



An
Coimisiún
Pleanála

Inspector's Report

PL-500208-GC-25

Development

Retention of the demolition of the existing dwelling, other than the 75% demolition granted under Ref. 24/19. Retention of the new dormer dwelling granted under Ref. 24/19 with slight amendments and associated site works.

Location

Saint Josephs, 41 Dublin Road, Galway, Co. Galway.

Planning Authority

Galway City Council

Planning Authority Reg. Ref.

2560248

Applicant

Michael O'Connor.

Type of Application

Retention permission.

Planning Authority Decision

Permission with conditions.

Type of Appeal	Third Party
Appellants	Nora Ruane and Bernie Ruane
Observers	None
Date of Site Inspection	20 th January 2026.
Inspector	Derek Daly

1.0 Site Location and Description

- 1.1. The development is located in an established suburban residential area of Renmore to the east of the centre of Galway City. The site fronts onto the southern side of Old Dublin Road which is a heavily trafficked regional route with a bus lane on the southern section of the road. On the opposite side of the road to the north is Crowley Park/Galwegians Rugby grounds which is also used for car parking and Melody's Court housing estate which is a mix of single and two storied dwellings is located to the rear/south. There are dwellings located on both sides of the site. On the site is a detached single storied dwelling with gardens to the front and rear.
- 1.2. The site has a stated area of 0.0711 hectares.

2.0 Proposed Development

The proposed development as received by the planning authority on the 12th August 2025 was for;

- (i). Retention for the 100% demolition of the existing bungalow dwelling, other than the 75% demolition granted under PI. Ref. No. 24/19.
- (ii). Retention for the construction of the new dormer dwelling, of the same design to that granted under PI. Ref. No. 24/19 with slight amendments, and permission to complete the overall development.
- (iii). Retention of a storage shed in the rear garden area. the site

The single storey pitched roof shed is located in the rear garden positioned at the south-eastern corner of the site and accommodates internal partitions for a gym, storage and WC.

- (iv). Retention of the new block wall, containing the Electrical Meter which is located to the front of the dwelling on the side boundary.

- (v). Permission for the conversion of part of the proposed single dwelling to a Granny Flat.

The proposed granny flat is located at the eastern section of the dwelling and accommodates a single bedroom, kitchenette/dining and study. An internal connection is proposed between the granny flat and main dwelling house through the

latter study rendering the granny flat fully integrated and capable of re-assimilation into the dwelling.

- 2.1. The gross floor space of development as stated to be retained is 313.40m² according to submitted drawings. Gross floor space of proposed granny flat is stated as 48.40m².
- 2.2. A report was submitted by a consultant engineer dated 21st of March 2025 on the necessity for the demolition of the original dwelling house accompanies the application. The Report details that during inspection it was discovered that the remaining external and internal wall structures were supported on shallow loose stone strip foundations inadequate to support any of the new construction, and the weight of the proposed first floor extension. In the interest of health and safety requirements and compliance with TGD Part "A" of Building Regulations, remaining wall structures were removed, and that a new raft foundation be constructed to adequately support the proposed development.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. The decision of the Planning Authority was to grant retention of planning permission subject to 8 conditions. The following conditions are noted;

Condition no. 2

The development, dwelling house 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.

Condition no. 3

- A. The storage shed 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.

B. B. Within two months of the date of the issuing of this planning permission the WC/bathroom sanitary facilities and internal partitions in the storage shed shall be removed in full, and it shall comprise a single open area. A Report including photographic survey by a suitably qualified, certified and bonded person(s) showing the full removal and omission of the WC/bathroom and internal partitions from the storage shed shall be submitted for the written agreement of the Planning Authority within two months of the issue date of this planning permission demonstrating full compliance with this condition.

Reason: To protect residential amenities and in the interest of securing the proper planning and sustainable development of the area.

Condition no. 4.

The proposed first floor rear southern elevation Velux windows shall be glazed in obscure glass as displayed on submitted drawings.

Reason: In the interest of privacy and amenity of occupiers of adjacent houses.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planning report dated the 22nd September 2025 refers to the planning history, development plan provisions, a third party submission received and an assessment of the various components of the application as submitted.

The report concluded that the proposed development complies with the policies and development standards of the CDP in particular Policy 3.5 Sustainable Neighbourhoods: Established Suburbs and Section 11.3.1 (l) Residential Extensions and Section 11.3.1 (k) Self Contained Residential Units and is in keeping with the character of the existing dwelling and would not negatively impact upon the prevailing residential amenities of adjacent properties.

