

The submissions on this file and the Inspector's report were considered at a meeting held on 30 March 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order below

Decision

The Commission, in accordance with section 48 of the Planning and Development Act 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 25 and directs the said Council to AMEND condition number 25, for the purpose of clarity the amount of €58,800 for the provision of a section of footpath to ensure pedestrian connectivity with Newport Town centre shall be omitted.

The revised condition shall be as follows for the reason set out.

25. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of

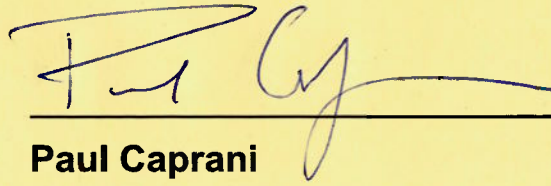
the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development 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.

Reasons and Considerations

The applicable scheme is the Mayo County Council Development Contribution Scheme 2023. The adopted scheme provides, as set out in Table 3, that new residential units will be charged at the applicable rates. In the case of residential development the rate shall be calculated at €3000 or €20/m² whichever is the greater. Section 10 provides various exemptions where contributions will not be charged, including in relation to Part V units. The amount of €58,800 does not fall within the terms of the scheme in relation to the calculation of the amount due, and the planning authority have not set out the detailed basis for the calculation and identified the nature and scope of works, the expenditure involved and how it was apportioned to the proposed development.

Planning Commissioner:



Paul Caprani

Date: 7th April 2026