Governance Board,
3. Projected grants and other third-party funding materialises to progress capital projects,
4. The projected development contribution income is realised,
5. A minimum cash balance of €30m will always be retained by the Council,
6. The required sanction is obtained from the Minister for borrowing requirements and
7. The report is updated and reviewed again by the Council within 12 months.

Countywide Contractually Committed Project - DCS 2016 – 2020

2.1. Background:

The Dún Laoghaire-Rathdown Development Contribution Scheme (DCS) 2016 – 2020 was adopted by the Council on 14th December 2015 in accordance with Section 48 of the Planning and Development Act 2000 (as amended). The Scheme provides for the payment of development contributions to fund **Countywide** Infrastructural projects **and** for an additional Contribution payable in relation to developments in the Sandyford Urban Framework Plan area (SUFP).

The category of projects that are included in this section of the report are listed under the Countywide heading in Appendix II in the Scheme and are now contractually committed.

The Contributions for Countywide Infrastructural projects are broken down into the following **three classes** of Public Infrastructure Development:

- Class 1: Community and Parks facilities and amenities
- Class 2: Roads Infrastructure and facilities
- Class 3 Surface Water Infrastructure

Countywide levies collected are assigned to fund projects in the relevant class listed under the Countywide heading in Appendix II of the scheme.

A small number of additional projects not included in the Scheme with alternative sources of funding are also included but are identified in the Schedule of projects below as non DCS.

Contractually committed projects have first call on available funds - both development contributions and Council's capital funds on-hand and the entire funding required to complete each project is ring-fenced when the contract is awarded. Adequate funds are available to meet contractual arrangements and complete all projects in this category.

2.2. Funding strategy - Contractually committed projects

S48 countywide development levies are the main source of funding for the contractually committed countywide projects. Other funding sources include capital funds on hand, exchequer grants, third party income and revenue transfers.

The following table outlines the funding strategy for contractually committed projects. As can be seen from this table the total project costs associated with these projects amounts to €140,965,600 of which it is projected €121,850,500 will be incurred 2021 – 2023.

Contractually Committed Projects – Funding Strategy 2021 to Completion

Projected Project Cost	Expenditure 2021 to Completion	INCOME 2021 to Completion					Total Income 2021 to Completion
		S48 Community & Parks DC's	S48 Transport DC's	S48 Surface Water DC's	dlr Capital Funds on Hand	Grants incl URDF	
€	€	€	€	€	€	€	€
140,965,600	121,860,492	36,295,330	3,895,915	52,890	7,600,077	74,016,280	121,860,492

2.3. Risk and risk mitigation:

As outlined earlier contractually committed projects have first call on available funds and the entire funding required to complete each project is ring-fenced when the contract is awarded. This minimises the financial risk associated with this category of projects. Also, governance processes in place further reduces the financial risks associated with these projects.

Some of these projects are partly funded from grants and any delay in receipt of the grant income would have adverse impact on cash flow. The likelihood of this happening is low but if it did occur the risk would be mitigated by delaying the progression of other projects which are not contractually committed.

2.4. Schedule of contractually committed projects

The following schedule sets out the list of projects currently under contract including project costs and funding sources.

2.4 SCHEDULE OF PROJECTS UNDER CONTRACT (FUNDING AVAILABLE)

Updated
Status

No.	Project Title	Project Detail	Project Status	Area Committee
Class 1 Community & Parks Development Contribution Funded Schemes				
19002	Dún Laoghaire Baths & Queens Road Stabilisation	Works at Dún Laoghaire Baths including studio space for artists, an art gallery, a café and public toilet facilities	Construction	DL
19004	Fernhill Park & Gardens - Phase 2	New junction, avenue, car parking, active recreation space, services, public lighting, drainage, planting, etc	Handover	D
19005	Hudson Road Park	The proposed development consists of a sports pavilion, pitches, ball stop netting, paths, seating, boules, play and outdoor exercise	Construction	DL
19006	Killiney Hill/Dalkey Quarry Phase II Improvements	Accessible path at Victorian Gates entrance beside tea rooms to Park.	Tender	DL
19008	Pavement Improvement Programme (Parks)	Programme of footpath construction and renewal in Parks and open spaces.	Construction	DL&D
19009	Samuel Beckett Civic Campus Phase 2 (including Fitout)	Swimming Pool / Sports Hall Complex.	Detailed design	D
19010	Shanganagh Castle Preliminary Works	Works on securing and refurbishing the internal structure of the Castle.	Multiple Projects	DL
Class 2 Roads Infrastructure Development Contribution Funded Schemes				
19011	Cherrywood SDZ area - Assessment of Strategic Road Network Performance	Assessment of road network performance at set intervals in conjunction with TII and the NTA.	On Site	D
19012	DMURS Minor Junctions etc.	Add value to Roads Programme by application of Design Manual for Urban Roads and Streets (DMURS) which is mandatory. These funds are for installing cycle lanes/cycle paths or slipways on existing roads and not for major road works.	Multiple Projects	DL&D
19016	Project Feasibility Studies I&CC	Feasibility reports /LAP studies etc. required to inform future development.	Multiple Projects	DL&D
19017	Road Reconstruction Multi Annual Funding (aka Road & Footpath Improvement)	County wide improvement works to roads and footpaths	Multiple Projects	DL&D
19018	Safety - Accident Investigations Prevention & 30kph Zones	Accident Investigation and Prevention (AIP) Programme, also Active Travel at schools advancement.	Multiple Projects	DL&D
19019.1	Shanganagh Road Interim Works - Phase 2	Road improvement works. Phase 2 - 315m of footpath. Commenced on site Nov 2020.	Detailed design	DL
19020.1	Stillorgan Village Movement Framework Plan Phase 2 - Lower Kilmacud Road	Development of a Master Plan and realisation of infrastructural measures as well as public realm improvement. This project will be carried out in 4 phases and this is for Phase 2.	Construction	D
Moved From NC to C 19041.1	Stillorgan Village Movement Framework Plan (Phase 3) - Village Core (Section 1)	Development of a Master Plan and realisation of infrastructural measures as well as public realm improvement. This project will be carried out in 4 phases and this is for Phase 3	Phase 3 Preliminary Design	D
Class 3 Water Infrastructure Development Contribution Funded Schemes				
Moved From NC to C 19043.3	Screen Camera Installation (1-4)	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	On Site	DL&D
Non Development Contribution Funded Schemes				
19015	N11 Junctions Upgrades	Allocation to further develop and implement junction upgrading on the N11 Stillorgan Road, as identified in the N11 Junctions Safety Review. Some works on hold until BusConnects works are completed	Multiple Projects	DL&D
19024	Active Travel – Expansion of Walking & Cycling Infrastructure	Traffic Improvement Schemes (Walking & Cycling) includes the NTA Sustainable Transport Measures. 100% funded from NTA.	Multiple Projects	DL&D
Moved From NC to C 19043.1	Kilbogget Park Online Attenuation (2)	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Construction	DL&D
Moved From NC to C 19043.2	Flood Alleviation Dundrum Slang Integrated Catchment Model	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	On Site	DL&D
19044	Bray Landfill Coastal Defence	Coastal Protection options for the cliffs at the old landfill North of Bray.	On Site	DL
19057	Dun Laoghaire Carnegie Library	Refurbishment and future use.	Construction	DL
19058	Dundrum Carnegie Library	Works on securing and refurbishing the internal structure of the library.	On Site	D
20097	Pavilion Theatre Safety Works	Fire safety works	On Site	DL

3. Countywide Projects not Contractually Committed – DCS 2016–2020

3.1. Background:

The Dún Laoghaire-Rathdown Development Contribution Scheme (DCS) 2016 – 2020 was adopted by the Council on 14th December 2015. This section of the report relates mainly to projects listed under the Countywide heading in Appendix II of this scheme and these projects will be funded / part funded from (countywide) development contributions received in accordance with the scheme.