Permission was recommended.

3.3. There were no internal reports.

3.4. A third party submission was received which refers to the description of development is misleading and that the whole house rather than 75% of the original dwelling has been demolished; the design as previously depicted has not been built; the storage shed referenced shall be converted into a flat as it is the shed has plumbing and electrics; that the granny flat will be used as another residence; the house is altered from a 5 bedroom to a 6/7-bedroom house; the shed reduces private amenity open space in rear garden and refers to inaccuracies in the submitted drawings, traffic related matters, non-compliance with the City Development Plan.

4.0 Planning History

4.1.1. P.A. Ref. No. 24/19

Permission granted for development which consists of an extension at ground and first floor level with elevational changes and all associated site works.

The proposal was for the redevelopment and refurbishment of an existing dwelling on the site but did not provide for the entire demolition of the dwelling on the site.

5.0 Policy and Context

5.1. Development Plan

5.1.1. The statutory development plan is the Galway City Development Plan 2023-2029.

The site is zoned R, with the objective to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods and is located within the Established Suburbs Neighbourhood area of Renmore.

5.1.2. Section 3.6 in relation to Sustainable Neighbourhoods states that Established Suburbs of the CDP states that potential exists in the established suburbs for smaller infill development opportunities which can enhance the diversity of house type and contribute to local character. Infill development will be required to have regard to the existing pattern of development, plots, blocks, streets, and spaces and should not be of such a scale that represents a major addition to, or redevelopment of, the existing urban fabric. The protection of existing residential amenity and character is a priority

but must be balanced with opportunities for sustainable high-quality regeneration and appropriately scaled infill. Such development will be required to demonstrate a positive contribution to the urban fabric, respect and contribute to existing amenity and character and deliver sustainable benefits. Similarly, where replacement dwellings are proposed, the sustainable benefits must be clearly demonstrated, and any such development must make a positive contribution to the area's urban fabric and amenity and character.

5.1.3. Policy 3.5 in relation to Sustainable Neighbourhoods refers to: Established Suburbs states that it is policy of the Council to:

1. Facilitate consolidation of existing residential development and densification where appropriate while ensuring a balance between the reasonable protection of the residential amenities and the character of the established suburbs and the need to provide for sustainable residential development and deliver population targets.

2. Encourage additional community and local services and residential infill development in the established suburbs at appropriate locations.

Section 11.3.1 (k) of the CDP refers to Self-Contained Residential Units states that self-contained residential units/granny flats will be considered when:

- The unit is an integral part of the main dwelling capable of re-assimilation into the dwelling. Specific prior grant of planning permission is required for consequent subdivision of the site. This will generally be discouraged on amenity grounds.
- The unit is an addition to the existing structure or a garage conversion and shall generally be located at the side as opposed to the rear garden of the existing house.
- The floor area of the unit does not normally exceed the equivalent of 25% of the floor area of the existing house.
- Self-contained units will only be considered so long as the owner of the premises lives in the unit or the remainder of the premises as their main residence.

5.1.4. Chapter 11 refers to Land Use Zoning Objectives and Development Standards and Guidelines and Part B of the chapter to Development Standards.

- 5.1.5. Section 11.3.1 (c) refers to Amenity Open Space Provision in Residential Developments. In relation to private amenity open space, it is indicated that private open space (areas generally not overlooked from a public road) exclusive of car spaces shall be provided at a rate of not less than 50% of the gross floor area of the residential unit; that some sites will not have the facility to accommodate all of the required provision of the total private amenity space directly and satisfactorily adjoining each individual unit; the scale of proposed extensions shall ensure that an adequate level of private open space is retained on site; consideration can be given to domestic extensions that result in less than the development plan standard of 50% of the GFA of the residential unit, where adequate level of private open space is retained on site, or on very constrained sites such as those located in the city centre. Developments which are exclusively apartment developments shall adhere to the private open space standards set out in the Sustainable Urban Housing: Design Standards for New Apartments (2020).
- 5.1.6. Section 11.3.1 (d) refers to overlooking and that residential units shall generally not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum.
- 5.1.7. Section 11.3.1 (g) refers to car parking standards and in order to provide for flexibility in residential layouts the following are the options for car parking requirements:
- 2 on-site spaces per dwelling and 1 grouped visitor space per 3 dwellings or
 - 1 on-site space per dwelling and 1 grouped visitor space per dwellings or
 - 1.5 grouped spaces per dwelling and 1 grouped visitor space per 3 dwellings
 - 3 spaces for dwellings over 200m² and 1 grouped visitor space per 3 dwellings.

