

An
Coimisiún
Pleanála

Commission Order
PL-501220-GY-26

Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

Planning Register Reference Number: 26/23

APPEAL by Michael Connors against the decision made on the 31st day of March, 2026 by Galway County Council to refuse permission for the proposed development.

Proposed Development: (a) To retain an existing single storey granny flat to the rear of an existing single storey dwelling (permitted under plan reference number 20/1166 and (b) all associated external site works on site at Kilgarve Townland, Creagh, Ballinasloe, County Galway.

Decision

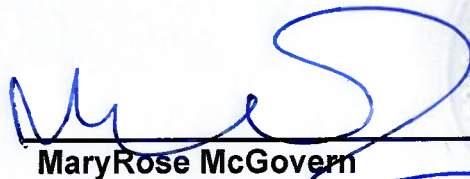
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the provisions of Galway County Development Plan 2022-2028, in particular DM Standard 5 (Dependent Relative Accommodation / Granny Flats (Urban and Rural)) which states, inter alia, that all applications for family flat units shall not exceed a gross floor area of 75 square metres, and having regard to the development proposed to be retained, described in the public notices as an existing single storey granny flat to the rear of an existing single storey dwelling, and to the nature and scale of the development including its gross floor area of 122.52 square metres which significantly exceeds the development plan's permissible maximum threshold for a family flat, it is considered that the proposal would contravene the provisions of DM Standard 5. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the recommendation of the Inspector, the Commission noted and agreed with the Inspector's comment that, although described in the application as a "granny flat", the unit functions as a self-contained detached accommodation block with separate external parking and access, and that it lacks any direct physical connection to the front house. The Commission noted that the Inspector assessed the application having regard to the "Existing Residential" zoning of the subject site, where residential infill is permitted in principle. Having regard however to the content of the planning application form, and the public notices, all of which confirmed the applicant's proposal for retention of a "single storey granny flat", the Commission did not agree that the application could be properly assessed as an infill development.

Neither did the Commission share the opinion of the Inspector that the floor area dimension referred to in DM Standard 5 of the Galway County Development Plan 2022-2028, as a maximum for family flat units, is a guideline only, to be applied with flexibility when assessing the scale of difference in floor area. The Commission disagreed that this standard was not a sound basis on which to refuse the proposed retention of a “single storey granny flat” and agreed with the planning authority that the development proposed to be retained significantly exceeds the threshold permitted under DM Standard 5, for a dependent relative accommodation unit, and that it would be contrary to the proper planning and development of the area.



MaryRose McGovern

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 31st day of July 2026