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**Planning and Development Act 2000, as amended**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P25/60418**

**Appeal** by Killian O'Brien 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 10 of its decision made on the 10<sup>th</sup> day of December 2025.

**Proposed Development:** Construction of an industrial/warehouse building, connection to public services and all ancillary siteworks and associated landscaping at Westport Industrial Estate, Newport Road, Westport, County Mayo.

## **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 10 and directs the said Council to AMEND condition number 10 so that it shall be as follows for reason set out.**

10. The developer shall pay to the planning authority a financial contribution of €72,432.50 (seventy-two thousand, four hundred and thirty-two euro and 50 cent) 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

Having regard to the appeal and application documentation, and noting that the applicable scheme is the Mayo County Council Development Contribution Scheme 2023 (under Section 48 of the Planning and Development Act, 2000 as amended), the adopted scheme includes, in Table 2, that new commercial/industrial and storage/warehousing (non-retail) development will be charged at €20 (twenty euro) and €15 (fifteen euro) per square metre respectively. The contribution amount due is based on an industrial/commercial floor area of 2,192.5 square metres and a storage/warehousing (non-retail) floor area of 1,905.5 square metres noting the breakdown in floor areas supplied at appeal stage and on the floor plans, and proportioning the remaining floor areas not accounted for by the appellant between the two types of uses based on the information provided in the appeal.

Section 10.7.1 (Reductions) of the Development Contribution Scheme provides for reductions for expansions to existing manufacturing or industrial facilities. However, this is a new development/facility and not an extension of an existing facility such that there is no scope for reductions in the contribution due under the Development Contribution Scheme. The Commission considers that condition number 10, in relation to the €80,000 amount, should have been calculated to result in an amount due of €72,432.50 which falls within the terms of the Development Contribution Scheme and the amount due should be amended to reflect the terms of the Scheme, in relation to the proposed development where €72,432.50 is due.

  
Marie O'Connor

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



Dated this 30<sup>th</sup> day of April 2026.