



Design Statement

October
2025

Refurbishment and extension to a farm cottage and
outbuilding at

Emlaghmore, Ballyconneely, Connemara, Co Galway.

On behalf of Mr. Patrick Ridge.

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1. Introduction

This document was prepared to set out the background to the proposed development site and the theory for the design of the refurbishment and extension to an existing uninhabited cottage in rural Connemara. The document is to be read in conjunction with all other documents and drawings submitted as part of an application for Substitute Consent for the development submitted to An Coimisiun Pleanála in October 2025.

2. Site Location

The site is located at latitude: 53.414360, longitude: -10.017121 in the townland of Emlaghmore, accessed via a cul de sac laneway that extends northward from the R341 (Ballyconeely to Roundstone Road) at the southern end of Ballyconeely Bay.



3. Landscape Investigation

Taken from an overall landholding of approx. 30 acres, the site extends to 1.6 Acres, sloping southwards at the front and rising northwards from the rear of the cottage. The site has an existing mature hedge boundary on the eastern, western and southern sides and is otherwise bounded by a stockproof fence. The structures and man-made features on the site are:

- A) A single storey stone outhouse in a dilapidated state.
- B) The existing cottage roofed, however uninhabited and requiring refurbishment.
- C) Access laneway and stone hardstanding.
- D) Old septic tank.

The site is relatively free draining. A site assessment to determine the suitability of the ground for the installation of a new sewage treatment system was carried out and the report prepared by Mr. Enda O'Malley, Engineer should be read for further information on ground conditions. A Natura Impact Assessment as prepared by Larry Manning from OMC should also be reviewed.

The proposed development is outside but within 100m of NPWS designated "Special Protection" and "Proposed Natural Heritage Areas".





4. Site History

The site and the surrounding agricultural lands have been in our client's family ownership for in excess of thirty years. It is thought that the 3 roomed, lofted cottage had last been inhabited approximately thirty years prior to this. Despite not having been lived in for such a period its use as a dwelling always remained and although dilapidated, features remain such as the open fireplace internally and evidence of a toilet and sewage disposal system. The metal clad roof appears to have replaced the original roof covering circa late last century. The single glazed timber windows are not original. The existing window opes were blocked with stone and were reopened in their original configuration by the removal of the stone circa 2020. Works to repair a chimney also took place at this time. Also, CCTV security cameras were erected following criminal damage to property, and an electricity connection was made. These works are covered in detail in the Substitute Consent (177E) application submitted in tandem with this application.

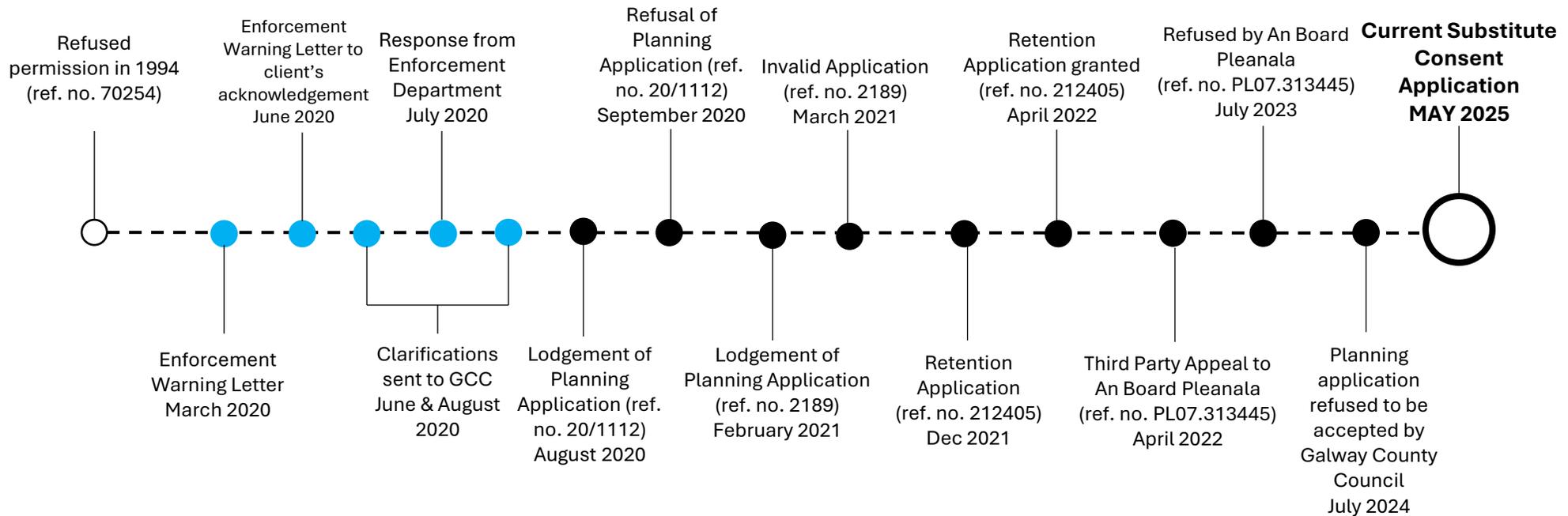
A structural report compiled by Mr. Enda O'Malley, Engineer sets out additional information on the condition of the buildings and a report by Mr. Michael Gibbons, Archaeologist gives more information on the history of the site.

