LONGFORD COUNTY COUNCIL

Draft Supplementary Development Contribution Scheme 2026

Abbeycartron Distributor Road Development

LONGFORD COUNTY COUNCIL

Contents

Sustainable Future Development

Underpinning the sustainable future development of Longford Town is the delivery of high-quality infrastructure that can service the demands of the town's residents and its businesses and provide for balanced growth and reliable service provision necessary for creating sustainable and attractive communities and securing economic investment.

Phase 1 is the delivery of the proposed Abbeycartron Distributor Road which will facilitate access to and unlock lands in Longford Town with the potential to deliver approximately 1,000 residential units. This new road, between Battery Road and Ballinalee Road, joins up landbanks east and west of the Camlin River. An indicative access strategy has been developed which provides balanced access for all modes of transport.

This roads project forms a critical part of the town's future development framework, providing essential connectivity between existing and emerging residential areas, employment zones, and community facilities. Its delivery will improve traffic circulation, enhance accessibility, and create a coherent internal road network that supports both residential development and economic activity.

Future plans include a new road between Battery Road and Abbeycartron Lane. This provides for access onto Battery Road at two points reducing the overall volume of vehicles that utilise any one entrance point. High quality pedestrian and cycle infrastructure will also be provided along this route.

Road proposals to serve the area east of the Camlin are also planned. New pedestrian/cycle routes are proposed along and across the Camlin River and between Abbeycartron Lane and the Albert Reynolds Peace Park (Mall) which provide additional active travel access routes to the lands. Further permeability routes are proposed, with a central route through the site from Druid Glen to the Camlin River pedestrian/cycle route, and a second connection between Abbeycartron and the Mall. Overall, this strategy will seek to provide good permeability throughout the area for sustainable modes, while providing for appropriate access for vehicle.

Background to the Scheme

The lands identified within this Supplementary Development Contribution Scheme are strategically located and are predominantly zoned for residential development, particularly at the western end of the scheme area. Their development represents a significant opportunity to address current housing supply constraints while supporting the long-term economic and social development of Longford Town.

The key objectives for this Supplementary Development Contributions Scheme are to:

- Delivery of high-quality infrastructure that can service the demands of Longford town's residents and businesses
- Provide for balanced growth and reliable service provision necessary for creating sustainable and attractive communities and securing economic investment
- Unlock lands zoned for residential development
- Provide essential connectivity between existing and emerging residential areas, employment zones, and community facilities
- Improve traffic circulation, enhance accessibility, and create a coherent internal road

network that supports both residential development and economic activity

The Scheme has a specific focus on the delivery of the Abbeycartron Distributor Road, a strategic item of multi-purpose infrastructure identified in the relevant Local Area Plan. The proposed road will link the N63 and the R198 and will incorporate active travel infrastructure and a bridge crossing of the River Camlin.

The delivery of this infrastructure is critical to unlocking the development potential of strategically zoned lands within the Scheme area and to ensuring their orderly, sustainable, and coordinated development. The project will also support improved connectivity, accessibility, and movement patterns within Longford Town, while facilitating compact growth and modal shift in line with national and regional planning objectives.

A key challenge in Longford town is the availability of affordable and appropriate housing. This is impacting on larger employers in Longford as it impacts on their ability to attract and retain employees. The development of these lands will help address this deficit and support the retention and attraction of a skilled workforce, particularly younger people, enabling them to live and work locally. Residential development in the area should be delivered through a series of distinct, medium-sized estates designed to foster a strong sense of community, identity, and pride of place.

The scheme supports a balanced and sustainable pattern of development by encouraging appropriate mixed-use elements. In particular, the provision of a new school within the scheme area is strongly supported. Such a development would reduce the potential negative impacts associated with concentrated residential development while promoting walkability, social interaction, and community engagement.

On the eastern side of the scheme area, a preference is identified for industrial and commercial development. This reflects the presence of established employers along the western approach of the Ballinalee Road and supports the logical extension of the existing industrial footprint from the Green Isle site to the Abbott Road roundabout. This approach will facilitate further industrial expansion, create employment opportunities, stimulate the local economy, and contribute positively to residential property values within the wider area.

The scheme also recognises the strategic importance of a proposed commercial plaza adjacent to the Abbott Road roundabout. This development would provide a valuable amenity for motorists travelling between the northwest and Dublin, generate local employment, and stimulate economic activity, similar to comparable developments in other regional towns.

1.0 Introduction

1.1
This Supplementary Development Contribution Scheme ("the Scheme") has been prepared in accordance with the provisions of Section 49 of the Planning and Development Act 2000 (as amended).

1.2
Section 49 enables a Planning Authority, when granting planning permission under Section 34 of the Act, to attach a condition requiring the payment of a financial contribution in respect of a public infrastructure project or service, where such infrastructure will benefit the permitted development.