The projects in this category are being progressed through various project stages from feasibility to pre – tender towards contract.

A small number of additional projects with alternative sources of funding are also being progressed – they are flagged as Non DCS projects.

The required funding for projects in this category is **currently available** and has been ring-fenced to enable the projects to be delivered. As planning, legal and regulatory requirements are resolved contracts will be awarded.

3.2. Funding strategy:

These projects will be funded through a combination of S48 (countywide) development contributions, DLR's capital funds on hand, exchequer and third-party funding. Any shortfall in any of the assumed income streams will result in delays to the associated project pending the identification of alternative funds.

The following table outlines the funding strategy for this category of projects. As can be seen from this table the total project costs associated with these projects amounts to €186,466,500 of which it is projected €179,955,400 will be incurred 2021 – 2023.

Projects Not Contractually Committed (Funding available) - Funding Strategy 2021 To Completion

Projected Project Cost	Expenditure 2021 to Completion	INCOME 2021 to Completion						Total Income 2021 to Completion
		S48 Community & Parks	S48 Transport DC's	S48 Surface Water DC's	dlr Capital Funds on Hand	Grants incl LIHAF & URDF	Other 3rd Party	
€	€	€	€	€	€	€	€	€
186,466,500	179,955,400	10,609,000	73,941,675	253,270	11,842,580	71,150,375	12,158,500	179,955,400

3.3. Risk and mitigation of risk:

As outlined in the funding strategy above these projects will be funded from a mix of development contributions, DLR capital receipts, exchequer and third-party funding. The required funding from the various streams will be ring-fenced in full when contracts are awarded.

Any reduction in the projected level of grant funding after a project becomes contractually committed would have an adverse impact on cash flow. The likelihood of this happening is low but should it occur the risk would be mitigated by delaying the progression of another project.

Confirmation of grant funding is sought before contracts are awarded and in addition the required amount of development contribution income and DLR capital receipts must also be available and ringfenced before contracts are awarded.

3.4. Schedule of not contractually committed projects

The following schedule outlines the list of capital projects being progressed but not currently contractually committed.

3.4 SCHEDULE OF PROJECTS NOT CURRENTLY IN CONTRACT (FUNDING AVAILABLE)

Updated Status	No	Project Title	Project Detail	Project Status	Area Committee
Class 1 Community & Parks Development Contribution Funded Schemes					
	19026	Grass Pitch Refurbishment	Refurbishment of Grass Pitches	Multiple Projects	DL&D
	19027	Stillorgan Library	New public library in Stillorgan.	Planning	D
Pipeline to NC	19052	Blackrock Park Masterplan - Phase 2	Priority projects arising from the Blackrock Park Masterplan	Preliminary design	DL
Pipeline to NC	19053	Cabinteely Park Projects	Cabinteely Park Priority Projects	Proposed/Pre feasibility	D
Pipeline to NC	19055.1	Rosemont School Pitches and Car Park	Upgrade existing pitch for multi-use	Tender	D
Pipeline to NC	19055.2	Woodbrook College Pitches	Construction of All Weather Pitch	Feasibility	DL
Pipeline to NC	19060	Jamestown Park Projects	New paths, boundary planting, playground/adventure sports.	Feasibility	D
Pipeline to NC	19063	Marlay Park Masterplan	Priority projects arising from the Marlay Park Masterplan	Detailed design	D
Pipeline to NC	19064	Play Space Development (East)	Development of play spaces throughout the East of the county.	Proposed/Pre feasibility	DL
Pipeline to NC	19065	Play Space Development (West)	Development of play spaces throughout the West of the county.	Proposed/Pre feasibility	D
Pipeline to NC	19067	Shanganagh Park Masterplan Projects Phase 1	Progression of Masterplan Phase 1	Preliminary design	DL
	20098	Finsbury Park	New boundary railings & playground		D
New	21121	Mountown Boxing Hall	Multi-use sports building	Preliminary design	DL
New	21123	Fernhill Parks and Gardens - Phase 3	Playground, coffee shop, public toilets, additional paths, renewable energy infrastructure	Proposed/Pre feasibility	D
Class 1 Community & Parks Development Contribution Funded Schemes Total					
Class 2 Roads Infrastructure Development Contribution Funded Schemes					
	19028	Blackglan Road / Harold's Grange Road Improvement Scheme	Phase 1 - Blackglan Road	At Tender	D
	19029	Blackrock (Main Street & Blackrock Baths)	Enhancement of Public Realm as per Blackrock LAP.	Feasibility study	DL
	19030	Blackrock Seafront Public Realm	Seafront Public Realm adjacent to proposed viewing platform.	Preliminary design	DL
	19032	Cherrywood - Kilternan Link Road & Priorsland Overbridge (previously project 19075)	A new road link over the M50 connecting Cherrywood to Carrickmines and Kilternan/Glenamuck catering for all road users	Preliminary design	DL&D
	19033	Feasibility Study for Cherrywood Capacity Enhancements to M50/N11/M11	Feasibility Study for Capacity Enhancements to M50/N11/M11 (Cherrywood Planning Scheme) in conjunction with TII and in consultation with the NTA	Feasibility study	D
	19034	Cherrywood to Shankill Greenway	Proposed 900m long Greenway which will provide a pedestrian & cycle link between Brides Glen Luas stop at Cherrywood and the N11 public transport corridor	Preliminary design	D
	19035	Glenamuck LAP associated works (exclusive of S.49 scheme)	Upgrading of the Glenamuck Road / Enniskerry Road Junction	Detailed design	D
	19036	Greenways future projects	Network of greenways linking parks and open spaces. Such as Cruagh Wood to Ballyogan Road.	Multiple Projects	DL&D
	19038.1	Roundabout	roundabout on the old N11; road improvements to support housing	Preliminary design	DL
	19038.2	LIHAF - Woodbrook/Shanganagh - Access Road/Avenue	Road improvements to support housing development and access to a future proposed DART station (see 19038 for Wilford Roundabout element)	Preliminary design	DL
	19040	Rochestown Avenue (Interim Works)	Integration of roads and footpaths with redevelopment of National Rehabilitation Centre.	Preliminary design	DL
	19041.2	Stillorgan Village Movement Framework Plan (Phase 4) - Village Core (Section 2)	Development of a Master Plan and realisation of infrastructural measures as well as public realm improvement. Phase 4.	Phase 4 Proposed (pre-feasibility)	D
	19042	Town and Village Improvement Public Realm	Commercial Areas.	Multiple Projects	DL&D
New	19042.1	St Michael's Square & Environs	Redevelopment of open space at St Michael's Church, Dun Laoghaire	Planning (Part VIII)	DL
Pipeline to NC	20101	Hillcrest Road	Improvement Works - design only in current 3 year prog	Preliminary design	D
New	21116	Cherrywood Road Upgrade	To open up lands for housing and cycle links (to be costed)	Feasibility study	D/DL
New	21117	Stillorgan Village Movement Framework Plan (Phase 5) - Old Dublin Road	Development of a Master Plan and realisation of infrastructural measures as well as public realm improvement. Phase 5	Preliminary design	D
New	21118	Stillorgan Village Movement Framework Plan (Phase 6) - N11 Bus Stop Improvements	Development of a Master Plan and realisation of infrastructural measures as well as public realm improvement. Phase 6	Preliminary design	D
New	21119	Stillorgan Village Movement Framework Plan (Phase 7) - The Hill	Development of a Master Plan and realisation of infrastructural measures as well as public realm improvement. Phase 7	Preliminary design	D