A now roofless, mono-pitched, stone built out house is located close to the cottage to the north.

5. Previous Planning History

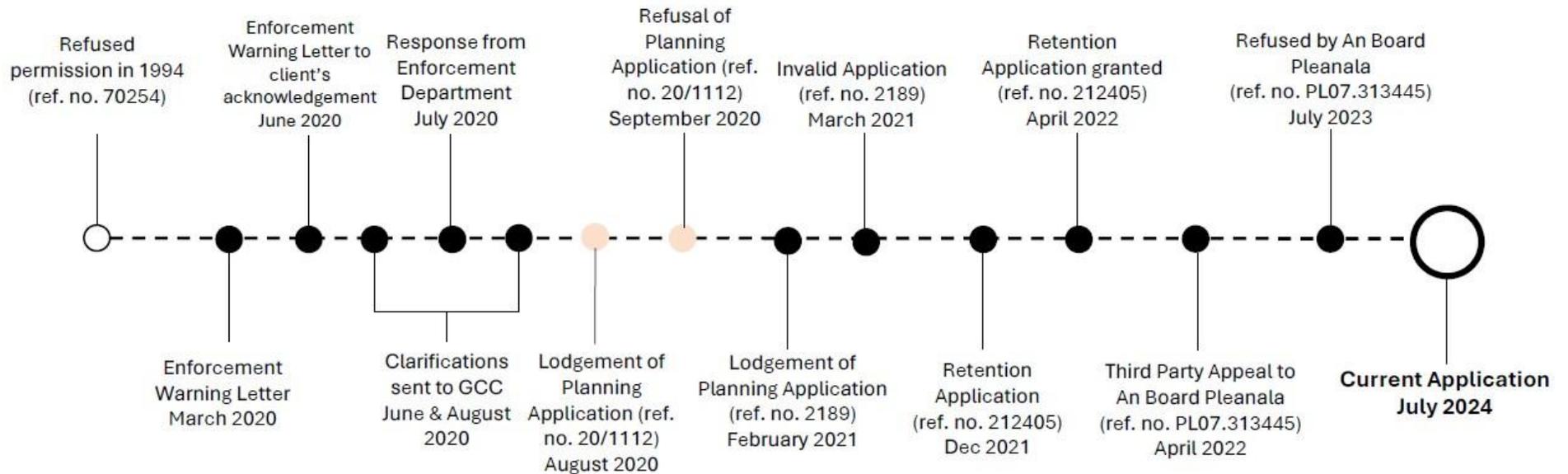
A previous planning application by a Ms. Sonja Matz was refused permission in 1994 (Ref No. 70254). The reasons for refusal appear to relate principally to the unsuitability of the 2-storey house design, considering the scenic location and that criteria, (appropriate to the time), relating to road frontage and essential housing need were not met.

