

Roscommon County Council
Development Contributions Scheme 2014
(as amended 24th February 2020):

under Section 48 of the Planning & Development Act 2000 (as amended)

1. INTRODUCTION

The Planning & Development Act (PDA) 2000 (as amended) provides for a system for levying development contributions in order to increase provision of infrastructure throughout the County.

Three types of development contributions may be attached as conditions to a planning permission;

- **General Development Contributions** – these generally benefit development in the area
- **Special Development Contributions** – these benefit very specific requirements for the proposed development
- **Supplementary Development Contributions** – these facilitate a particular public infrastructure service or project where the likes of a public-private partnership exist

2. GENERAL DEVELOPMENT CONTRIBUTION SCHEME

The Planning and Development Act (PDA) 2000 (as amended) provides for a system of levying development contributions for the provision, by or on behalf of the local authority, of “public infrastructure and facilities benefiting development in the area of the planning authority.” [PDA 2010, Section 48 (1)].

“Public infrastructure and facilities” is defined in Section 48 (17) as:

- (a) the acquisition of land,
- (b) the provision of open spaces, recreational and community facilities and amenities and landscaping works,
- (c) the provision of roads, car parks, car parking places, surface water sewers and flood relief work and ancillary infrastructure¹
- (d) the provision of bus corridors and lanes, bus interchange facilities (including car parks for those facilities), infrastructure to facilitate public transport, cycle and pedestrian facilities, and traffic calming measures,
- (e) the refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking places, surface water sewers, flood relief work and ancillary infrastructure,¹
- (f) the provision of high-capacity telecommunications infrastructure, such as broadband,
- (g) the provision of school sites and
- (h) any matters ancillary to paragraphs (a) to (g).

The making of the Development Contribution Scheme is a reserved function of the elected members of the local authority and is a transparent process involving a wide consultation programme.

¹ Highlighted sections substituted (22.10.2018) by Planning and Development Amendment Act 2018 (16/2018)

3. AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS SCHEME SHALL APPLY

The PDA empowers the Planning Authority to make one or more schemes in respect of different parts of its functional area. This scheme will apply to the entire functional area of the County of Roscommon.

4. BASIS FOR DETERMINATION OF CONTRIBUTIONS

The Act provides that:

- i) The scheme must state the basis for determining the contributions to be paid in respect of public infrastructure and facilities
- ii) The scheme must indicate the contribution to be paid in respect of the different classes of public infrastructure and facilities which are provided or to be provided by the local authority
- iii) The planning authority shall have regard to the actual estimated cost of providing the classes of public infrastructure and facilities. The determination may not include any benefit that accrues in respect of existing development.
- iv) The scheme may make provision for payment of different contributions in respect of different classes or descriptions of development. The Classes of Infrastructure proposed under this scheme are set out in Table 1 in Appendix 1.
- v) The scheme may allow for the payment of a reduced contribution or no contribution in certain circumstances.
- vi) The Act allows for costs of facilities to be included regardless of other sources of funding. This would allow for the inclusion of projects which are 100% funded by the Department of Housing, Planning and Local Government. However, this would lead to contributions which are excessively high. Therefore, only projects which are not funded and that portion of funded projects which must be provided by the Local Authority have been included in this scheme.

The basis for determining the contributions to be paid in respect of public infrastructure and facilities is calculated having regard to:

- a) the estimated cost to the Council in the period 2014 to 2020 of providing further public infrastructure and facilities as set out in the objectives outlined in the Roscommon County Development Plan and associated Area Plans, Local Area Plans, the Roscommon County Development Board Strategy, Annual Roads Programme and Village and Urban Renewal Projects.
- (b) the estimated number of units and floor area of projected development for residential and industrial/commercial classes for the period 2014 – 2020.
- (c) the estimated charge for each residential unit and the estimated charge per m² for industrial/commercial development and other categories of development.