3.4 SCHEDULE OF PROJECTS NOT CURRENTLY IN CONTRACT (FUNDING AVAILABLE)

Updated Status	No	Project Title	Project Detail	Project Status	Area Committee
Class 3 Water Infrastructure Development Contribution Funded Schemes					
	19043.7	Dundrum Slang: M50 Jn 13 Environs Flood Storage/ Ballinteer Roundabout Enhanced Flood Storage	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Preliminary design	DL&D
	19043.8	Carysfort Maretimo Stream - Dart Culvert Assessment (1)	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Feasibility	DL&D
	19043.9	Fernhill Park Flood Storage (1)	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Feasibility	DL&D
Non Development Contribution Funded Schemes					
	19043.4	Deansgrange Flood Relief Scheme (ECFRAM) Former name: Glenavon Park Flood Storage (Online Attenuation)	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Preliminary design	DL&D
	19043.5	Carrickmines/Shanganagh Flood Relief Scheme (ECFRAM)	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Preliminary design	DL&D
	19043.6	Monkstown Flood Risk Assessment	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Preliminary design	DL&D
Re-entered	19046	Monkstown Leisure Centre (pitches and floodlights)	Essential upgrade of all-weather pitches at dlr leisure Monkstown	Tender	DL
	19047	Park House (Commercial unit)	Commercial unit on ground floor	Feasibility study	DL
	19049	S2S (Boosterstown to Dún Laoghaire)	Sutton to Sandycove, 3 local authorities will be involved and the NTA	Feasibility study	DL
	19050	Wetlands + Attenuation (East Area)	Wetlands and attenuation schemes in parks and open spaces including Loughlinstown linear park	Proposed/Pre feasibility	DL
	19051	Wetlands + Attenuation (West Area)	Wetlands and attenuation schemes in parks and open spaces including Cabinteely and Fernhill	Proposed/Pre feasibility	D
	20099	Community Sports Hall fit out costs - Blake's site, Stillorgan	Community Sports Hall to be provided as part of the Blake's site land disposal to Cairn Homes	Preliminary design	D
	20100 *	Running track & associated facilities - St. Thomas Estate	Multi-use building and running track	Detailed design	D
Moved from Pipeline to NC	20102	Killiney Beach Accessibility & Public Realm Enhancement	Provide accessibility onto Killiney Beach & general Public Realm enhancement, including improvements to signage, paths & green areas	Proposed/Pre feasibility	DL
New	20114	Proposed new National Watersports Centre, Dun Laoghaire Harbour	Development of a new National Watersports Centre, including new building, storage, boat slip/launching area and ancillary works	Feasibility/Preliminary design	DL
	21120	Deansgrange Library Roof repairs	Repair of internal structure and roof covering	Preliminary design	D/DL
New	21122	Coliemore Harbour	Emergency repair works required following localised failure of bedrock beneath access path to southern pier. Proposed floating walkway and rock anchors to be installed throughout bedrock face.	Proposed/Pre feasibility	DL

* Project being facilitated by the Council & fully funded by external sources.

4. Countywide Pipeline Projects - Funding not Currently Available (FNA) – DCS 2016 – 2020

4.1. Background

Most projects in this category are also listed under the Countywide heading in Appendix II in the Development Contribution Scheme 2016-2020.

Many of the projects have outstanding planning, legal and regulatory issues that are being addressed as they proceed to pre-tender stage. The funding required to complete these projects is not currently available. The projects are Class 1 Development Contribution Scheme projects such as parks, community, libraries and sports projects.

All Class 1 development contributions on hand and those that are projected to be collected in the period 2021-2023 are required to fund projects which are included in the schedule of Contractually Committed or Not Contractually Committed outlined above.

A number of projects included in the pipeline category last year have moved to the non-committed category this year. Development activity is currently strong in dlr and this is reflected in the receipts in 2020 but this may not always be the case. The remaining projects will also be progressed as funding and other resources becomes available and in the meantime some of them are already in the early stages of progression.

Projects which are eligible for grant or other third-party funding are usually progressed ahead of those with a greater own funding requirement as this reduces the demand on DLR's depleting capital funds.

4.1.1 Sale of assets:

Previous reports assumed the sale of unspecified council assets as part of the funding strategy for the programme of capital projects. As no assets have been sold in recent years this potential funding stream has now been excluded. The disposal of assets, where appropriate, would increase the availability of capital receipts and would fast track the progression of these or other projects.

4.2. Funding strategy

It is intended that the pipeline projects will ultimately be funded from a combination of Section 48 (countywide) development contributions, grants, 3rd party income and DLR's own capital funds.

There is currently a shortfall in the required funding from one or more of the required income sources – primarily development contributions and match funds as all available funds are required to fund projects in the Contractually Committed and Not Contractually committed categories.

The following table outlines the proposed funding strategy for the FNA projects. The total project costs associated with this project category to completion is €26,309,000.

Pipeline Funding Not Available Projects - Funding Strategy 2021 To Completion

Projected Expenditure 2021 to Completion		Anticipated Income 2021 to Completion				Total Income 2021 to Completion
		S48 Community & Parks DC's	dlr Capital Funds Required	Grants Anticipated	Other 3rd Party Anticipated	
	€	€	€	€	€	€
Funding Strategy	26,309,000	12,544,160	9,884,840	1,722,000	2,158,000	26,309,000
Funding Currently Available		0	0	1,722,000	2,158,000	3,880,000
Current Funding Gap	26,309,000	12,544,160	9,884,840	0	0	22,429,000

4.3. Risk and mitigation of risk

In addition to the shortfall of funding required to progress these pipeline projects planning, legal and/or other issues may also have to be resolved prior to the commencement of the projects.

The full funding required from development contributions and DLR capital funds must be available and ring-fenced prior to the commencement of individual projects.

Any reduction in the assumed grant or 3rd party income will further delay the commencement of the associated project or another project under this heading pending the identification of alternative funding but on the other hand any additional development contributions, grants or 3rd party funding would fast track the progression of the associated projects.