5.2. National Guidance

- 5.2.1. Residential Development and Compact Settlements Guidelines for Planning Authorities (DHLGH 2024) outlines standards in relation to residential development and in particular new development.
- 5.2.2. SPPR 1 refers to separation distances and it is a specific planning policy requirement of these Guidelines that when considering a planning application for residential development, a separation distance of at least 16 metres between

opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

5.3. Natural Heritage Designations

- 5.3.1. The subject site is not located within a site designated as a Natura 2000 site or NHA/pNHA.
- 5.3.2. Having regard to the location, nature and scale of the proposed development confined within an established residential property located within a built-up urban area within an established residential neighbourhood, with connections to existing services, and the absence of connectivity to European sites it is concluded that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on these European sites.

6.0 EIA Screening

- 6.1. The proposed development has been subject to preliminary examination for environmental impact assessment and in this regard, I refer to Form 2 in Appendix 1 of this report. Having regard to the nature, size and location of the proposed development, and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

The appellants grounds of appeal in summary refer to;

- The appellants refer to the submission made to the planning authority and that were not addressed by the planning authority.
- Can An Coimisiún Pleanála confirm that the applicant must reside at the residence.
- The application as submitted is false and misleading.
- The whole structure has been demolished and not 75% as stated.
- The gross area is now 313.40 m², the proposed development under P.A. Ref. No was 276m² leading to an increase of 37.4m².
- The design as previously depicted has not been built.
- The retention of the storage shed is addressed by condition however the applicant has not complied with conditions of previous permissions.
- There are two windows to the east of the structure which cause a loss of amenity to residences to the east and the distance is 195 cm to the neighbouring property and to the west the property developed is 33 cm from the neighbouring property.
- There are windows and doors overlooking this property.
- The new block wall containing the electric meter is not to the front of the site but to the west of the site and the walls to the west and east have been raised up.
- Planning permission has not been applied for the entrances to the premises which have been knocked and widened.
- In relation to the granny flat there is wall between the family room and the granny flat and an internal connection has not been provided for in the drawings or by condition.
- The applicant resides and farms in County Clare and does not reside in Galway.
- The granny flat exceeds the threshold of area.
- There is no consultation in relation to the entrance which exits directly onto a bus corridor.

- It is contended that the development is a multi-unit development and not a single development as applied for and the internal layout is referred to in relation to this.
- Reference is made to the loss of private amenity open space and the distance from the shed to residential properties to the rear.
- Reference is made to different windows which are placed at different levels and not what was applied for.
- The height of the proposed building is unclear in relation to what was previously granted.
- Issues in relation to traffic in the area, and on-site parking are referenced.
- There will be loss of residential amenities to adjoining houses in Melody's Court and reference is made to overlooking.
- The requirements in relation the hours of construction works and that they are constantly breached is referenced.
- Distances to inadequate distance to the boundaries of adjoining properties and distances to windows on adjoining properties is referred to.

7.2. First Party Response

The first party c/o Gerard Hannify Consulting Engineer in a response indicates,

- The grounds of appeal do not raise any material planning considerations to justify overturning the planning authority decision.
- The proposed development represents a modest replacement of a substandard single dwellinghouse with a modern dwellinghouse.
- Reference is made to the planning history.
- Reference is made to condition of the existing dwelling and that the Consulting Engineer was of the opinion that the existing dwelling required works to meet the needs to carry out the works of the planning permission and there were major structural deficiencies in relation to the property and a new raft foundation and other works were required.

- The completed development reflects the design of the dwelling as granted planning permission under 24/19. The demolition works as carried out were deemed necessary.
- The current application arises to regularise all outstanding items of unauthorised development.
- The applicant also made a response submission which refers to the property being in the ownership of the family since 1966.
- They own a farm in County Clare but operate a business in Ballybrit and the applicant's wife is employed in Merlin Park.
- The side walls are a direct replacement of what previously existed.
- The velux windows are to comply with Building Regulation requirements.
- Overlooking is addressed in the conditions of the planning decision.
- The applicant has not had issues with other residents.
- The two entrances have existed since the 1960s and were widened to accommodate construction vehicles.