1.3
A Supplementary Development Contribution Scheme is supplementary to, and separate from, the General Development Contribution Scheme made under Section 48 of the Act. Contributions payable under this Scheme shall be in addition to those payable under the Section 48 Scheme.

1.4
The making of this Scheme is a reserved function of the Elected Members of Longford County Council.

1.5
The purpose of this Scheme is to facilitate the timely delivery of essential public infrastructure required to enable and support the proper planning and sustainable development of lands within the area to which the Scheme relates.

1.6
The Scheme ensures that the cost of providing this critical infrastructure is equitably distributed among benefiting developments, safeguarding public investment while encouraging private sector participation. By aligning infrastructure delivery with housing demand, the scheme supports the sustainable expansion of Longford Town and contributes to the achievement of national housing targets.

2.0 Definitions

2.1
In this Scheme, unless the context otherwise requires, terms shall have the meanings assigned to them under the Planning and Development Act 2000 (as amended).

2.2
Section 49(7) of the Planning and Development Act 2000 (as amended) defines a *public infrastructure project or service* as including:

a) the provision of particular rail, light rail or other public transport infrastructure, including car parks and other ancillary development;
b) the provision of particular new roads;
c) the provision of particular new sewers, wastewater and water treatment facilities, drains or water mains and ancillary infrastructure.

3.0 The Project

3.1

This Scheme relates to the delivery of the Abbeycartron Distributor Road, a strategic 1.5km distributor road linking the N63 and the R198.

3.2

The project comprises carriageway construction, junction works, active travel infrastructure, and a bridge over the River Camlin, together with associated drainage, services, and ancillary works

3.3

The infrastructure is identified in the relevant statutory land-use plans and is required to facilitate the sustainable development of lands zoned for residential, commercial, and employment uses within the Scheme area

4.0 Basis on Which the Contribution Has Been Determined

4.1

In preparing this Scheme, Longford County Council has had regard to the following:

- the nature and scale of the proposed infrastructure project.
- the estimated capital cost of providing the infrastructure.
- the extent to which the infrastructure will benefit new development.
- the area of land that will directly benefit from the infrastructure.
- the capacity of development lands to contribute without rendering development unviable.

4.2

Only that proportion of the capital cost which is considered to benefit new development has been taken into account in determining the contribution rates under this Scheme.

4.3

The Scheme may provide for different rates of contribution in respect of different classes or descriptions of development, where this is considered reasonable and proportionate.

4.4

In determining the contribution payable under this Scheme, the Planning Authority has also had regard to the anticipated availability of Exchequer funding for the project, including funding from the Department of Transport and other national infrastructure programmes.

4.5

The Scheme is intended to provide the local funding contribution required to leverage external capital investment and to ensure the timely delivery of infrastructure necessary to support development within the Scheme area.

5.0 Cost of Proposed Infrastructure

5.1

The estimated cost of the Abbeycartron Distributor Road project is €20 million (based on 2026 costings).

5.2

It is anticipated that approximately 75% of the project cost will be funded through national funding streams, with the remaining local funding contribution to be provided in part through this Supplementary Development Contribution Scheme. The final cost and funding profile may be subject to change following detailed design, procurement, and funding approvals.

5.3

The Abbeycartron Distributor Road project aligns with the objectives of national funding initiatives including the Housing Activation Infrastructure Fund (HAIF), which supports the delivery of enabling infrastructure to unlock housing development.

5.4

The development of the road has the potential to facilitate the delivery of in excess of 1,000 residential units on zoned lands within the Scheme area and will operate alongside other funding mechanisms, where applicable.

6.0 Area to Which the Scheme Relates

6.1

This Scheme shall apply to lands within the area identified on Map (attached). The individual land use zoning objectives are comprised of the following

Zoning	Area in Hectares
Residential	1.8
Social Community Education	1.5
New Residential	13.9
Strategic Residential Reserve	7.7
Industrial Commercial Warehousing	14.1
Total Land Area	39.0

6.2

The area has been defined having regard to:

- lands that will directly benefit from the infrastructure; and
- reasonable catchment and accessibility considerations.

6.3

The Scheme shall apply to all planning permissions granted within this area from the date of adoption of the Scheme, subject to the exemptions set out below.

7.0 Rate of Contribution to be Paid

7.1

On the basis of the preceding sections and taking into consideration the development potential of lands in the area to which the scheme relates, the following levies will apply which will facilitate the recovery of 25% of the construction cost of the road proposal.

Development Type	Basis of Charge	Rate
Residential Development	Per hectare	€164,296
Industrial / Commercial / Warehousing	Per hectare	€82,148

7.2

The final contributions may be subject to change following detailed design, procurement, and funding approvals.

7.3

In all instances, the rate per hectare shall apply to the gross application site area included in each development proposal.

7.4

Only net additional development shall be liable for contributions.