4.4. Schedule of pipeline projects

The following schedule sets out the list of pipeline projects currently flagged FNA:

4.4 SCHEDULE OF PIPELINE PROJECTS - FUNDING NOT CURRENTLY AVAILABLE (FNA)

Updated
Status

No	Project Title	Project Detail	Project Status	Area Committee
Class 1 Community & Parks Development Contribution Funded Schemes				
19010.1	Shanganagh Castle Re-development - Phase 1 Sports Facilities (previously 19066)	Provision of sports facilities	Multiple Projects	DL
19054	Corke Abbey Woodbrook Glen Improvements (also includes Corke Abbey Valley New Bridge Access)	Upgrade of small pedestrian bridge and installation of seating, wetlands attenuation works and deck platform for improved connectivity.	Detailed design	DL
19055	County Wide Grass Pitches and All Weather Pitches	Upgrade of existing grass and all weather pitches and future development of new facilities within the county.	Multiple Projects	DL&D
19056	Dalkey Island (Upgrade Tower & Gun Battery)	and repair of Martello Tower and Gun Battery to make safe and accessible	Proposed/Pre feasibility	DL
19059	Glenalbyn Pool	Rebuild of Pool	Feasibility	D
19061	Kilbogget Park Sports Building (Detail design)	Replace existing buildings with one shared clubhouse, changing rooms, etc.	Feasibility study	DL
19062	Marlay Golf Redevelopment	Redevelop the overall golf amenity at Marlay.	Detailed design	D
19068	Stonebridge Road Changing Rooms (Remaining phase)	This small park has been partially redeveloped with pitches and temporarily surfaced paths and car parking in place. Additional development is required to include changing rooms, seating and permanently surfaced paths and car parking.	Preliminary design	DL
20115	Myrtle Square & Convent Lane Greening	Delivery of a new Civic Space as envisaged in the Dun Laoghaire Urban Framework Plan	Detailed design	DL
Class 1 Community & Parks Development Contribution Funded Schemes Total				
Non Development Contribution Funded Schemes				
19069	Shanganagh Crematorium	Development of a new Crematorium and associated works at Shanganagh Cemetery, Shankill, Co Dublin to include 5 buildings, car parking, new burial plots, and landscaping.	Detailed design	DL
21129	Parks Depots	Upgrade of Depots	Feasibility study	D

New

5. Glenamuck Distributor Road – S49 Development Contribution Scheme 2018

5.1 Introduction

The amended Glenamuck Distributor Roads Development Contribution Scheme was adopted by the Council in December 2018 in accordance with S49 of the Planning and Development Act 2000-2010 (as amended).

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

The infrastructure in question will open up the lands in the area for development but related development contributions will only be received after the associated developments are granted planning permission and are commenced. Having the infrastructure in place is a necessary precursor to this.

In addition to the road and attenuation ponds schemes to be funded by the S49 development contributions there are also a small number of ancillary projects in the Glenamuck area which are included in the S48 Development Contribution Scheme 2016 – 2020 countywide project list. These projects will be funded from the S48 Countywide development contributions and are included in the relevant category of countywide projects having regard to the stage each project is at.

There is capacity to deliver c3000 homes in the Glenamuck LAP area when the road and attenuation ponds are in place.

5.2 Funding strategy:

As outlined above the Glenamuck District Roads Scheme and Surface Water Attenuation Ponds Scheme will ultimately be funded from S49 Development Contributions.

There will be an upfront borrowing requirement to put the infrastructure in place which will open the lands for development and will in time result in the payment of the associated Development Contributions.

Following negotiations between dlr and several of the major landowners and other stakeholders in the Kilternan-Glenamuck area, an agreement in principle has been reached with six landowners, who represent approximately 75% of the land costs. Delivery of the infrastructure is subject to the conclusion of binding contracts in order for this scheme to be progressed, but progress on finalising contracts has been delayed as a result of the impacts from Covid-19.

The Council approved a loan facility of €70m to fund up-front the provision of this infrastructure at the Council meeting held on 14 January 2019. €30m was drawn down in December 2019 in anticipation of the completion of negotiations to acquire the necessary land. The loan repayments will be funded from the future S49 Development Contributions.

The following table outlines the funding strategy for the Glenamuck LAP area projects to be funded by the S49 Development Contribution Scheme adopted by the Council in December 2018. The total costs associated with these projects amounts to €75,350,000 of which it is projected €67,551,100 will be incurred 2021– 2023.

Table 5.1. Glenamuck Distributor Road - Funding Strategy 2021 to Completion

Projected Project Cost	Projected Expenditure 2021 - 2023	Projected Expenditure Post 2023	Expenditure 2021 to Completion	INCOME	
				Borrowings in advance of S49 Dev. Contributions	Total Income 2021 to Completion
€	€	€	€	€	€
75,350,000	65,551,100	2,000,000	67,551,100	67,551,100	67,551,100

5.3 Risk and Risk Mitigation

The main risk in relation to this scheme is that the projected development contributions may not be realised in the event of a slowdown in development activity. As the Council has drawn down a loan of €30m it is liable for the loan repayments. In such a scenario the loan repayments would have to be funded from the Revenue budget which would result in a reduction in the level of day to day services.

It is difficult to mitigate this risk, but options that would be open to the Council in a worst-case scenario:

1. Stagger the drawdowns to minimise the level of repayments
2. Try to negotiate an interest only repayment facility

A further risk associated with this funding strategy is that the Department of Housing, Local Government and Heritage has indicated that it has limited capacity to sanction borrowings by local authorities. This could ultimately mean that the Council may not be able to drawdown the balance of the funds required to meet contractual obligations.

This risk will be mitigated in part as development contributions are collected under the S49 scheme. Also, projects under other headings could be scheduled to ensure the required cash is available to meet contractual obligations. Discussions have also been held with the Department to advise them of the potential borrowing requirements associated with this scheme.

However, these risks must be weighed against the housing benefit that will be derived once the infrastructure is in place. Without it the development potential of the area cannot be realised.

5.4 Schedule of projects

Table 5.2 The following schedule sets out the Glenamuck District Roads Scheme. (Funding Available)

No	Project Title	Project Detail	Project Status	*	Area Committee
19070	Glenamuck District Roads Scheme (aka Kiltarnan/Glenamuck S.49 Projects)	Glenamuck District Roads (GDR) consisting of GDDR and GLDR	Detailed design	NC	D

* NC = Not Contractually Committed

6. Development Contribution Scheme 2016 – 2020 incorporating Sandyford Urban Framework Plan (SUFP)

6.1 Introduction

This Development contribution scheme provides for the payment of development contributions to fund **Countywide** Infrastructural projects **and** for an additional Contribution payable in relation to developments in the Sandyford Urban Framework Plan area (SUFP) to fund projects related specifically to that area as listed under that heading in Appendix II of the scheme.

Countywide levies collected are assigned to fund projects in the relevant class listed under the Countywide heading in Appendix II of the scheme.

Appendix II of the Scheme also included a separate list of projects relating specifically to and benefiting the Sandyford Urban Framework Plan area. Under the terms of the Scheme planning permissions granted in the SUFP area will be conditioned with the payment of specific contributions to solely fund projects listed in the SUFP area heading in Appendix II in addition to the requirement to pay the standard countywide development contributions and assigned to fund countywide projects.

