



An  
Coimisiún  
Pleanála

**Direction**  
**CD-022150-26**  
**ACP-324021-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 30/04/2026.

The Commission decided, as set out in the following Order, that

Commission Order as follows:-

**WHEREAS** a question has arisen as to whether the renovation of an existing dwelling to include demolition of 37 square metres of domestic extensions to the rear of dwelling, demolition of water tank and shed (combined 10.48 square metres) to the side of dwelling, and construction of 40 square metres extension to the rear at Killeenavarra, County Galway is or is not development or is or is not exempted development:

**AND WHEREAS** Rory Foy requested a declaration on this question from Galway County Council and the Council issued a declaration on the 30<sup>th</sup> day of December, 2025 stating that the matter was development and was not exempted development:

**AND WHEREAS** Rory Foy referred this declaration for review to An Coimisiún Pleanála, on the 12<sup>th</sup> day of January, 2026:

**AND WHEREAS** An Coimisiún Pleanála, in considering this referral, had regard particularly to

- (a) Sections 2(1), 3(1), 4(1)(h) and 4(2) of the Planning and Development Act, 2000, as amended,
- (b) article 6(1) and article 9(1) of the Planning and Development Regulations, 2001, as amended,
- (c) Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- (d) the planning history of the site, and
- (e) the pattern of development in the area:

**AND WHEREAS** An Coimisiún Pleanála has concluded that:

- (a) renovation of an existing dwelling to include demolition of 37 square metres of domestic extensions to the rear of dwelling, demolition of water tank and shed (combined 10.48 square metres) to the side of dwelling, and construction of 40 square metres extension to the rear constitutes works,
- (b) the works constitute development pursuant to section 3 of the Planning and Development Act, 2000, as amended,
- (c) the development would not be likely to have a significant effect on the integrity of a European site and would not, therefore, require appropriate assessment, and the restriction as set out under article 9(1)(a)(viiB) of the Planning and Development Regulations, 2001, as amended, does not apply,
- (d) renovation of the existing dwelling comes within the scope of Section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (e) demolition of the boiler house and water tank comes within the scope of Class 50(a) of Part 1 of Schedule 2 to the Planning and Development Regulations 2001, as amended,

- (f) demolition of the domestic extension comes within the scope of Class 50(b) of Part 1 of Schedule 2 to the Planning and Development Regulations 2001, as amended, and
- (g) the proposed domestic extension comes within the scope of Class 1 of Part 1 of Schedule 2 to the-Planning and Development Regulations, 2001, as amended:

**NOW THEREFORE** An Coimisiún Pleanála, in exercise of the powers conferred on it by Section 5(3)(a) of the Planning and Development Act, 2000, as amended, hereby decides that the renovation of an existing dwelling to include demolition of 37 square metres of domestic extensions to the rear of dwelling, demolition of water tank and shed (combined 10.48 square metres) to the side of dwelling, and construction of 40 square metres extension to the rear at Killeenavarra, County Galway is development and is exempted development.

**Planning**

**Commissioner:**

**Date:** 13/05/2026

  
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Liam McCree