Our clients became aware of an Enforcement Warning Letter (Ref. EN20/031) issued regarding the site to Conor Ridge, the applicant's son. This letter, dated 9th March 2020, was not sent to our client's or any of his family's address. Our client only discovered the letter by accident in June 2020. The letter does not clearly indicate what development is perceived as unauthorized. Efforts were made to obtain clarification from Galway Co. Co. from June 2020 to August 2020, without success. In July 2020, two communications were received from Mr. Enda Thompson and Ms. Saoirse Kennedy of The Enforcement Dept. of Galway Co. Co., both stating, *"as the works to date are to an old ruin in a Class 4 landscape, it is considered that retention permission for these works should be included as part of any planning permission relating to this development."*



There was still no clarification as to what “the works” were. Nonetheless, our client sought *Planning Permission* (ref. no. 20/1112) in August of 2020 to:

(1) Restore existing unoccupied farm cottage (2) Raise wall plate level of existing cottage to allow for habitable loft space to comply with current building regulation standards (3) Form single storey extension to cottage and adjoining outhouse (4) Convert, extend and restore existing outhouse to form part of overall single dwelling (5) Install new proprietary sewage treatment system with filter area as well as all associated site works. This planning application was accompanied by a NIS, as required by Article 239 of the Planning and Development Regulations 2001 (as amended). Gross floor space of proposed works: 25.00 sqm. Gross floor space of work to be retained: 97.00 sqm.



Permission was refused by Galway Co. Co. for the following reasons:

1. *Having regard to the failure of the applicant to demonstrate satisfactory evidence within submissions received in relation to the planning status of the existing development on site, in conjunction with the proposal to hereby augment and further intensify the said entity, the Planning Authority considers that the proposed development would if permitted and in the absence of demonstratable contrary evidence would if permitted perpetuate and intensify existing unauthorised development on site. Accordingly, to grant the development as proposed would therefore be contrary to the principles of the proper planning and sustainable development of the area.*
2. *Having regard to the inconclusive planning status of the existing entity, ambiguity as to the implications of the lake water supply to serve the development on the Connemara bog complex sac and spa designations and the fluvial flood risk vulnerability of the subject site, the planning authority is not satisfied given the lacunae in this regard that significant adverse impacts on the integrity and conservation of the aforementioned natura sites can be ruled out as a consequence of the project. Therefore, the development if permitted in the absence of the aforementioned has potential to have a negative and adverse impact on said County Development Plan and therefore be contrary to the proper planning and sustainable development of the area.*
3. *The development site is within a fluvial flood risk area and in the absence of site specific flood risk assessment that eliminates beyond all reasonable doubt a flood risk vulnerability associated with the development, the current proposal is considered to be contrary to Objective FL 1 of the County Development Plan 2015 – 2021, the DoEHLG Flood Guidelines 2009 entitled “The Planning System and Flood Risk Management”, would set an undesirable precedent for similar future developments in the area and would be contrary to the proper planning and sustainable development of the area.*
4. *In the absence of satisfactory evidence in respect to chemical and bacteriological test results for the lake serving the development, the planning authority is not satisfied that the development can be served by a potable water supply and therefore if permitted as proposed the development would materially contravene Objective WS 12 of the Galway County Development Plan 2015-2021.*

Also, the Planning Officers Report stated:

- 1) *“In the absence of a hydrological impact assessment the proposal is considered contrary to proper planning and sustainable development”.*
- 2) *“Having regard to the lacunae in respect to the planning status of the existing entity (in the intervening period since 1994) and ambiguity as to the lake supply to serve the development for the purposes of potable water and the implications of same on the designations and the fluvial flood risk vulnerability of the subject site, significant adverse impacts on the Natura network cannot be ruled out”.*
- 3) *Effluent – “The trial hole encountered on site was substantially dry and the values recorded in the EPA site characterization report are a pass”.*
- 4) *Lake source water supply – “The wider environmental implications of this are unclear. Furthermore, there is no scientific analysis of the said water supply”.*
- 5) *Design – “The proposed plans and elevations meet with the satisfaction of the Planning Authority”.*
- 6) *“The Planning Authority is of the opinion that the in-situ entity is unauthorized and therefore to permit the proposal as advertised would constitute consolidating and further intensifying an existing unauthorized arrangement”.*