6.2 Funding strategy

Development contributions relating to the SUFP area collected under the provisions of the DCS Scheme 2016 - 2020 will ultimately fund the infrastructure in the SUFP area. There may be an upfront borrowing requirement to put some of the infrastructure in place which will facilitate the granting of permissions for developments and will in time result in the payment of the Development Contributions. These contributions will be used to fund loan repayments in the first instance. Other projects will only proceed as the SUFP development contributions are collected.

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

The Council approved a loan facility of €8m at the Council meeting held on 10th September 2018 to fund the M50/J14 project which is one of the SUFP projects. The loan will be drawn down when the CPO subject to GGB capacity at a national level.

Sandyford Urban Framework Projects - Funding Strategy 2021 To Completion

		INCOME 2021 to Completion			
Projected Full Projects Cost	Expenditure 2021 to Completion	S48 Community & Parks DC's	Borrowings in advance of Future S48 SUFP Contributions	S48 SUFP Contributions	Total Income 2021 to Completion
€	€	€	€	€	€
26,860,000	26,691,200	3,500,000	8,000,000	15,191,200	26,691,200

6.3 Risk and risk mitigation:

The main risk associated with this category of projects is that the Council could drawdown the borrowings but the associated SUFP development contributions may not become available to fund the loan repayments. This could occur if there was a significant slowdown in development activity and the development contributions were not collected in line with projections.

It is not possible to completely mitigate this risk, but options open to the Council would include:

1. Stagger the drawdowns to minimise the level of repayments
2. Try to negotiate an interest only repayment facility

Regardless there would still be a negative impact on the Council's revenue budget as the necessary loan repayments would have to be funded from revenue if the SUFP development contributions were not available. This would have a negative impact on the level of services the Council would be able to provide.

A further risk associated with this funding strategy is that the Department of Housing Local Government and Heritage has indicated that it has limited capacity to facilitate local authority requests for borrowing due to national and EU fiscal constraints.

This could ultimately mean that the Council may not be able to drawdown the funds to meet its contractual obligations associated with the scheme.

This risk could be partly mitigated by delaying projects under other headings to secure the required cash to meet its obligations.

6.4 Schedule of projects

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

6.4 SANDYFORD URBAN FRAMEWORK PLAN SCHEDULE OF PROJECTS (FUNDING AVAILABLE)

Updated
Status

No	Project Title	Project Detail	Project Status	*	Area Committee
19071	Bracken Link Road	Bracken Link Road SUPP.	Detailed design	NC	D
19072	M50 Junction 14 Link Road	Provision of a new road link between the existing signalised roundabout at M50 Junction 14 and Blackthorn Road.	Detailed design	C	D
19073	Sandyford urban open space	Acquire sites and develop new parks.	Proposed/Pre feasibility	NC	D
20103	Leopardstown Link Road (Phase 2)	Phase 2 of Leopardstown Link Road	Preliminary design	NC	D

* C = Contractually Committed

* NC = Not Contractually Committed

7. Cherrywood Planning Scheme Development Contribution Scheme 2017 - 2020

7.1 Background

Strategic Development Zones (SDZs) were established to enable the Government to designate certain parcels of land that are considered to be of strategic national importance to be fast tracked through the planning process. The aim is to deliver more quickly new residential and non-residential developments in areas considered to be of economic and social importance. Applications are made to the Planning Authority with no right of appeal. Once landowners comply with the related SDZ planning scheme permissions must be granted.

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

Dlr has been specified as the Development Agency by Government Order and is the Planning Authority for the Planning Scheme area.

The Cherrywood SDZ Planning Scheme provides for c.8700 residential units and 350,000sq.m of commercial floor space along with 29 ha. of recreational space and incorporating 3 Parks to serve future residents and is one of the most significant developments being delivered in the state. In addition, the Cherrywood SDZ will also deliver c 20,000 jobs during and post construction. It is therefore deemed to be a project of national, regional as well as local importance from a housing and economic development perspective and remains a priority for the Council.

7.2 Cherrywood Planning Scheme Development Contribution Scheme 2017 - 2020

This Scheme supersedes the 2016-2020 Development Contribution Scheme for the Cherrywood Planning Scheme area. This Scheme provides for the payment of development contributions in respect of Countywide Infrastructural projects listed in Appendix II and for an additional Contribution in respect of the Cherrywood Planning Scheme projects listed in Appendix III of the scheme in respect of development granted permission in the Cherrywood Planning Scheme area.

When the Scheme was adopted it was recognized that there was a residual funding gap in relation to these projects as the Cherrywood specific levy was not set at a level that was capable of funding in full the projects listed in Appendix III.

The Contributions for both the Countywide Infrastructure and the Cherrywood Planning Scheme Infrastructure are also each broken down into three classes of Public Infrastructure Development.

- Class 1: Community and Parks facilities and amenities
- Class 2: Roads Infrastructure and facilities
- Class 3 Surface Water Infrastructure

Countywide levies collected are assigned in respect of projects in the relevant class listed under the Countywide heading in Appendix II of the scheme.

The Cherrywood Planning Scheme Area element of the Development Contribution shall be used solely in respect of infrastructure in the relevant class listed in Appendix III – Cherrywood Planning Scheme Projects List. Countywide levies collected are assigned in respect of projects in the relevant class listed under the Countywide heading in Appendix II of the scheme.

7.3 Delivery of Cherrywood Planning Scheme Projects

The Cherrywood Planning Scheme projects listed in Appendix III of the scheme are being delivered by the landowners, with the exception of those funded by LPT, LIHAF and URDF grants secured by the Development Agency.

The delivery of the Cherrywood SDZ Planning Scheme comes with challenges for the landowners not least among them the provision of the required infrastructure due to:

- The greenfield nature of the majority of the scheme area
- The complexity of delivering the required infrastructure due to the difficult topography and undulating nature of the site which also straddles the motorway.
- The infrastructure to be delivered including roads, bridges, underpass, bus and cycle facilities, flood attenuation areas, public open space, parks and greenways.
- The large number of landowners required to work together so as to realise the potential of the Scheme.
- The complex legal agreements to deliver and fund the infrastructure are not yet in place.

- The cost of delivering the common infrastructure and the existence of a funding gap.

The Development Agency continues to work with all Cherrywood stakeholders to secure the overall objectives of the SDZ Planning Scheme including the delivery of the infrastructure by the landowners to open up the development capacity of the land.

There has been significant engagement by the Council with the Cherrywood landowners in relation to securing a common infrastructure agreement but due to the complexity of the issues involved, with many conflicting views, it has not been possible to finalise this agreement to date.

A dispute has arisen between the Council and one of the landowners in relation to the entitlement to offset development contributions in respect of common infrastructure provided. Legal proceedings transferred into the Commercial Division of the High Court (known as the Commercial Court) in early January 2021.

The current cost estimate for the delivery of the common infrastructure is c. €200m. It is the collective responsibility of the respective landowners to deliver this common infrastructure in accordance with the Cherrywood Planning Scheme. The only exception will be in relation to infrastructure delivered through grant funding including LIHAF, LPT and URDF. In accordance with the general requirements associated with such grants the related projects must be delivered by DLR.