7.3. **Planning Authority Response**

7.3.1. The planning authority has not submitted a response to the appeal submission.

8.0 **Assessment**

8.1. The main issues in this appeal relate to the principle of the development, and to the matters raised in the grounds of appeal and site specific issues. Appropriate Assessment also requires to be considered. I am satisfied that no other substantive issues arise.

8.2. **The principle of the development**

8.2.1. The proposal as submitted is as indicated in public notices for five distinct but related matters for works retained and proposed for an existing dwelling which is located in an area zoned with the objective to provide for residential development. The

development is in principle acceptable subject to compliance requirements and standards as outlined in the city development plan and national guidance.

- 8.2.2. The development under consideration was largely granted planning permission under planning permission 24/19 but a report submitted with the current planning application indicated that although it was not the initial intention to carry out the level of demolition which has occurred, after a survey there was a necessity for the demolition of the original dwelling house as it was discovered that the remaining external and internal wall structures were supported on shallow loose stone strip foundations and deemed inadequate to support any of the new construction and the weight of the proposed first floor extension. In this regard the reference in the grounds of appeal to removal of the original dwelling rather than 75% would appear to be correct.
- 8.2.3. It is therefore proposed to assess the development under the five stated aspects of the development in the public notices.

8.3. **Grounds of appeal**

- 8.3.1. In the assessment of the application the planning authority assessed the development under the five headings in the public notice and (i) and (ii) are largely related.
- 8.3.2. (i) refers to the retention for the 100% demolition of the existing bungalow dwelling, other than the 75% demolition granted under Pl. Ref. No. 24/19 and (ii). To the retention for the construction of the new dormer dwelling, of the same design to that granted under Pl. Ref. No. 24/19 with slight amendments, and permission to complete the overall development.
- 8.3.3. In effect the permission granted under Pl. Ref. No. 24/19 provided for a substantial demolition of the existing dwelling on the site but as already stated following an assessment of the existing dwelling a 100% demolition was deemed necessary. The current proposal also provides for amendments and modifications carried out to the layout which were not included in the previous grant of planning permission. The development under assessment therefore is what has been constructed and includes additional works and amendments to what was permitted which would include repositioning of windows and internal layout and the addition of a storage shed and a self-contained unit (granny flat).

- 8.3.4. In the grounds of appeal, it is contended that the design as previously depicted i.e. 24/19 has not been built. Reference is made to variations from that permission and there is reference in this regard to location of windows, proximity to adjoining properties of the development and also windows in proximity to adjoining properties, overlooking and impact on residential amenities. As already stated, the current proposal does provide for modifications of the development granted permission under 24/19.
- 8.3.5. In response the first party contends that the completed development reflects the design of the dwelling as granted planning permission under 24/19. The demolition works as carried out were deemed necessary; that the current application arises to regularise all outstanding items of unauthorised development; the side walls are a direct replacement of what previously existed; the velux windows are to comply with Building Regulation requirements and overlooking is addressed in the conditions of the planning decision.
- 8.3.6. Based on an examination of the drawings the development as currently constructed would correspond with footprint of the previously granted permission, retains a similar height, retains an upper floor in the roof area with accommodation on that floor. There are relatively minor variations in relation to the location and number of windows at first floor level which are velux type windows. There are no windows at first floor level on the gable elevations.
- 8.3.7. The development I consider is not at variance with the zoning and largely reflects the previously permitted development with the main alteration arising from full demolition of the previous dwelling on the site for the reasons stated which are outlined and which are considered reasonable. The replacement dwelling as constructed adheres to established pattern and building line of residential development in the vicinity.
- 8.3.8. In relation to (iii) the retention of a storage shed in the rear garden area. The single storey pitched roof shed is located in the rear garden positioned at the south-eastern corner of the site. It is noted that the shed structure internally accommodates gym, storage and a WC. The planning authority in their assessment noted concerns raised by in the third-party submission regarding the potential use of this structure and considered that the WC and internal partitions should be omitted from the storage shed by condition rendering it a single open area in keeping with its stated storage

use. This was subsequently addressed in condition no. 3 of the planning authority decision. I would have no objection to the retention of the storage shed and consider the condition of the planning authority to be reasonable.

8.3.9. In relation to (iv) the retention of the new block wall, containing the Electrical Meter, to the front of the site. It is noted that this additional wall structure which houses an ESB meter is forward of the front building line along the western side boundary of the site and the structure in question is a section of block wall 1.85 metres in height and 1 meter in width. I consider that this does not represent a visually obtrusive feature in relation to the streetscape, does not adversely impact on the residential amenities of the area, is a necessity in relation to utility provision and I would have no objection to the development.

