

An
Coimisiún
Pleanála

Commission Order

ABP-322091-25

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

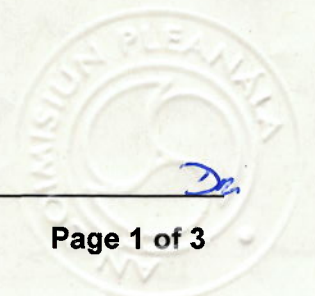
Planning Register Reference Number: 24/60787

Appeal by John and Caroline Barry of The Old Parochial House, Georges Street, Killala, County Mayo in relation to the application by Mayo County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 7 of its decision made on the 17th day of February, 2025.

Proposed Development: Retention of the change of use from domestic shed to short-term rental accommodation along with alterations and to carry out all ancillary site works, all at Georges Street, Killala, County Mayo.

Decision

The Commission, in accordance with section 48 of the Planning and Development Act 2000, as amended, considered that, based on the reasons and considerations set out below, the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 7 and directs the said Council to **AMEND** condition number 7 so that it shall be as follows for the reason set out.



7. The developer shall pay to the planning authority a financial contribution of €4,600 (four thousand, six-hundred euro) 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

Section 10.3 of the Mayo Development Contribution Scheme provides that applications for change of use shall be charged at the balance between the normal charges that would be imposed for the development's proposed use and those that would be imposed for the current use. Furthermore, the scheme provides that retention permissions shall be charged at double the applicable rate of the development contribution. No exemptions or waivers are applicable for retention permission. Having regard to the planning history relating to the site, and the scale of authorised development thereon, the nature of the development the subject of the planning application and the appeal, and the extent of development carried out to date, the Commission is satisfied that a reduction in respect of the structure authorised on the site under planning register reference number 15/552 is appropriate. Furthermore, the Commission concluded that the extent of the development for which retention permission is sought includes internal works which were subject to restriction under condition number 3 of planning register reference number 15/552. The relevant development contribution rate is, therefore, that relating to retention permission.




Declan Moore

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 10th day of July 2025.