As required by the DECLG (2013), “Development Contributions: Guidelines for Planning Authorities”, the following are required to be included in the scheme:

- reduced rates or waivers for development in town centres to support town centre development;
- reduced rates for temporary permissions on a sliding scale;
- waivers in the case of change-of-use permissions, where it does not lead to the need for new or upgraded infrastructure / services or significant intensification of demand placed on existing infrastructure (including, for example, transport infrastructure);
- waivers or reduced rates for businesses grant-aided or supported by IDA / Enterprise Ireland / Shannon Development / Údarás na Gaeltachta, as well as reduced rates for developments that would progress the Government’s Jobs Initiative;
- provision to charge only net additional development in cases of redevelopment projects;
- waivers for broadband infrastructure (masts and antennae);
- waivers in respect of works on protected structures where such works substantially contribute to the restoration or protection of the protected structure; and

- options for reduced charges in respect of renewable energy development to promote uptake of renewable energy technologies.

The Local Government Act 2014 (as amended) provides for a Local Community Development Company to produce a Local Economic and Community Plan for the County. This plan will be a factor in the consideration of future development contribution levels.

5. FLOOR AREA

The floor area of proposed development shall be calculated as the internal floor area. This means the floor area determined from the internal dimensions of the proposed buildings, including the floor area of each floor including mezzanine floors.

6. LEVEL OF CONTRIBUTIONS

Having regard to the estimated cost to the Council of providing further public infrastructure and facilities (as outlined in Table 2 in Appendix 1) in the period 2014 - 2020 and the estimated floor area of projected development (as indicated in Table 3) for the same period, it is estimated that a contribution for an urban dwelling will be €4,400 and a rural dwelling will be €3,600 per residential unit and €20.00 per m² of industrial/commercial development would be required to cover the marginal capital cost involved. This breakdown of the contribution by class of infrastructure is shown in Table 4.

Levels of contribution for other categories of development are set out in Table 5.

7. WATER AND WASTEWATER FACILITIES

Effective from 1st January 2014 responsibility for water services nationally rests with Irish Water (IW). Roscommon County Council will be carrying out the majority of its previous functions by way of a service level agreement with Irish Water (IW). No development contributions are therefore to be levied locally for water and wastewater projects.

8. COMMENCEMENT OF SCHEME

The Development Contribution Scheme shall commence on the date of adoption of the Scheme by Roscommon County Council.

9. APPLICATION OF DEVELOPMENT CONTRIBUTION SCHEME

In general, all applications received by Roscommon County Council will be subject to the Development Contribution Scheme and included as a condition under any permission issued under Section 34 of the Planning & Development Act 2000, as amended.

10. EXTERNAL FUNDING

It is agreed that in general funding provided from external sources (e.g. Department of Housing, Planning and Local Government) is not included in the calculation of development contributions under this scheme.

11. INDEXATION OF CONTRIBUTIONS

The rates of contribution set out in Table 4 and Table 5 will be adjusted on the 1st January each year based on changes to the Wholesale Price Index for Building and Construction published by the Central Statistics Office, commencing on 1st January 2015. The adjusted figure will be rounded to the nearest €10 (ten) Euro in respect of a residential unit or a fixed contribution and to the nearest 10 (ten) cent per m² in respect of charges imposed on that basis.

12. PAYMENT OF CONTRIBUTION

The County Council will apply conditions requiring payment of the contributions provided for in the scheme on all decisions to grant permissions granted after the commencement of the Scheme, other than those availing of reductions or exemptions.

Contributions will be payable in accordance with the terms of the condition set out in the planning permission. The Planning Authority may also facilitate the phased payment of contributions and may require the giving of security to ensure payment of contributions.

If the contribution is not paid in accordance with the condition or any phased payment arrangement agreed to, then an amount to include interest at a rate equal to the European Central Bank (ECB) Main Refinancing Rate in respect of the period the payment was withheld, may be payable. The ECB rate in force on the 1st of January and the 1st of July shall apply for the following 6 months in each year. Any amount owed may be recovered through the courts as a simple contract debt or by use of the enforcement provisions under the Planning & Development Act 2000, as amended.

13. RING-FENCING OF INCOME

Money accruing to the Council under the Scheme must be accounted for in a separate account and can only be applied as capital for public infrastructure and facilities. The Annual Report must contain details of monies paid or owing to it under the scheme and indicate how such monies paid to it have been spent.