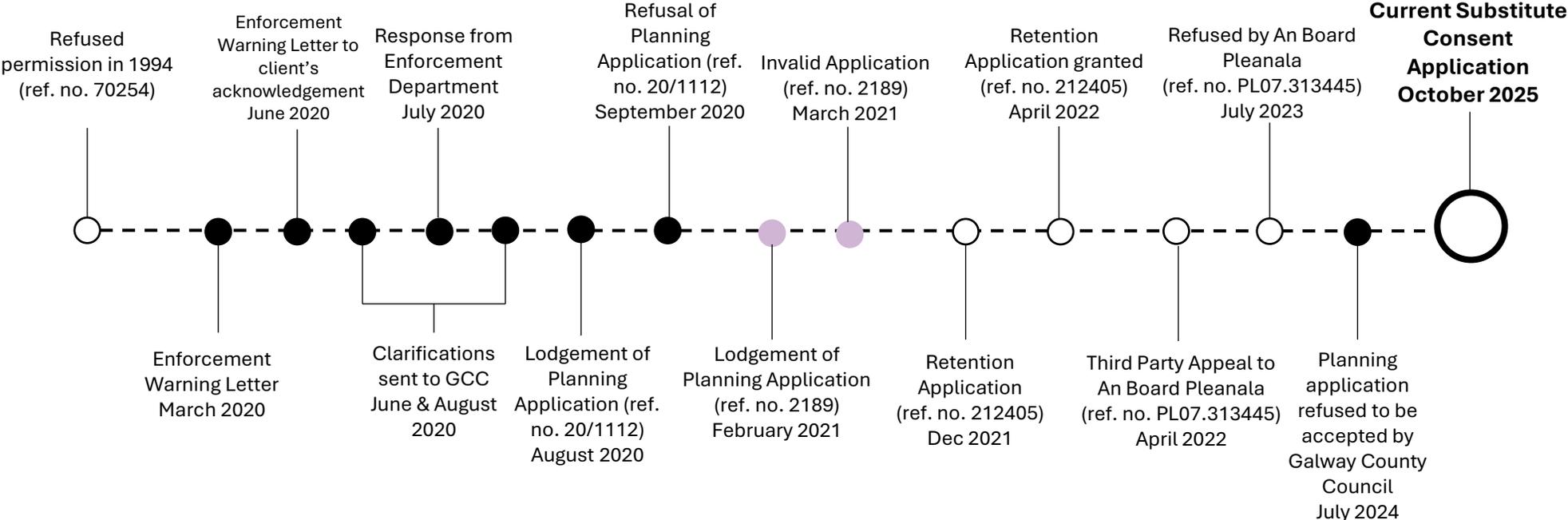
It seems apparent that perceived “unauthorized” development still issues existed which formed same basis for the refusal.

In January of 2021 Mr. Thompson of G.C.C. issued a letter stating, *“The elements considered unauthorized development Are: 1. New roof and chimney, 2. New/widened window openings in front elevation, 3. Recently erected CCTV cameras materially affecting the external appearance of the building”.*

On the 1st of February 2021 a Planning Application was submitted to Galway Co. Co. (Ref No. 21/89) to:

(1) Remove existing roof structure added to semi-ruinous cottage in circa 1990's (2) Retain works associated with alterations to existing window opes (3) Retain and complete works to reinstate and make good existing stone chimney (4) Retain security cameras fixed to existing building façade for a temporary period until the cottage is developed and prior to its occupation or a period of 2 years if undeveloped (5) Restore existing semi-ruinous farm cottage to make habitable; including formation of new roof with roof covering material more appropriate to the character of the building; alteration of openings and fitting of new timber framed windows; alterations to the internal plan layout; application of insulation to walls, roof and floor internally, damp proofing; installation of services and all ancillary works (6) Restore existing ruinous outhouse to make same usable as an outhouse using appropriate materials (7) Install new proprietary sewage treatment system with filter area as well as all associated site works.

