

Comhairle Chontae na Gaillimhe Galway County Council

Development Contribution Scheme 2010 under Section 48, Planning & Development Act, 2000. (As Amended).

This Scheme was adopted by the members on the 17th December 2010 and came into effect from that date.

For the purposes of the Development Contribution Scheme the County has been divided into three 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

Charges for Residential Units in sub-area 1.

Sub Area 1. Tuam, Athenry, Loughrea, Gort and other towns, villages and rural areas within the 15km zone and the urban fringes of Tuam, Athenry, Loughrea and Gort.

	Description	Charge
1a	Sewerage	€3,500
1b	Water only* ^{Note 1}	€3,300
1c	Recreation/Amenities	€2,000
1d	Roads, Footpaths and Transportation Charge	€7.50 per m ² for all houses irrespective of size
1e	Recreation/Amenities for the development of estates of five or more houses (Oranmore Area Only)* ^{Note 2}	€100,000 per 0.404 hectares (1 acre) of development site
1f	Community facilities and Amenities for all development in the Bearna Plan Area other than single houses or replacement homes where local need has been proven.	€40 per m ² Residential
1g	Provision of Outer-Relief roads in Athenry for all development in the Athenry Plan Area	€23.50 per m ² for all new development

Charges for Residential Units in sub-area 2.

Sub Area 2. Within the boundaries of all other towns, villages and settlement centres

	Description	Charge
2a	Sewerage	€3,500
2b	Water only* ^{Note 1}	€2,200
2c	Recreation/Amenities* ^{Note 2}	€1,000
2d	Roads, Footpaths and Transportation Charge	€7.50 per m ² for all houses irrespective of size

Charges for Residential Units in sub-area 3.

Sub Area 3. All other areas

	Description	Charge
3a	Sewerage	€3,500
3b	Water only* ^{Note 1}	€1,150
3c	Recreation/Amenities* ^{Note 2}	€150
3d	Roads, Footpaths and Transportation Charge	€5.00 per m ² for all houses irrespective of size

Note 1: Private houses connected to private GWSS off public supplies will be charged at 50% of the water rate.

Note 2: The Recreation/Amenities for the development of estates of five or more houses of €100,000 per .404 hA applies only to those developments contained fully or partly within the Development Plan boundaries of Oranmore.

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 rate will vary for each of three sub areas identified in the earlier portion of the scheme namely:

Sub Area 1 Tuam, Athenry, Loughrea, Gort and other towns, villages and rural areas within the 15 km zone and the urban fringes of Tuam, Athenry, Loughrea and Gort.

Sub Area 2 within the boundaries of all other towns, villages and settlement centres.

Sub Area 3 all other areas.

Industrial/Commercial and Other Development		Charge per m ²		
		Sub * Area 1	Sub Area 2	Sub Area 3
Group 1	Abattoir, Concrete Asphalt Plant, Industry General, Waste Transfer Station, Cash and Carry Wholesale Outlet, Dancehall/Discotheque, Hospital, Retirement Home, Residential Institution, Hotel/Motel, Offices over 1,000 m ² , Petrol Station/Service Garage, Public House/Restaurant, Shops – Major Sales Outlet ,Betting Offices	€50	€42	€31
Group 2	Household Fuel Depot, Industry-light, Industry-special, Science & Technology Based Enterprise, Scrap Yard, Warehousing-Retail	€38	€33	€27
Group 3	Warehousing, Offices less than 1,000 m ² , Local Neighbourhood Shop, Doctor, Dentist, Veterinary Surgery, Funeral Home, Private Crèche, Boarding Kennels, Enterprise Centre, Guest House/ B and B, Garden Centre, Heavy Vehicle Park/Transport Depot, Home Based Economic Activities, Motor Sales Outlet, Recreational Buildings Commercial, Recreational Facility/Sports Club, Rural Industry	€35	€30	€23

* Commercial development within the Bearna Local Area Plan area will also be subject to a contribution of €50 per M² for community facilities and amenities.

- * Commercial development within the Athenry Local Area Plan area will also be subject to a contribution of €23.50 per M2 for the provision of Outer Relief Roads in Athenry

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 namely, €38 per metre square in Sub area 1, €33 per metre sq. in Sub Area 2, €27 per metre square in Sub Area 3. This provision does not include the following industry, which will be charged under the Special Contribution Provision contained in Section 48(ii)(c)

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 €2,000 per space will be required for each space not provided as required by the Plan.

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 Pleanála.

Waste landfill, Quarries and gravel pits

Special contributions for waste/land fill Quarries and gravel pits to 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.
- (vii) Waste landfills will also be subject to a €3.5 per tonne of waste deposited development contribution.

Wind Farms

A charge of €8,000 per turbine shall apply.

A charge of €4,000 per turbine 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.

Golf Courses and other Leisure facilities, which incorporate premises

Special contributions for these types of developments shall be based on the following criteria:

- (i) the demand that the development will place on water services
- (ii) the traffic likely to be generated by the development
- (iii) the condition of the road serving the development
- (iv) the length of road or roads from the development to the nearest Class 1 local road which is in good condition
- (v) The cost of bringing the road or roads up to a standard necessary to facilitate the development and not cause any adverse impact on other road users
- (vi) The cost of traffic control measures
- (vii) Buildings provided as part of a golf course or other leisure facilities development will be subject to the provisions of the general contribution scheme for applicable development

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. Social and Voluntary Housing are included in the exempted classification.

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
- (f) Rural/Cottage Industry-Indigenous home produced food

A development contribution shall not be payable by such development.

- (i) 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.

Repeat Applications

In respect of repeat applications made within the life of a particular permission the rate of development charges are not to be increased on those previously imposed for the same development

Record of Protected Structures

All buildings and premises included in the record of protected structures shall be exempt from the development contribution.

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 2008.

Period of contribution Scheme and Review

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

Distribution of development contributions

Monies collected for industrial and commercial activity shall be distributed as follows Water/ Wastewater 65%, Roads 25%, Recreation and Amenity 10%.