14. REDUCTIONS AND EXEMPTIONS

The Planning Authority may allow for full or partial exemptions from payment at its discretion. The following categories of development will be considered in this regard^{2 3}:

- (a) Development by or on behalf of a **“voluntary organisation”** (*an organisation which derives in excess of 50% of funding through local contributions or government subvention*) which is designed or intended to be used for social, recreational, educational, medical, cultural 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 – **(100% exemption)**
- (b) Development which 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 – **(100% reduction)**
- (c) Restoration/refurbishment to a high architectural standard of **buildings included in the Record of Protected Structures** – where such works substantially contribute to the restoration or protection of the protected structure (i.e. waiver would not apply, for example, to works for purposes of adding an extension to a protected structure) - **(100% exemption)**
- (d) **Social housing units** which are provided in accordance with an agreement made under Part V of the Planning & Development Acts 2000 - 2014 or which are provided by a voluntary or co-operative housing body, which is recognised as such by the Council. – **(100% exemption)**
(Note: Where Part V Agreements are not in place prior to the decision to grant permission, the full Contribution will be applied and will remain in place unless an agreement which includes the provision of social housing is entered into.)

² Exemptions and reductions shall not apply to Special Development Contributions

³ Exemptions or reductions shall not apply to permissions for retention – development contributions shall be applied to permissions for retention where development contributions payable in respect of an original permission remain outstanding, or where development contributions were not applied in respect of the development originally.

- (e) All developments on sites which are on the Register of Derelict Sites under the Derelict Sites Act 1990 will receive a **50% reduction on the full Development Charge. (50% Exemption from Development Contributions)**
- (f) Development consisting of childcare provision to be operated by voluntary or not-for-profit providers or by private childcare providers with a floor area of up to 200m². **(100% Exemption from Development Contributions)**
- (g) Development consisting of drug treatment and rehabilitation services and drug education/prevention services for which permission was applied for by and is to be operated by not-for-profit community-based providers. - **(100% Exemption from Development Contributions)**
- (h) Development consisting of works for which a person or body has received a Housing Adaptation Scheme Grant for People with a Disability and / or Mobility Aids Housing Grant or is deemed eligible for such. – **(100% Exemption from Development Contributions)**
- (i) Development consisting of sheltered or supported accommodation for homeless persons, sheltered housing schemes for vulnerable groups provided by voluntary or not-for-profit non-statutory groups that are recognised by the Council as such. - **(100% Exemption from Development Contributions)**
- (j) For temporary permissions the following reduced rates will apply;
- **33% of normal rate** levied for permissions of up to 3 years
 - **50% of normal rate** levied for permissions of up to 5 years
 - **66% of normal rate** levied for permissions of up to 10 years
- (k) For change of use permissions, a waiver in the case of change-of-use permissions, where change-of-use does not lead to the need for new or upgraded infrastructure / services or significant intensification of demand placed on existing infrastructure (including, for example, transport infrastructure) – **(100% Exemption from Development Contributions)**
- (l) For redevelopment projects,
- (i) For commercial developments, on land where a business previously operated⁴, a charge only of the net additional development (e.g. a redevelopment totalling 200m² of which 150m² is replacing existing development, contribution is only required for the additional 50m²);
 - (ii) For replacement houses where the original house is currently inhabited, capable of immediate habitation or has been inhabited within the preceding 7 years;⁵ **(100% Exemption from Development Contributions);**
 - (iii) The rebuilding of fire damaged houses **(100% Exemption from Development Contributions); and**
 - (iv) On brownfield sites on zoned land where there is sufficient public car parking or on-street car parking in the vicinity having regard to the existing / previous use of premises **(100% Exemption from Development Contributions)**
- (m) For any telecommunications infrastructure, both mobile and broadband (including masts, antennae, dishes and other apparatus or equipment being installed for such communication purposes)⁶, a waiver for these types of development. **(100% Exemption from Development Contributions)**

⁴ Documentary evidence to be provided as proof that the business previously operated

⁵ Documentary evidence will be required to verify habitation within the 5-year period.