8.3.10. In relation to (v). Permission for the conversion of part of the proposed single dwelling to a Granny Flat.

8.3.11. It is noted that the grounds of appeal refers to the main building has a floor to ceiling wall built between the family room and the granny flat which does not have planning permission granted under the previous planning permission. In this regard I would note that the current proposal addresses modifications carried out to the previously permitted development.

8.3.12. Section 11.3.1 (k) Self Contained Residential Units of the CDP outline requirements in relation to the assessment of self-contained units. The granny flat in the submitted drawings provides for kitchen/living space, bedroom, disabled toilet and study/home office with an independent external access and also an internal link with the remainder of the dwelling.

8.3.13. Having regard to the provisions and criteria outlined in Section 11.3.1 (k) of the CDP

- The unit is an integral part of the main dwelling which is capable of re-assimilation into the dwelling.
- The unit can be considered as an addition to the existing structure and is located at the side of the existing house.
- The CDP requires that the floor area of the unit does not normally exceed the equivalent of 25% of the floor area of the existing house which in this development is not exceeded and is approximately 13% of the floor area.

- In relation to self-contained units will only be considered so long as the owner of the premises lives in the unit or the remainder of the premises as their main residence. It is noted that the grounds of appeal has referred to the issue of multiple units located on the site and development.

In relation to this matter the Planning Authority in condition no 2 of its decision has conditioned that the development, dwelling house 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 subdivided. I consider the inclusion of this condition to be appropriate and in compliance with the stated provisions of the CDP and I would have no objection to the granny flat.

8.4. Site specific issues

- 8.4.1. The issue overlooking is raised in the grounds of appeal. The primary issue of overlooking arises from upper floor windows on the rear elevation as windows at first floor level on the front elevation overlook the public realm and there are no windows on the gable elevations of the first floor. Section 11.3.1 (d) of the CDP refers to overlooking and that residential units shall generally not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum.

From an examination of the details as submitted at ground floor level there is variation in the depth of the rear garden area with a maximum rear garden depth of in excess of 10 metres separation distance with an additional separation 5 metres to the building line of the properties to the rear. There is a more uniform separation distance at first floor level rear boundary of in excess of 11 metres which would comply with the requirements of the CDP.

SPPR1 of the Residential Development and Compact Settlements Guidelines for Planning Authorities (DHLGH 2024) refers to separation distances and it is a specific planning policy requirement of these Guidelines that when considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms¹⁶ at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. It

does provide for separation distances below 16 metres which may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

In this regard it is indicated on the drawings that the skylights to south facing roof/rear are to be fixed frosted glass and condition no 4 of the planning authority decision requires that the proposed first floor rear southern elevation Velux windows shall be glazed in obscure glass as displayed on submitted drawings. I noted that the time of inspection that these windows had clear glazing but construction works were still in progress. I consider that the condition as outlined is reasonable in the interest of safeguarding residential amenities and should be included in a decision to grant planning permission.

It is noted that the property is in close proximity to adjoining properties to the west and east but the side elevations remain unaltered from the previously granted developments and there are no windows on the upper floor level of the gable elevations.

- 8.4.2. Regarding private amenity open space provision, while noting that a shed has been constructed in the rear garden area the provision of open space retained is adequate to meet CPD requirements and national guidance.
- 8.4.3. In relation to parking and traffic. It is noted that the site fronts onto a bus lane. Historically it would appear that the site had two entrances and amendments to these entrances are not identified in the development description specifically and the grounds of appeal response notes that the entrances were widened to facilitate construction. The entrances have adequate sightline visibility in both directions. A condition requiring completion in accordance with the site plans might be appropriate as there is no specific reference to any widening of the entrances. In relation to on-site parking the front of the dwelling has adequate space to meet the requirements of section 11.3.1 (g) of the CDP in relation to on-site parking for a dwelling of this scale and area.
- 8.4.4. In relation to the development presenting as a multiple unit, the submitted drawings do not indicate this and as indicated in relation to the granny flat condition no 2 of its decision has conditioned that the development, dwelling house and granny flat shall

be used as a single dwelling unit only and I consider the inclusion of such a condition is reasonable.

