

An
Coimisiún
Pleanála

Commission Direction
CD-000075
PL-500089-GC

The submissions on this file and the Inspector's report were considered at a meeting held on 06 February 2026.

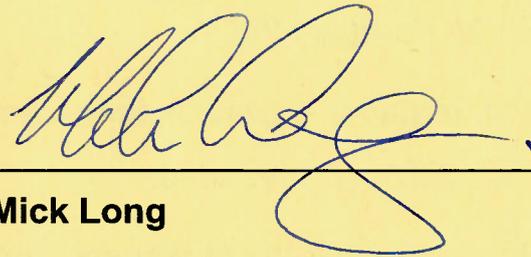
The Commission treated this case under section 48 of the Planning and Development Act, 2000, as amended.

The terms of the scheme were not properly applied and therefore condition no. 5 of the planning authority decision to grant permission be amended as set out below.

The developer shall pay to the planning authority a financial contribution of €9,729.92 in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason: *It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.*

Planning Commissioner:



Mick Long

Date:

6th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Commission had regard to the nature of the development for which permission was sought, comprising the change of use of the existing premises to use as an indoor licenced foodhall / market and dining space and associated works, and to the terms of the Galway City Development Contribution Scheme 2020-2026.

The Commission considered that the development as described within the application including the addition of 9 car parking spaces is liable for development contributions under the Galway City Development Contribution Scheme 202-2026 and that Reductions / Exemptions are applicable.

In particular section 11 Classes 1 and 3 is deemed to specifically apply to the proposed development in that the proposed change of use would give rise to an additional demand for transportation facilities and infrastructure and would impact on environment and climate change. Section 12, which provides that an appropriate reduction in the normal rate of development contributions will be applicable in respect of permission for a change of use, depending on the likely intensification of demand on public infrastructure and facilities.

Condition no. 5 should therefore be amended to reflect the additional demand arising, in accordance with the terms of the Galway City Development Contribution Scheme 2020-2026.