⁶ As per requirement detailed in Circular Letter PL 03/2018

- (n) For **businesses grant aided** by the IDA and Enterprise Ireland or other initiatives that would progress the Government's Jobs Initiative, a **50% reduction in the development contributions.**
(50% reduction in the development contributions)
- (o) In order to promote the uptake of **renewable energy development**, a **100% exemption from development contributions** will apply in respect of renewable energy development which is not supplying electricity to the national grid including small scale renewable energy developments generating energy primarily for onsite usage e.g. for domestic, agricultural, small industry and educational purposes.
(100% exemption from development contributions)
- (p) In order to incentivise regeneration **within Tiers 1 and 2 of the Settlement Hierarchy** detailed in the RCDP 2014 – 2020 and provided in Appendix 2, **commercial development**⁷ will attract the following reductions;
- **75% reduction of development contributions** for those new developments located within areas zoned as Core Town Centre (CTC)
 - **50% reduction of development contributions** for those new developments located within areas zoned as Peripheral Town Centre (PTC)
 - **25% reduction of development contributions** for those new developments located within areas zoned as Outer Town Centre (OTC)
- (q) In order to incentivise the location of SME's serving the local population⁸ **within Tier 2C of the Settlement Hierarchy** detailed in the RCDP 2014 – 2020 and provided in Appendix 2, **commercial development** will attract the following reductions :
- **75% reduction of** development contributions for developments with a floor area of up to 250m²;
 - **50% reduction of** development contributions for developments with a floor area between 251m² and 500m²;
 - **25% reduction of** development contributions for developments with a floor area of between 501m² and 750m²;
 - Full development contributions levied for development with a floor area of over 750m².
- In order to incentivise the location of SME's **within Tiers 3 and 4 of the Settlement Hierarchy** detailed in the RCDP 2014-2020 and provided in Appendix 2, **commercial development** will attract the following:
- **100% exemption** from development contributions for developments with a floor area of up to 500m²;
 - **50% reduction of development contributions** for developments with a floor area of between 501m² and 750m²;
 - **25% reduction of development contributions** for developments for developments with a floor area of between 751m² and 1000m²;
 - Full development contribution levied for development with a floor area of over 1000m².
- (r) Construction of new, and extension of existing **publicly funded Schools** shall be exempt from payment of development contributions. **(100% Exemption from Development Contributions)**

⁷ "Commercial development" in this development contribution scheme means development for the purposes of any professional, commercial or industrial undertaking, and/or development in connection with the provision for reward of services to persons or undertakings

⁸ This section should take into consideration policies and objectives contained within the Retail Strategy for County Roscommon, as well as sections of the RCDP 2014 – 2020, most particularly Chapter 3 Economic Development.

- (s) Development of **Sports facilities provided by Voluntary Bodies** shall be exempt from payment of development contributions. **(100% Exemption from Development Contributions)**
- (t) Applications for a dwelling on the family farm holding from **the inheritor⁹ of that farm holding** will receive a **100% exemption from the development charge** subject to the following conditions:
- (i) The inheritor must be taking over the family farm enterprise. Appropriate evidence to the satisfaction of the Planning Authority must be produced.
 - (ii) The family farm must be registered to the applicant on the date of application. Appropriate evidence to the satisfaction of the Planning Authority must be produced.
 - (iii) Where the family farm is not registered to the applicant on the date of application, a condition requiring payment of the relevant contribution will be included in any permission granted and will be payable in the normal manner. Development Contributions paid in these circumstances will be refunded when the registration has been completed, subject to (i) above and evidence of registration being complied with.
 - (iv) Only one exemption, including any exemption already availed of or availed of through (u), shall be applicable to the family farm landholding.
- (100% exemption from the development charge)**
- (u) Applications for a dwelling from a leasee of a farm holding who is engaged in a long term Agricultural Lease of the farm holding will receive a **100% exemption from the development charge** subject to the following conditions:
- (i) The Agricultural Lease must be for a minimum period of 15 years and must be in effect on the date of the application. Evidence of the lease must be produced to the Planning Authority.
 - (ii) The Leasee must be a qualified farmer as defined in the Finance Act 2014, in conjunction with the Revenue Commissioners document. This must be confirmed to the Planning Authority.
 - (iii) Only one exemption, including any exemption already availed of through either (t) or (u) shall be applicable to the farm landholding.
- (100% exemption from the development charge)**
- (v) A 10% reduction will be applied to **development contributions levied on residential development** in the following instances:
- (i) where the development contributions have been paid in full prior to any works commencing on the development in question or any associated development on the same site, the payment is made within twelve months of the grant of permission, **and** where there is no outstanding amount due in respect of a special contribution (please note no reduction will apply to special contributions).
- Or**
- (ii) where the development contributions have been paid in full within 12 months of the date of submission of a valid Commencement Notice, and where there is no outstanding amount due in respect of a special contribution (please note no reduction will apply to a special contribution).
- (w) Development **by or on behalf of a “voluntary organisation”** (*an organisation which derives in excess of 50% of funding through local contributions or government subvention and does not operate mainly for profit or gain*) which is designed or intended to be used as an enterprise centre. – **(100% exemption)**