8.0 Exemptions

8.1

In general, exemptions from development contributions are not envisaged under this scheme. However, flexibility may be considered where developers deliver specific infrastructure directly in accordance with the objectives of the scheme and where this approach offers clear economic or delivery advantages.

8.2

One specific exemption is recommended for hotel developments providing a minimum of 50 bedrooms within the designated area. Such developments will benefit from a 50% reduction in development contributions. This incentive reflects the recognised need to increase the supply of overnight accommodation in Longford Town and supports wider economic, tourism, and business development objectives.

9.0 Manner of Payment

9.1

The contribution shall be attached as a condition of planning permission.

9.2

Unless otherwise agreed, the contribution shall be payable prior to commencement of development.

9.3

Phased payment arrangements may be considered at the discretion of the Planning Authority.

9.4

Interest may apply to late payments. The Planning Authority may recover unpaid contributions as a contract debt.

10.0 Indexation

10.1
Contributions shall be indexed annually in line with CSO indices.

11.0 Duration of the Scheme

11.1
This Scheme shall take effect from the date of its adoption by Longford County Council.

11.2
The Scheme shall remain in force for a period of **25 years**, unless amended or replaced.

11.3
The level of contributions received will be monitored on a regular basis, and if the anticipated contribution generated by the Scheme is realised earlier than 25 years, then proposals for the early termination of the Scheme will be submitted to the Elected Members of Council.

12.0 Monitoring and Review

12.1
Longford County Council shall monitor:

- income received under the Scheme;
- expenditure on the infrastructure project; and
- progress on delivery.

12.2
The Scheme may be reviewed and amended by resolution of the Elected Members.

12.3
The Planning Authority, having regard to circumstances prevailing at that time may review the Supplementary Development Contribution Scheme from time to time. Where it is proposed to reduce the level of contributions payable this may be attained by an amendment to the existing scheme when agreed upon by the Elected Members.

12.4
Any increase in contributions will require the adoption of a new or amended scheme by the Council.

12.5
The Planning Authority shall provide Elected Members with a progress report on the Supplementary Development Contribution Scheme every two years. The objective of this Progress Report would be to advise on progress being made in the Scheme catchment area in relation to monies levied, monies collected, and progress of the development of associated infrastructural projects.

12.6
If the construction of the project does not proceed to completion, the contributions received under the scheme will be returned to those who paid them. The Council will retain a proportion of the cost of contribution for the administration of the scheme.

13.0 Ring-Fencing of Income

13.1

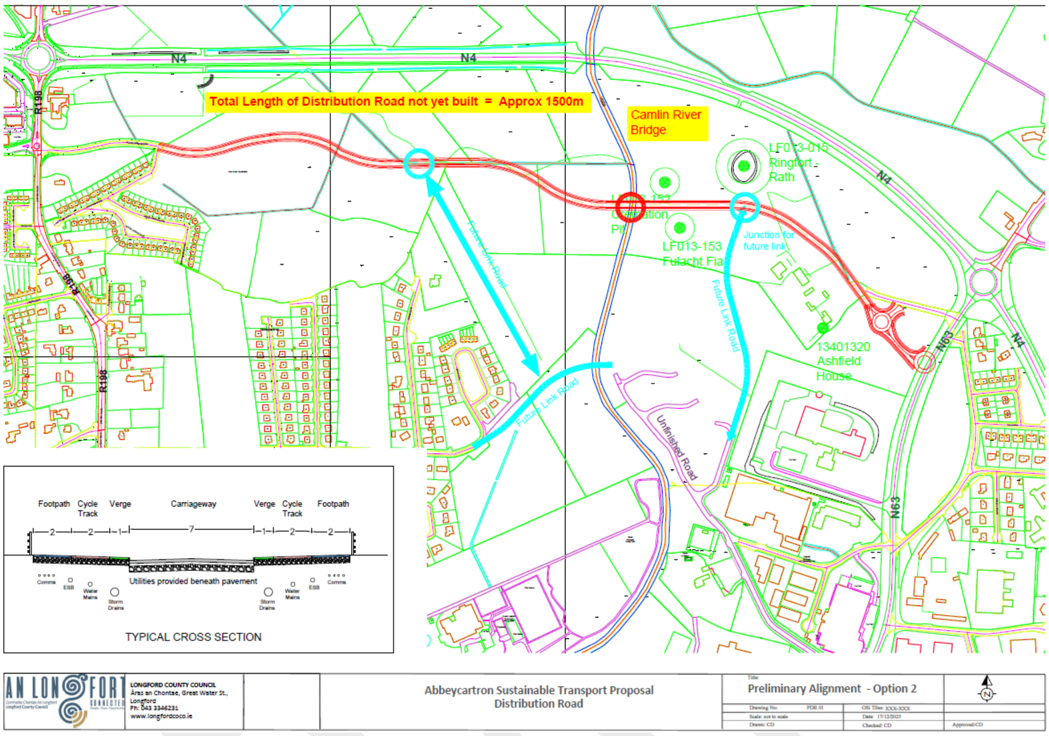
All contributions received under this Scheme shall be ring-fenced and applied solely to the infrastructure project specified in this Scheme.