Part of the cost of delivering this Cherrywood common infrastructure will be funded through the additional Cherrywood Development Contributions provided for in the Development Contribution Scheme 2017-2020. In addition, Local Property Tax, LIHAF and URDF funding has been made available by the exchequer totalling c.€40m to fund elements of it. However, there is a current residual funding gap of c.€105m. It is not the Council's responsibility to provide the funding to bridge this gap as the responsibility for the delivery of the common infrastructure in accordance with the Cherrywood Planning Scheme rests with the landowners. As outlined above this funding gap was recognised at the time of the making of the Cherrywood Contribution Scheme 2017-2020.

The delivery of the Cherrywood SDZ is expected to be an 8-10 year project – at least - so it is reasonable to assume that further tender price inflation will occur but it is envisaged that this will be largely offset through indexation of the Cherrywood specific development contribution

In addition to the Cherrywood Planning Scheme projects listed in Appendix III to be funded by the Cherrywood area specific area levy there are also a small number of ancillary projects which are included in the S48 Development Contribution Scheme 2016 – 2020 countywide project list in Appendix II including the Kilternan Link Road. These projects will be funded in part from the S48 Countywide development contributions and are included in the relevant category of countywide projects having regard to the project stage each project is at. These are specifically identified as phased infrastructure in the Planning Scheme and identified as strategic projects.

7.4 Funding strategy

7.4.1 Cherrywood SDZ Common Infrastructure – dlr Delivered Projects - Funding Strategy

Total Projected Cost €	ANTICIPATED AVAILABLE INCOME					Total Projected Income €	Residual Funding Gap €
	S48 Cherrywood Specific Dev Contribution €	Grants TII & NTA €	LIHAF €	URDF €	LPT €		
55,374,400	8,097,050	152,000	11,390,025	13,358,325	14,377,000	47,374,400	8,000,000

The residual funding gap in the above table relates to the development agency costs for which no funding is currently available. This will be considered during the review of the development contribution scheme.

7.4.2 Cherrywood SDZ Common Infrastructure – projects to be delivered by the Cherrywood Land Owners - Funding Strategy

Total Projected Cost €	ANTICIPATED INCOME		
	S48 Cherrywood Specific Dev Contribution €	Total Projected Income €	Residual Funding Gap €
153,010,000	55,929,700	55,929,700	97,080,300

The Cherrywood Planning Scheme DCS 2017-2020 was approved in accordance with Section 48 of the Planning and Development Act, 2000 (as amended) in June 2017. The scheme provided for both countywide and Cherrywood specific development contributions. It is estimated that Cherrywood specific contribution will raise circa €64m (after indexation) towards the cost of the projects listed in Appendix 3 of the 2017 Scheme.

In addition, the following grant funding has been secured to contribute to the funding solution for the common infrastructure – relevant projects are being delivered by the Development Agency as required under relevant grant funding rules.

- Local Property Tax Income – €14.38m
- LIHAF – €11.39m
- URDF – €13.39m

A further URDF bid has been submitted by dlr in response to the government's call 2 for certain Cherrywood common infrastructure projects. The outcome of this assessment is awaited.

7.5 Ancillary Countywide infrastructure

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

Ancillary County Wide Projects

Capital
Project
Listing

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

7.6 Risk and risk mitigation

Failure to securing the common infrastructure agreement presents a significant risk to the delivery of the Cherrywood SDZ as it means that the current funding gap relating to the delivery of the common infrastructure remains unresolved.

If the required funding is not available, it will delay the development with a consequential negative impact on the delivery of homes and employment.

Recognising the extensive housing and economic benefits that will derive from the delivery of Cherrywood and recognising the magnitude of the funding required to deliver the common infrastructure the Council successfully sought and obtained grant funding to reduce the burden on the landowners. Almost €40m of grant funding has been secured from various funding streams including LPT, LIHAF and URDF and the Development Agency continues to engage with all stakeholders to ensure the required funding is in place to enable Cherrywood to be developed in accordance with the Planning Scheme.

As outlined above, a further URDF bid has been submitted by dlr in response to the government's call 2 for certain Cherrywood common infrastructure projects. The outcome of this assessment is awaited. If successful with this bid, it would significantly reduce the funding gap.

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

One option to mitigate the funding issue would be to review the Cherrywood Planning Scheme Development Contribution Scheme 2017 – 2020, and this work is currently being advanced. That and all other options open to the Development Agency will continue to be examined.

7.7 SCHEDULE OF CHERRYWOOD SDZ COMMON INFRASTRUCTURE PROJECTS - dlr DELIVERED

Updated
Status

No	Project Title	Project Detail	Project Status *	Area Committee
Cherrywood SDZ Common Infrastructure Schemes - dlr Delivered				
19074.1	Cherrywood SDZ Infrastructure Commercial/Land Transfers	Commercial/Land Transfers	Preliminary design	NC D/DL
19074.2	Cherrywood URDF (Linear Park & Greenway)	Sub-Project A - Linear Park & Greenway	Detailed design	C D/DL
19074.3	Cherrywood URDF (Tully Park P2)	Sub-Project B - Tully Park P2	Tender stage	C DL
19074.4	Cherrywood URDF (Pond 5a)	Sub-Project D - Pond 5a	Preliminary design	C D/DL
19074.5	Cherrywood URDF (Pond 2a)	Sub-Project C - Pond 2a	Preliminary design	C D/DL
19076.1	LIHAF Cherrywood (Phase 1) - Q-P*	Provision of a new junction on the N11, known as junction Q, and construction of a 130m stretch of the Druid's Glen Road	Handover	C D/DL
19076.2	LIHAF - Cherrywood (Phase 2) - P*-P3	Provision of a 40m bridge crossing of Cabinteely stream and 165m westward extension of Druid's Glen Road	Pre-Tender	C D/DL
19076.3	LIHAF - Cherrywood (Phase 3) - P3-P	Provision of 75m Druids Glen Road from Phase 2 finish point, 120m feature bridge and then 60m of Druids Glen Road to point P	Proposed/Pre Feasibility	C D/DL
20105	Cherrywood SDZ - Infrastructure Support	Infrastructure support for Transportation, Water & Drainage, Green Infrastructure and Project Management	Multiple Projects	C DL
Cherrywood SDZ Common Infrastructure Schemes Total				

* C = Contractually Committed

* NC = Not Contractually Committed

7.8 SCHEDULE OF CHERRYWOOD SDZ COMMON INFRASTRUCTURE PROJECTS - LAND OWNER DELIVERED

Updated
Status

No	Project Title	Project Detail	Project Status *	Area Committee
Cherrywood SDZ Common Infrastructure Schemes - Land Owner Delivered				
19074	Cherrywood SDZ Infrastructure (excluding LPT, URDF, LIHAF and Priorsland)	Cherrywood SDZ Infrastructure		

8. Housing Projects

8.1 Background

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

Housing projects are included in the report from a cash flow perspective as any delay in recoupment would delay projects in other categories and to show the full extent of the broad programme of capital projects being delivered by the Council.