⁹ The inheritor shall be deemed to mean such persons who receive the family farm holding by way of an *inter vivos* transfer or inheritance.

- (x) A development contribution will not be required in the case of **extensions to residential units.**
(100% exemption from the development charge)
- (y) Applications for **upgrading (including extensions) of disused dwellings** i.e. uninhabited and where there are no vital service connections, for example electricity, will be treated as new residential units and will receive a **50% reduction in the development contribution.**
(50% reduction in the development contribution)
- (z) (i) Permissions on applications for a **Change of House Plan**, where a condition only is being altered and the permission does not seek a term of full duration, the existing contribution, if any, on the original permission shall continue to apply and no new development charge shall be imposed.
(100% exemption from the development charge)
 - ii) Any development contribution levied and paid in respect of a given development will be deducted from the subsequent charge for further associated permissions related to the governing consent for that development, so as to reflect that this development has already made a contribution.

In the case of developments in the categories (a), (d), (f), (g), (i), (s) and (w) above, in order to qualify for any exemption, the Planning Authority must first be satisfied that the assets of the organisation proposing the development will remain in voluntary use even if the organisation is to cease its activities.

15. MIXED DEVELOPMENT

In the case of a mixed development, the fee payable will be based on the sum of charges applicable to each development type within the overall development.

16. APPEAL TO AN BORD PLEANÁLA

An appeal may be brought to the Board where the applicant for planning permission under Section 34 of the Act considers that the terms of the Scheme have not been properly applied in respect of any conditions laid down by the Council.

17. SPECIAL DEVELOPMENT CONTRIBUTIONS

Under Section 48(2)(c), Roscommon County Council may levy an additional special contribution on an individual development, where costs which are not covered by the scheme are incurred in respect of public infrastructure which benefits the proposed development or is necessary for the development to proceed. Where payment of such a contribution is required, the condition shall specify the particular works carried out or proposed to be carried out by or on behalf of the County Council.

Where these works are not commenced within five years of the date of payment to the authority of the contribution or have commenced but not been completed within seven years of the date of payment of the contribution or where the County Council decides not to proceed with the proposed works or part thereof, the contribution (or an amount in proportion to those works which have not been carried out) shall be refunded to the applicant together with any interest that may have accrued over period while held by the County Council.

18. SUPPLEMENTARY DEVELOPMENT CONTRIBUTION SCHEME

Section 49 of the Act provides for the making of a Supplementary Development Contribution Scheme in order to facilitate a particular public infrastructure service or project which is provided by a Local Authority or a private developer on behalf of and pursuant to an agreement with a Local Authority (e.g. through Public Private Partnership) and which will directly benefit the development on which the levy is imposed.

Supplementary Development Contribution Schemes may be used for rail, light rail or other public transport infrastructure, particular new roads or particular water or waste water infrastructure, and new schools and ancillary infrastructure. However, they should only be used where the project will bring a direct benefit to the developments which it serves. In the case of a rail or light rail project, for example, provision of the infrastructure will facilitate increased residential densities surrounding the infrastructure.

