

An  
Coimisiún  
Pleanála

Commission Order  
PL-500208-GC

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

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 25/60248**

**Appeal** by Nora Ruane and Bernie Ruane against the decision made on the 8th day of October, 2025 by Galway City Council to grant subject to conditions a permission to Michael O'Connor in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Permission for development which consists of: (i). retention for the 100% demolition of the existing bungalow dwelling, other than the 75% demolition granted under planning register reference number 24/19, (ii). retention for the construction of the new dormer dwelling of the same design to that granted under planning register reference number 24/19 with slight amendments, and permission to complete the overall development, (iii). retention of a storage shed in the rear garden area, (iv). retention of the new block wall, containing the electrical meter, to the front of the site. (v). Permission for the conversion of part of the proposed single dwelling to a granny flat at Saint Josephs, 41 Dublin Road, Renmore, Galway, County Galway.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition(s) set out below.**

## **Reasons and Considerations**

Having regard to the nature of the development, the existing residential use on the site, to the design, nature and scale of the proposed development and the pattern and character of development in the vicinity, to the planning history of the site and to the provisions of the Galway City Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not have a significant adverse effect and would not detract from the character of the area, would not seriously injure the amenities of adjacent residential property and would be acceptable in terms of traffic safety and convenience. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained and completed in accordance with the drawings and particulars as received by the planning authority on the 14<sup>th</sup> day of August 2025 except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

**Reason:** In the interest of clarity

2. The development, dwellinghouse and granny flat shall be used as a single dwelling unit only, the granny flat shall revert to use as part of the main dwelling on the cessation of such use. The existing garden and curtilage of the overall residential property on this site shall not be sub-divided.

**Reason:** To protect the residential amenities of the area.

3. The storage shed hereby permitted shall not be used for commercial purposes or for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the dwellinghouse as such and no change of use shall take place without a prior grant of planning permission.

**Reason:** In the interest of proper planning and sustainable development.

4. Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

5. The entrances to the development shall be completed in accordance with the site layout plan as received by the planning authority on the 14<sup>th</sup> day of August, 2025.

**Reason:** In the interest of clarity.

6. The proposed first floor rear southern elevation Velux windows shall be glazed in obscure glass as displayed on submitted drawings prior to the occupation of the property.

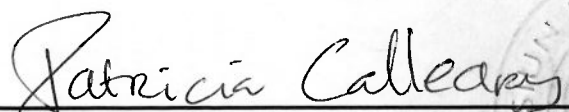
**Reason:** In the interest of safeguarding existing residential amenities and public health.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

8. Any alterations to public services, public areas or utilities necessitated by the development shall be carried out at the developers' expense having firstly obtained the agreement in writing of the planning authority or other public bodies responsible for such areas or utilities, before any alterations are carried out.

**Reason:** In the interests of public safety and the proper planning and sustainable development.



**Patricia Calleary**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this 13<sup>th</sup> day of March 2026