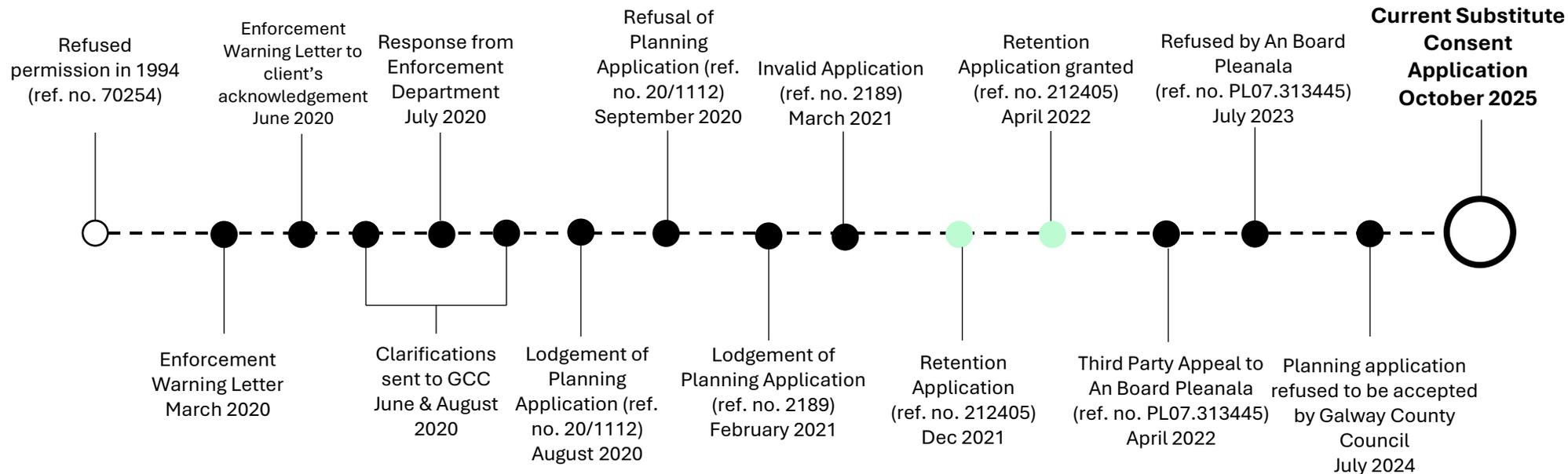
On March 26th 2021, a letter was received from Galway Co. Co. notifying that the application was made invalid. Communication from the Planning Officer around this time state: *“It is considered that the unauthorised works carried out to this ruin works require Appropriate Assessment. Section 34(12) of the Planning and Development Act was amended states that retention permission may not be sought for a development that requires a NIS or Appropriate Assessment. In such cases the applicant may seek leave to apply for substitute consent from An Bord Pleanala under Section 177C”*. Following the invalidation, our client obtained a legal opinion from Lawyers in the firm William Fry with expertise in Planning Law. It was advised to submit a retention planning permission application accompanied by an Appropriate Assessment for the works deemed to be unauthorised only. This legal opinion was shared with Galway Co. Co.



Retention Planning application Ref No. 21/2405 was lodged with Galway Co. Co. on the 17th of December 2021 for the:

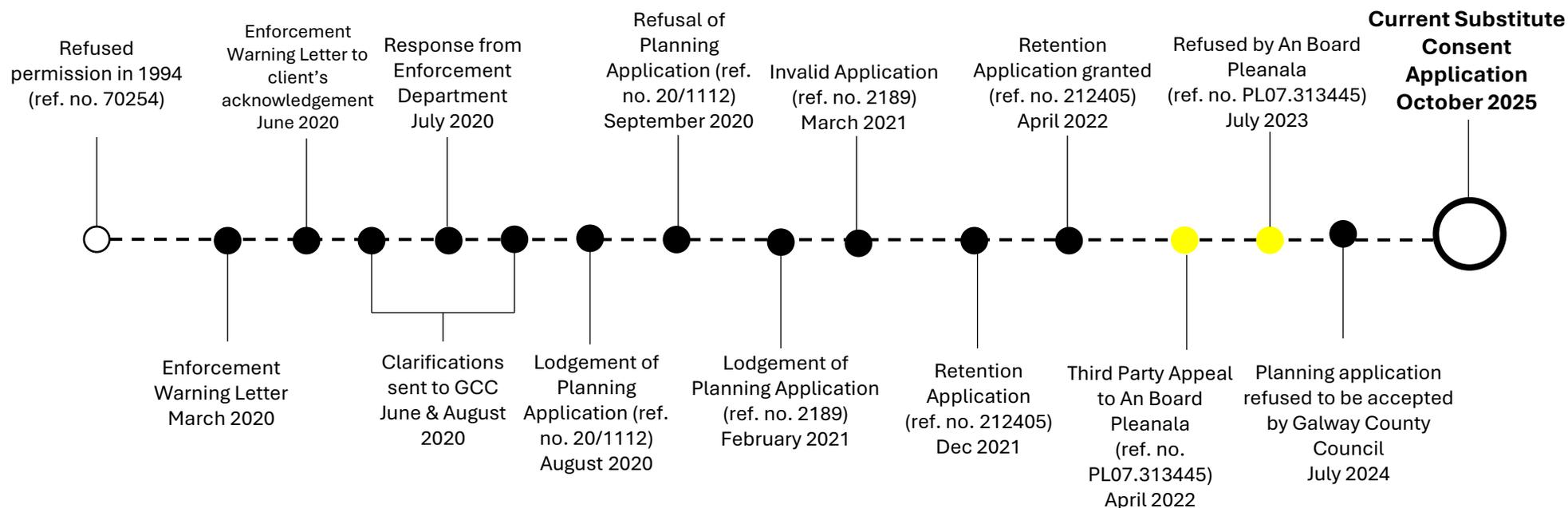
Reinstatement of a collapsed roof and making good of an existing chimney. The unblocking of window opes and replacement of timber windows on the front elevation, recently erected CCTV cameras to be in place on the building for a temporary period.

The intention of the application was to regularise the “*unauthorised works*”. It was hoped that a positive decision would offer the site a ‘clean bill of health’ and allow for a future application to be submitted seeking for restore and extend the dwelling. Galway Co. Co. decided to grant permission, with certain conditions.



This decision was appealed by a third party and An Bord Pleanala, deciding against its own Inspector overturned the G.C.C decision for the following reasons:

The Board considered the Galway County Development Plan 2022-2028, specifically policy objective RH07, which addresses proposals to renovate, restore, or modify existing derelict or semi-derelict dwellings on a case-by-case basis. Additionally, policy objective LCM 3 emphasizes that landscape sensitivity ratings are crucial in determining development uses. In areas with high landscape sensitivity, the design and location of proposed developments are also critical considerations. Furthermore, policy objective NHB 2 mandates the implementation of Article 6 of the Habitats Directive, ensuring that Appropriate Assessments are conducted for works, plans, and projects likely to impact European sites (Special Areas of Conservation and Special Protection Areas), in compliance with the European Communities (Birds and Natural Habitats) Regulations 2011.