In general, the same rules of procedure apply to the adoption of a Supplementary Development Contribution Scheme, as to the adoption of a General Contribution Scheme. However, the scheme must in addition specify the area or areas within the functional areas of the planning authority where the scheme will apply and the particular public infrastructure project or service for which the scheme is being applied.

In the area for which the scheme is adopted, these contributions will be payable in addition to those payable under Section 48. Developers should not be required to make two payments in respect of the same infrastructure, and therefore a public infrastructure project should not be included in both a General and Supplementary Contribution Scheme.

Where the project is to be provided by way of a Public Private Partnership (PPP), the PPP agreement can specify the way in which these contributions will be applied to pay for the infrastructure in question.

It is not proposed to draft a Supplementary Draft Contribution Scheme at this time.

19. CERTIFICATES OF COMPLIANCE

Where a Certificate of Compliance with Planning Conditions is requested, reference will be made to the payment of contributions attached to the permission. If the contributions have not been paid in full prior to commencement of the development or in the case where a schedule of payments has been made, the applicant has not honoured that schedule, a report on the compliance of the development will refer to this fact.

20. DATE OF IMPLEMENTATION

The Amended Scheme will apply to all relevant decisions made by the Planning Authority on or after 24th February 2020. The Scheme shall remain in force until the adoption of a replacement scheme.

APPENDIX 1

TABLE 1: CLASSES OF INFRASTRUCTURE

CLASS OF INFRASTRUCTURE
Road Transportation and Safety
Development Incentives and Control
Environmental Protection
Recreation and Amenity

TABLE 2: ESTIMATED EXPENDITURE PER CLASS OF INFRASTRUCTURE

Class of Infrastructure	Estimated Expenditure to 2020
Roads Infrastructural Works	€10,339,000
Public Lighting	€1,029,000
Drainage	€940,000
Burial Grounds	€1,261,000
Amenities	€2,880,000
Smarter Travel	€2,450,000
Industrial, Economic and Community Development	€1,000,000
Taking in charge in Housing Estates	€445,000
Civic Amenity Site Upgrades	€800,000
TOTAL	€21,144,000

TABLE 3: ESTIMATED DEVELOPMENT TO 2014

RESIDENTIAL DEVELOPMENT:	
Projected Number of Residential Units	2480 units (1045 units in urban & 1435 in rural areas)
Total Ha for residential development	287 Ha (rural) + 145.45 Ha (urban) = 432.45Ha
NON-RESIDENTIAL:	
Floor areas in square metres projected industrial/commercial development/community facilities etc	<p>Industrial (I) space = 91.65Ha / 916,500m²</p> <p>Business, Enterprise Park/Light Industry and Warehousing (BE) = 112.06Ha / 1,120,600m²</p> <p>Commercial floorspace (in the following zoned areas TC1, TC2, TC3, RC, DC, LC, NC) = 124.77Ha / 1,247,700 m²</p> <p>Community and Educational (CE) = 138.64Ha - 45.61Ha = 93.03Ha / 930,300 sq. m</p> <p>Recreation and Amenity (RA) = 112.07Ha - 52.19ha = 59.88Ha / 598,800 sq. m</p> <p>Leisure and Amenity (LA) = 8.5Ha - 3.89Ha = 4.61Ha / 46,100 sq. m</p> <p>Leisure Tourism (LT) = 112.85Ha - 37.64Ha = 75.21Ha / 752,100 sq. m</p>

TABLE 4: LEVELS OF CONTRIBUTION

Class of Infrastructure	€ per Residential Unit - Urban¹⁰	€ per Residential Unit - Rural¹¹	€ per m² industrial/commercial development
Roads Infrastructure including, Town and Village Improvements, Public Lighting, Footpaths, Car Parking, Contribution to Capital Schemes, Traffic Management, Drainage, Broadband, Swimming Pool Fund, Fire Services Facilities, Unfinished Housing Estates	2400	1980	12.00
Libraries, Enterprise, Cultural Development and Leisure including: Contribution to New Library Facilities, Waterside Tourism Facilities, Arts Centre, Enterprise Centre, Swimming Pool Fund	1100	900	5.00
Amenity, Open Spaces including provision of new parks and open spaces, Cemeteries.	900	720	3.00
TOTAL	€4,400	€3,600	€20.00

