



Comhairle Chontae na Gaillimhe
Galway County Council

**Development Contribution Scheme 2016 under Section 48, Planning
& Development Act 2000 (as amended)**

For the purposes of the Development Contribution Scheme the County has been divided into two sub-areas and a separate charge derived for each area. Part 1 of the scheme details the charges for residential units and Part 2 details the charges for Industrial and Commercial development.

Part 1 Residential Units

From 01 March 2016 to 28th February 2017 – the rates as set out below for Sub-Area 1 and 2 shall be applied at 50% of the rates set out below.

From 01 March 2017 to 28th February 2018 –the rates as set out for Sub-Area 1 and 2 shall be applied at 75% of the rates set out below.

From 01 March 2018 – these rates shall revert to 100%.

Charges for Residential Units in sub-area 1

Sub Area 1. Towns and Villages with adopted Local Area Plans, and development within the GTPS.

	Description	Charge
1a	Recreation/Amenities (single house)	€2,000
1b	Roads, Footpaths and Transportation Charge	€7.00 per m ² for all houses irrespective of size
1c	Economic and Community Development (applies to the development of five or more units (in LAP areas only)	€1,000 per unit

Note 1: In the case of developments of 5 units or more in LAP areas, the Development contribution charge outlined under 1c will apply in addition to the charges as set out under 1a and 1b.

Charges for Residential Units in sub-area 2

Sub Area 2. All Other areas

	Description	Charge
2a	Recreation/Amenities	€1,000
2b	Roads, Footpaths and Transportation Charge	€5.00 per m ² for all houses irrespective of size

Part 2 Industrial / Commercial and other Development

Developments contained in the following table will be subject to a development contribution based on floor area at the rate specified in the table. The various Industrial/Commercial uses have been grouped according to their likely impact on the amenities and roads infrastructure requirements of the communities in which they are located. The rate will vary for each of two sub areas identified in the earlier portion of the scheme namely:

Sub Area 1: Towns and Villages with adopted Local Area Plans and all development within the GTPS.

Sub Area 2: All other areas.

Industrial/Commercial and Other Development		Sub Area 1	Sub Area 2
Group 1	Abattoir, Concrete Asphalt Plant, Industry General, Waste Transfer Station, Offices over 1,000 m², Petrol Station/Service Garage, Shops – Major Sales Outlet, Fuel Depot, Scrap Yard.	€20 per sq.m	€13 per sq.m
Group 2	Industry-light, Industry-special, Science & Technology Based Enterprise, Warehousing, Retail Warehousing.	€14 per sq.m	€1 per sq.m

Group 3	Offices less than 1,000 m2, Local Neighbourhood Shop, Personal or Professional Services, Restaurant/Café, Hotel, Public House Nursing Homes/Residential facilities, Doctor, Dentist, Veterinary Surgery, Funeral Home, Crèche/Childcare facilities, Education, Enterprise Centres, Tourism related activities, Guest Accommodation, Home Based Economic Activities, Food based industries, Recreational Buildings Commercial, Recreational Facility/Sports Club, Rural Industry, Garden Centre, Small Abattoir*.	€12 per sq.m	€10 per sq.m
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*Small Abattoirs shall be defined as “*below 50 tonnes throughput per week*” and assigned to Group 3. All other Abattoirs remain in Group 1.

All development not listed in the above table will be considered to be included in Group 2 above and will be subject to charges set down above. This provision does not include the following industries as detailed below, which will be charged as follows.

Waste landfill, Quarries and Gravel pits

Quarries and Gravel pits to be levied at 10c per m³ to be extracted or €17,000 per hectare, of extraction area, whichever is the greater.

Waste landfills will be subject to a €5.00 per tonne of waste deposited. Deposition of inert materials shall not be subject to a levy.

Additional special contributions for waste/land fill; quarries and gravel pits may be applied under Section 48 of the Planning and Development Acts and shall be based on the following criteria:

- (i) The scale of the proposed development i.e. in the case of landfills the volume of material that it is proposed to deposit at the site or in the case of Quarries and Gravel Pits: the volume of material it is proposed to supply from and deliver to the site
- (ii) The condition of the road serving the development.
- (iii) The length of the road or roads from the development to the nearest Class 1 local roads which is in good condition.
- (iv) The cost of bringing the road or roads up to a standard necessary to facilitate the development and not cause an adverse impact on other road users.
- (v) The cost of traffic control measures.
- (vi) Buildings provided as part of a Waste Landfill/ Quarries and gravel pits development will be subject to the provisions of the general contribution scheme for applicable development.

Wind Farms

A charge of €10,000 per megawatt capacity shall apply.

A charge of €4,000 per megawatt capacity shall apply to community based/local wind farms

Wind turbines up to 0.5 megawatts are exempt of development contributions.

Telecommunication Masts

A charge of €20,000 shall apply for the first permission issued for the mast and an extra fee of €10,000 shall be charged for each co-location on that mast.