- 8.4.5. Reference is made in the grounds of appeal as to whether An Coimisiún Pleanála can confirm that the applicant must reside at the residence. There are requirements in particular in relation to defined rural housing policy where occupancy conditions are applied but this does not necessary require the applicant must reside in the property but precludes occupancy by another party which would not apply in relation to this location. This is not a matter that An Coimisiún Pleanála can address.

9.0 **AA Screening**

- 9.1. I have considered the proposal for the retention the demolition of the existing dwelling granted under Ref. 24/19 and the retention of the new dormer dwelling granted under Ref. 24/19 with slight amendments and associated site works. The subject site is located on an established residential site.
- 9.2. The development comprises in effect a relatively minor development as outlined in section 2 in the Inspectors report. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows; the nature of the development, the distance to designated sites and the absence of pathway to these sites.
- 9.3. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects and likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 **Recommendation**

- 10.1. I recommend that permission be granted.

11.0 Reasons and Considerations

11.1. Having regard to the nature of the development, the existing residential use on the site; the design, nature and scale of the proposed development and the pattern and character of development in the vicinity; 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 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 development would, therefore, be in accordance with the proper planning and sustainable development of the area.

12.0 Conditions

1.	<p>The development shall be retained and completed in accordance with the drawings and particulars as received by the Planning Authority on the 14th 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.</p> <p>Reason: In the interest of clarity</p>
2.	<p>The development, dwelling house 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</p> <p>Reason: To protect the residential amenities of the area.</p>
3.	<p>(i) 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.</p>

	<p>(ii) Within two months of the date of the issuing of this planning permission the WC/bathroom sanitary facilities and the internal partitions in the storage shed shall be removed in full, and it shall comprise a single open area. A report including photographic survey by a suitably qualified, certified and bonded person(s) showing the full removal and omission of the WC/bathroom and internal partitions from the storage shed shall be submitted for the written agreement of the Planning Authority within two months of the issue date of this planning permission demonstrating full compliance with this condition.</p> <p>Reason: In the interest of proper planning and sustainable development.</p>
4.	<p>Water supply and drainage requirements, including surface water collection and disposal, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health and to ensure a proper standard of development.</p>
5.	<p>The entrances to the development shall be completed in accordance with the site layout plan as received by the Planning Authority on the 14th day of August 2025.</p> <p>Reason: In the interest of clarity</p>
6.	<p>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.</p> <p>Reason: In the interest of safeguarding existing residential amenities public health</p>
7.	<p>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.</p>

	Reason: In order to safeguard the residential amenities of property in the vicinity
8.	<p>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.</p> <p>Reason: In the interest of public safety and the proper planning and sustainable development.</p>

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way

Derek Daly
Planning Inspector

28th January 2026

Form 1 - EIA Pre-Screening

Case Reference	PL-500208-GC-25
Proposed Development Summary	Retention of the demolition of the existing dwelling, other than the 75% demolition granted under Ref. 24/19. Retention of the new dormer dwelling granted under Ref. 24/19 with slight amendments and associated site works.
Development Address	Saint Josephs, 41 Dublin Road, Galway, Co. Galway.
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?	<input type="checkbox"/> X Yes , it is a 'Project'. Proceed to Q2.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> , it is a Class specified in Part 1.	Yes
<input type="checkbox"/> X Yes ,	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input checked="" type="checkbox"/> No , the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
No , the proposed development is of a Class and meets/exceeds the threshold.	
No , the proposed development is of a Class but is sub-threshold.	

Preliminary examination required. (Form 2)	
Yes	

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	Screening Determination required (Complete Form 3)
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Form 2 - EIA Preliminary Examination

Case Reference	PL-500208-GC-25
Proposed Development Summary	Retention of the demolition of the existing dwelling, other than the 75% demolition granted under Ref. 24/19. Retention of the new dormer dwelling granted under Ref. 24/19 with slight amendments and associated site works.
Development Address	Saint Josephs, 41 Dublin Road, Galway, Co. Galway.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (<i>The development comprise a development which replaces an existing dwelling. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.</i>
Location of development (<i>The development is situated in an area which is an urban area with an established residential development in which existing services are available. The development is not located in close proximity to sensitive natural habitats, designated sites and landscapes of identified significance in the County Development Plan</i>

Types and characteristics of potential impacts	<p><i>Having regard to the nature of the proposed development and the availability of piped services there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</i></p>
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	No
There is a real likelihood of significant effects on the environment.	No

Inspector: Derek Daly Date: 27th January 2026