TABLE 5: LEVELS OF CONTRIBUTIONS – OTHER CATEGORIES OF DEVELOPMENT

	Category	Amount of Contribution
A	Shortfall in provision of car-parking space ¹² (where permission allows) (i) Urban ¹³	€2,250 per space
B	Peat extraction	€ 650 per hectare of site area
C	Landfilling/raising of sites (inert material) for non-agricultural purposes ¹⁴	€1.75 per m ²
D	Wind Farm Developments	€6,000 per MW of capacity
E	Extractive Industry (in addition to any Buildings)	€2.10 per m ² of site extraction area
F	Development not coming within any foregoing class	€20 per m ²
G	Agricultural development (excluding intensive agriculture ¹⁵)	0 – 750m ² = €0 751m ² – 1000m ² = €2.50 per m ² Over 1001m ² = €5 per m ²

¹⁰ Urban areas are those for which Local Area Plans (LAPs), or Area Plans (APs) under the Roscommon County Development Plan 2014 – 2020, have been prepared.

¹¹ Rural areas are all those areas which do not have Local Area Plans (LAPs) or Area Plans (APs) pertaining to them.

¹² The Planning Authority will consider a reduction in the number of spaces required having regard to the existing / previous use of premises and where there is sufficient public car parking or on-street car parking in the vicinity

¹³ Car parking charges will be levied as a Special Contribution. Car parking charges are detailed in this scheme for information purposes only.

¹⁴ Land filling to facilitate return of land to agriculture will be exempt

¹⁵ Intensive agriculture includes, but is not limited to, poultry farming, pig rearing and large scale dairy farming. Intensive agriculture proposals will attract a development contribution in accordance with Category F of Table 5.

APPENDIX 2: EXTRACT FROM COUNTY DEVELOPMENT PLAN 2014-2020

Table 2.3 Settlement Hierarchy for County Roscommon			
Tier	Location	Characteristics	Population
1	Roscommon Town	Roscommon Town is historically recognised as the County Town and incorporates a broad range of administrative, educational, industry and retail services. It is served by a network of National Roads and is rail hub on the Dublin/Westport rail line.	>5000
2	Boyle Castlerea Ballaghaderreen	These Key Towns act as Service Centres for their adjoining rural hinterlands. They include an extensive range of services including education, health and retail. They are served by National Primary or National Secondary Roads and Castlerea and Boyle are rail hubs on the Dublin/Westport and Dublin/Sligo rail lines respectively. Adequate zoned and serviced lands for industrial, commercial and residential use are in place at these locations.	>1500
2 SC	Monksland / Bellanamullia (Athlone West) (Special Category within Tier 2, due to external influences and functional relationships with Athlone Town)	Monksland/Bellanamullia (Athlone West) has developed rapidly in recent years in terms of its economic potential and population growth. Its intrinsic links with Athlone, which is part of the Midland Gateway (along with Tullamore and Mullingar) can significantly influence South Roscommon. The area has direct access to the M6 and rail service (Athlone).	
3	Cortober Strokestown Elphin Hodson Bay	These centres have a more limited range of services than Tiers 1 & 2 but still have potential as local service centres in their own right. Cortober is envisaged to develop within the context of the development of Carrick on Shannon whilst Hodson Bay/Barrymore is emerging as a residential area with a degree of local services available. Strokestown & Elphin are more traditional settlements in term of their urban form and range of facilities on offer.	>500
4	Rural settlements & the Countryside	Rural settlements vary in the degree of Local Services they provide. Examples such as Athleague or Ballyfarnon have a good range of services as well as residential facilities. Other settlements may display merely a local pub/church/school service provision. These settlements have the potential to absorb varying degrees of residential capacity and are envisaged as providing an alternative to the “one off” rural house. The latter form of settlement type may be associated with agrarian or other rural activity but in many cases may tend to be urban generated. The Council will continue to consider such development on a case by case basis. Chapter 5 gives detail in relation to policies for housing provision of all categories.	Generally <500