Part 3 Additional Contributions

Athenry - A contribution of €10 per sq. metre towards the provision of the Outer Relief Road in Athenry shall be imposed for all new development within the Athenry LAP area.

Oranmore – A contribution of €30,000 per 0.404 hectares (1 acre) or proportionate towards the provision recreation and amenity facilities and towards the Oranhill roads scheme shall be imposed on all new development within the Oranmore LAP area. Single houses/domestic extensions/town centre zoned developments shall be exempt.

Bearna – A contribution of €10 per sq. metre for all development towards the provision of Community facilities and Amenities (single houses or replacement houses and domestic extensions shall be exempt)

Special Development Contributions

A special development contribution may be imposed under Section 48 of the Act, where the council in the provision of a specific public infrastructure or facility incurs exceptional costs not covered by the general contribution scheme. Only developments that will benefit from the public infrastructure or facility in question will be liable to pay the special development contribution. Conditions imposing special contributions may be appealed to An Bord Pleanala.

Car parking

Car parking shall be provided in accordance with the parking requirements set out in the County Development Plan/ Local Area Plan. A contribution of €1,000 per space will be required for each space not provided as required by the Plan in areas subject to a Local Area Plan.

In other villages and areas, no additional charges for car parking spaces shall apply.

Part 4 Exemptions

The Development Contributions Scheme shall exempt development from contributions where that development is classed as exempted from planning fees

under Section 157: Part 12 of the Planning and Development Regulations 2001 and as amended. Social and Voluntary Housing are included in the exempted classification.

House extensions and domestic garages/sheds shall be exempt from Development Contributions.

Where demolition and rebuilding of a new residential unit is proposed, a pro-rata charge shall be calculated whereby the percentage of floor area of the original habitable house relative to the new development shall be waived.

Derelict sites as listed on the Derelict Sites Register in need of regeneration shall be exempt from Development Contributions.

Vacant Sites as identified under the Urban Regeneration and Housing Act 2015 shall be subject to a 50% reduction in Development contributions payable.

Where a planning application consists of or comprises of development which, in the opinion of the Planning Authority, is development proposed to be carried out by or on behalf of voluntary organisations, and which in the opinion of the Planning Authority,

- (a) is designed or intended to be used for social, recreational, educational or religious purposes by the inhabitants of a locality, or by people of a particular group or religious denomination, and is not to be used mainly for profit or gain,
- (b) it is designed or intended to be used as a workshop, training facility, hostel or other accommodation for persons with disabilities and is not to be used mainly for profit or gain, or
- (c) is ancillary to development referred to in paragraph (a) or (b)
- (d) Public/Community Crèches
- (e) Community based Recreational Facility/Sports Club

A development contribution shall not be payable by such development.

- (f) Where a planning application consists of or comprises the provision of houses, or development ancillary to such provision, which is proposed to be carried out by or on behalf of a body approved for the propose of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992 (No. 18 of 1992) and is not to be used mainly for profit or gain, a development contribution shall not be payable in respect of any such development.

Agricultural Development shall be exempt from Development Contributions

For the purpose of this provision agriculture shall be defined to include horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or furs, or for the purpose of its use in the farming of land), the training of horses and the rearing of bloodstock, Equestrian farming, the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds.

Agricultural structures listed in the Part 3, exempted development rural classes 6, 7, 8, 9, 11, 12, 13 and 14 of The Planning & Development Regulations, 2001 will be regarded as exempted from development contributions under this scheme.

Aquaculture shall be regarded as exempted from development contributions under this Scheme.

Broadband Development

No development contribution levies shall be payable for development (antennae and masts) associated with the roll out of the National Broadband Plan across the County.

Change of Use

Where a Change of Use permission is sought, due regard shall be had to any Development Contributions paid previously and any additional levies shall only be applied where there is a substantial increase in output or intensity of use or where additional gross floorspace or functional area is created.

Town Centre Revitalisation Exemptions

Development consisting of the conversion or renovation of upper floors of buildings into business/commercial or residential uses in areas zoned as “Town Centre” in Local Area Plans shall be exempt from the provisions of the Development Contributions Scheme.

Changes of use in Town Centre zoned lands within LAP areas that do not impose significant additional demand for services (i.e. additional car parking), will also be regarded as exempted from the provisions of the Development Contributions Scheme.

Temporary Permissions

Where a temporary permission is granted, the following reduced rates shall apply:

33% of normal rate of permissions of up to 3 years

50% of normal rate of permissions of up to 5 years

Record of Protected Structures

All buildings and premises included in the Record of Protected Structures shall be exempt from the development contribution.

Part 5 Review and Indexation

Inflation

The rates will be adjusted with effect from the 1st April each year based on changes to the Wholesale Price Index for Building & Construction published by the Central Statistics Office, commencing on the 1st April 2017.

Period of Development Contribution Scheme and Review

The Council from time to time having regard to circumstances prevailing at that time may review this scheme. The Scheme will be reviewed within 7 years of the date of the adoption of this Scheme.