



Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

Planning Register Reference Number: ED25/141

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 30th 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 12th 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.



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

Dated this 15th day of May 2026.