8.2 Funding Strategy

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

Housing Projects - Funding Strategy 2021 To Completion

				INCOME	
Total Projected Cost	Projected Expenditure 2021 - 2023	Projected Expenditure Post 2023	Expenditure 2021 to Completion	Grants	Total Income 2021 to Completion
€	€	€	€	€	€
99,352,024	73,803,031	1,972,734	75,775,766	75,775,766	75,775,766

8.3 Risk and risk mitigation

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

8.4 Schedule of projects:

The schedule below sets out the list of Housing projects.

8.4 SCHEDULE OF HOUSING SCHEMES (FUNDING AVAILABLE)

Updated
Status

No	Project Title	Project Detail	Project Status	*	Area Committee
19077	Ballyogan Avenue (2 units)	Construction of 2 no. housing units at 41 Ballyogan Avenue, Ballyogan.	On-Site	C	D
19078	Ballyogan Court Phase 1 (67 units)	Proposed construction of 119 no. housing units at Ballyogan Court, Ballyogan, Co. Dublin. PHASE 1 - 67 UNITS	Pre Tender	NC	D
19079	Broadford Rise	Construction of 21 no. housing units designed for older persons at Broadford Rise, Ballinteer, Dublin 16	On Site	C	D
19080 & 19081	Carriglea Gardens (2 x Existing Voids)	Refurbishment of existing units	Completed	C	DL
19084	Fitzgerald Park	Construction of 50 no. housing units at Fitzgerald Park, Dun Laoghaire, Co. Dublin	Completed	C	DL
19086	Moyola Court (Buy & Renew)	Purchase and refurbishment of 12 no. housing units under the Buy and Renew Scheme.	Completed	C	D
19087	Park House	Refurbishment of existing building and provision of 4 no. housing units at 66 George's Street Upper, Dun Laoghaire, Co. Dublin.	Pre Tender	NC	DL
19088	Rockville Green	Proposed construction of 14 no. housing units at Rockville Drive, Glenamuck Road	Tender	NC	D
19090	St. Laurence's Park	Proposed demolition of existing units and construction of 89 no. new housing units at St. Laurence's Park, Stillorgan.	Planning	NC	D
20106	Nutgrove Crescent (2 x TAU Units)	Refurbishment of Existing Void TAU Units x2	Tender	NC	D
20107	Eden Villas (2 x Existing Voids)	Refurbishment of 2 existing units	On Site	C	DL
20109	Infill Housing at Moyola Court	Proposed construction of 4 units Infill Housing at Moyola Court	Pre Tender	NC	D
20110	Site beside Rollins Villas	Proposed provision of 1 x 2 bed unit	Feasibility study	NC	DL
20111	St Michaels TAU , Monkstown	Refurbishment of exiting Tau site and 3 x 3 bed extensions	Feasibility study	NC	DL
20112	West Pier Tau	Proposed provision of 1 x 4 bed and 2 x 2 bed modular units	Feasibility study	NC	DL
20113	Woodpark, Sallynoggin TAU	Proposed provision of 3 x 4 bed houses Traveller accomodation	Feasibility study	NC	DL
New 21124	Whites Villas (Existing Void)	Refurbishment of existing unit	Completed	C	DL
New 21125	Roebuck Road	Proposed development of 3 x 4-bed units	Feasibility study	NC	D
New 21126	Old Connaught TAU	Provision of 6 x 3 bed Traveller accomodation units - grouped housing scheme	Feasibility study	NC	DL
New 21127	Coast Guard Cottages (Refurbishment of 4 x Existing Properties)	Proposed refurbishment of 4 units	Pre Tender	NC	DL
New 21128	Ballyogan Court (Phase 2 - 52 apartments)	Proposed construction of 119 no. housing units at Ballyogan Court, Ballyogan, Co. Dublin. PHASE 2 - 52	Pre Tender	NC	D

* C = Contractually Committed

* NC = Not Contractually Committed

9. Social, Affordable, Cost Rental Housing - Shanganagh Housing Project

9.1. Introduction

Planning approval for 597 new homes, including 200 social, 91 affordable purchase and 306 cost rental homes, was granted by An Bord Pleanála in July 2020. The current proposal will see the entire development being delivered by the LDA. 200 social housing units will be delivered through this proposal, the cost of which will be recouped from the Department of Housing, Local Government and Heritage, while the LDA will manage and fund the 306 cost-rental apartments. Details of a new national Affordable Housing Scheme will provide clarity, when published, on the mechanisms for funding the provision of 91 affordable purchase homes.

9.2 Development in partnership with the Land Development Agency:

This scheme which is being developed by the Council in partnership with the Land Development Agency (LDA) is currently the largest social and affordable scheme with planning approval.

Several briefing sessions and one-to-one meetings were held with the Elected Members to keep them abreast of developments and to provide them with an opportunity to have an input in to the design of the proposed development.

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

9.2 Funding Strategy:

Two hundred social housing homes will be delivered through this proposal, the cost of which will be recouped from the Department of Housing, Local Government and Heritage, while the LDA will manage and fund the 306 cost-rental apartments. Details of a new national Affordable Housing Scheme will provide clarity, when published, on the mechanisms for funding the provision of 91 affordable purchase homes

9.3 Risk and Risk Mitigation:

The greatest risk associated with this scheme is the lack of a National Affordable Housing Scheme and as a result a degree of uncertainty remains in relation to the delivery of the 91 affordable homes.

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

Shanganagh Housing Project - Funding Strategy

Anticipated Total Project Income						
Total Projected Cost	Expenditure 2021 to Completion	Sale of Affordable Homes	Grants	Service Sites Fund	Contribution from LDA	Residual Funding Gap
€	€	€	€	€	€	€
119,053,000	105,933,717	30,629,087	77,690,000	4,049,500	3,200,000	3,484,413

No	Project Title	Project Detail	Project Status	Area Committee
19091	Social, Affordable, Cost Rental Housing - Shanganagh Housing Project	Proposed provision of 597 dwellings in partnership with the LDA including 200 social and 91 affordable purchase at Shanganagh Castle, Shanganagh, Co. Dublin. 306 cost rental units will be funded separately by the LDA.	Pre-Tender	DL

10. Dún Laoghaire Harbour – Funding Not Available

10.1 Background:

Dún Laoghaire Harbour transferred to the Council on 3rd October 2018 by Statutory Instrument S.I. 391 of 2018.

Prior to the transfer the Council conducted a risk assessment of the transfer which identified that extensive repairs were required to bring the infrastructure to taking in charge standard at an estimated cost of almost €40m.

Despite extensive efforts made by the Council prior to the transfer to secure funding for these works none was made available. The works are therefore included as a separate category of capital projects and flagged funding not available.

During storm Emma extensive damage was done to the East pier. The cost of the repairs was in the region of €1.6m approximately €1m of which was covered by insurance. The balance had to be made available by the Council. As there is no capital funds available the works were charged to the revenue account in 2019 and resulted in a revenue account deficit for the year. These works are now substantially complete.