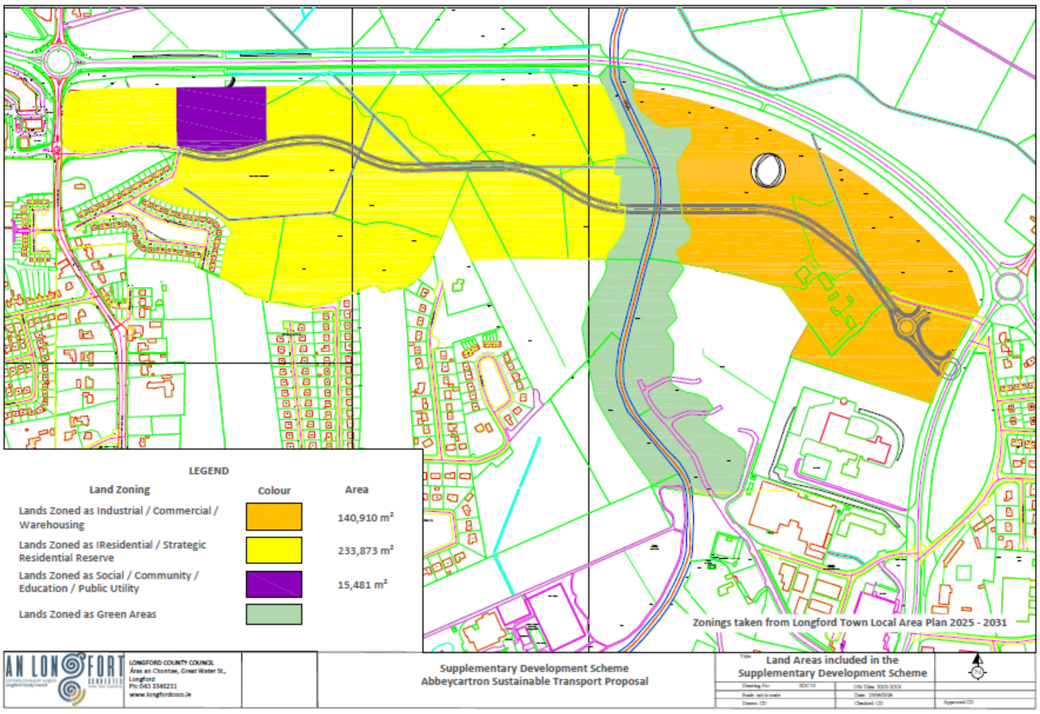
14.0 Appeals

14.1

Conditions attached pursuant to this Scheme may be appealed to An Coimisiún Pleanála in accordance with the Act.

Appendix 1


N4
Total Length of Distribution Road not yet built = Approx 1500m
Camlin River Bridge
Ringfort Rath
Junction for future link
Future Link Road
Unfinished Road
13401320 Ashfield House
LF013-153 Fulacht Fia
R198
N63
TYPICAL CROSS SECTION
Footpath
Cycle Track
Verge
Carriageway
Utilities provided beneath pavement
LONGFORD COUNTY COUNCIL
Áras an Chontae, Great Water St., Longford
Ph: 043 3346231
www.longfordcoco.ie
Abbeycartron Sustainable Transport Proposal
Distribution Road
Preliminary Alignment - Option 2


LEGEND
Land Zoning
Colour
Area
Lands Zoned as Industrial / Commercial / Warehousing
140,910 m²
Lands Zoned as IResidential / Strategic Residential Reserve
233,873 m²
Lands Zoned as Social / Community / Education / Public Utility
15,481 m²
Lands Zoned as Green Areas
Zonings taken from Longford Town Local Area Plan 2025 - 2031
LONGFORD COUNTY COUNCIL
Áras an Chontae, Great Water St., Longford
Ph: 043 3346231
www.longfordcoco.ie
Supplementary Development Scheme
Abbeycartron Sustainable Transport Proposal
Land Areas included in the Supplementary Development Scheme

Calculation

Projected Cost		€20,000.000
Funding (assume %)	75%	€15,000,000
To be funded through SDCS		€5,000,000

Zoning	Area Hectare	Weighting	Rate per Hectare	Total SDC
Residential, New Residential, Strategic Residential Reserve	23.4	1.0	€164,296.42	€3,842,449.59
Social, Community, Education	1.5	0.0	€164,296.42	€0.00
Industrial, Commercial, Warehousing	14.1	0.5	€164,296.42	€1,157,550.41
				€5,000,000.00