10.2. Funding strategy

As the Council does not have the financial capacity to undertake the works there is currently no funding strategy in place to bring the Harbour infrastructure to taking in charge standard. Any expenditure incurred will have to be funded from the Council's own capital funds which are ear marked to match fund countywide development projects thereby resulting in a delay to delivering these projects.

Dún Laoghaire Harbour - Funding Strategy 2021 to Completion

Expenditure 2021 to Completion €	AVAILABLE INCOME				Total Income 2021 to Completion €
	Future Harbour Rental Income	dlr Capital Funds Available	Grants Anticipated	Other 3rd Party Anticipated	
	€	€	€	€	€
36,318,286	500,000	0	0	0	500,000

10.4 SCHEDULE OF HARBOUR PROJECTS (FUNDING NOT CURRENTLY AVAILABLE)

Updated Status	No	Project Title	Project Detail	Project Status	*	Area Committee
Harbour Schemes						
New	19092	Dun Laoghaire Harbour Walls	East and west piers repairs	Feasibility study	FNCA	DL
	19093	Dun Laoghaire Harbour - Piers & Berths	Structures for berthing of ships and boats	Feasibility study	FNCA	DL
	19093.2	Berth 2 Fender Replacement	Replacement of inadequate Fenders on Berth 2 following damage	Tender	FNCA	DL
	19094	Dun Laoghaire Harbour - Seawalls & Slipways	Water edge structures excluding the Berths	Feasibility study	FNCA	DL
New	19095	Dun Laoghaire Harbour - Buildings	Building repairs	Feasibility study	FNCA	DL
	19095.1	Ferry Terminal	Works in Ferry Terminal to bring building up to working condition for new tenant	Feasibility/Preliminary design	NC	DL
New	19095.2	Sun Shelter on East Pier	Reinstating sun shelter on East Pier which was damaged during Storm Emma	Feasibility/Preliminary design	NC	DL
	19096	Dun Laoghaire Harbour - Landside	Road network etc	Feasibility study	FNCA	DL
	19097	Dun Laoghaire Harbour - Water	Water area within the harbour limits	Feasibility study	FNCA	DL

* NC = Not Contractually Committed

* FCNA = Funding Not Currently Available

10.3 Risk and risk mitigation

The lack of availability of funds to bring the Harbour infrastructure to taking in charge standard constitutes a high risk to the rest of the Council's capital projects. Unless exchequer funding is made available the Council will be forced to choose between the delivery of critical infrastructure required to facilitate residential and commercial developments throughout the County or bring the Harbour to the required standard.

However, a study is underway with a view to identifying the strategic and long-term direction of the harbour and account will need to be taken of the costs which will have to be met over the coming years in reaching decisions.

In the meantime the only way to mitigate this risk is to secure exchequer funding.

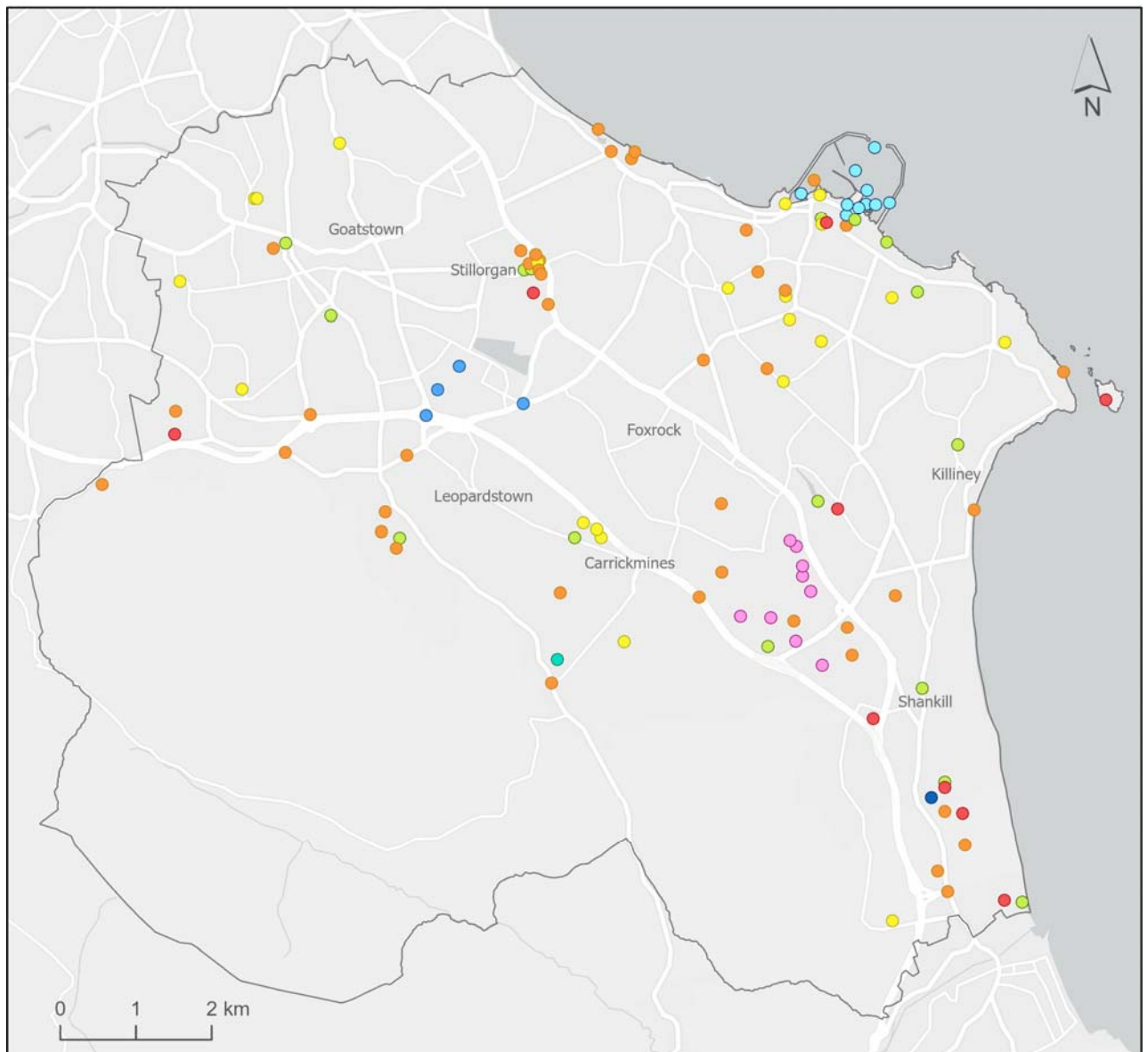
10.4 Schedule of projects

The schedule below sets out the list of Dún Laoghaire Harbour projects.

Helena Cunningham

Director of Finance & Economic Development

Appendix A – Capital Programme Map 2021 – 2023



- | | |
|--|--|
| ● Cherrywood Common Infrastructure - dlr Delivered | ● Not Contractually Committed |
| ● Contractually Committed | ● Pipeline - Funding Not Currently Available |
| ● Glenamuck Distributor Roads Scheme | ● Sandyford Urban Framework Schemes |
| ● Harbour Schemes | ● Shanganagh Housing Project |
| ● Housing | |

Appendix B – Stages/Status of Capital Projects

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