Although the ABP Inspector recommended granting permission, The Board considered that:

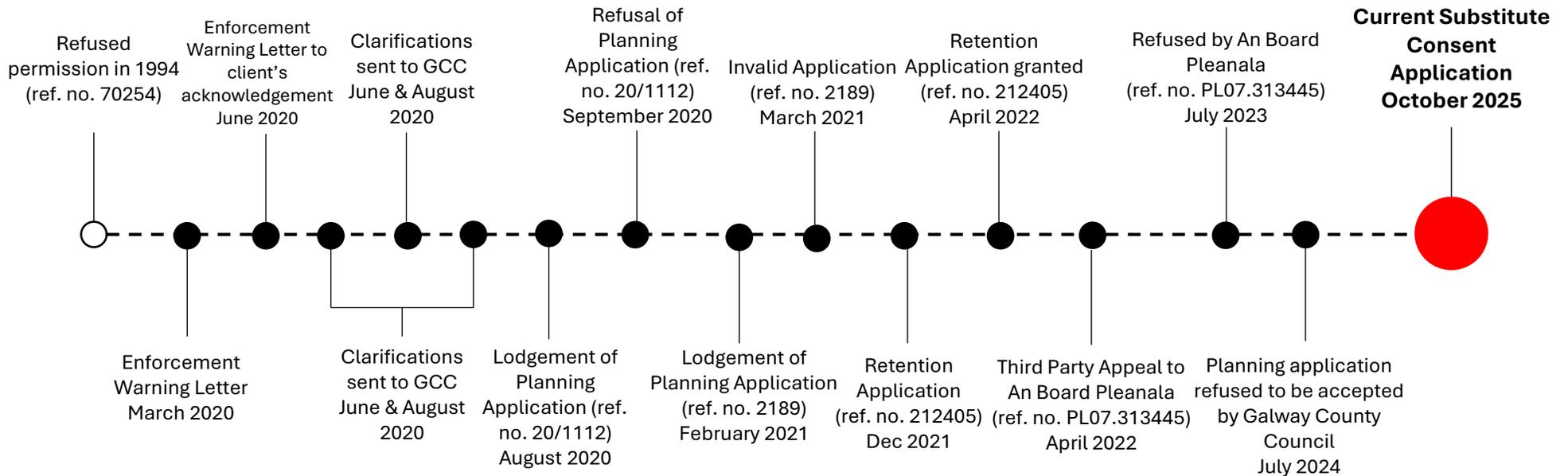
1. The development proposed for retention for the purposes of a “temporary shelter/respice” does not itself constitute a class of planning development,
2. The totality of the tile including the design of the structure, the proposed use of the structure and the history of the structure submitted by the applicant,
3. That the “temporary shelter/respice” was akin to a dwelling and should be assessed accordingly,
4. That no detailed justification was provided for the development use proposed to be retained at this location,
5. The scale of any works required to upgrade the structure to modern standards remains unclear and
6. The scope and detailed of the Appropriate Assessment screening must encompass sufficient details and rationale, including in relation to enabling works, site access and construction methodologies, in order to reasonably conclude the development proposed for retention did not give rise to significant effects of a European Site.

In deciding not accepting the Inspector’s recommendation to grant permission, the Board considered the Appropriate Assessment screening to be insufficient in terms of scope and detail.

Again, our client sought a legal opinion on the refusal. The legal experts considered that the Board “*erroneously decided against it’s inspector’s recommendation*”. Although, it was never intended by the planning application to obtain permission for any use “akin to a dwelling”, ABP considered this to be the case and that Objective RH07 of the Galway County Development Plan should not apply.

The application was not made on this basis. ABP also determined that the scope and detail of the Appropriate Assessment did not encompass sufficient detail relating to the works for which retention was sought and that development proposed for retention at this location would injure the amenities of the area and would not accord with the proper planning and sustainable development of the area.

Again, in a new consultation with William Fry Law Firm lawyers specialized in Planning issues, it was decided that the best way to next proceed would be to submit an omnibus planning application seeking retention permission for the “*unauthorised works*” with a new detailed and robust Appropriate Assessment specifically dealing with these elements and planning permission to restore and extend the dwelling, accompanied by a Natura Impact Assessment dealing specifically with the proposed works elements. The application was submitted to GCC in July 2024 however GCC refused to validate or accept the application leaving the only option being to apply for Substitute Consent. It is this application to which this document relates.





6. Clients Brief

It was sought to provide accommodation for the requirements of the applicant, his wife and their family while ensuring bright, warm comfortable spaces that are practical in terms of size and circulation through daily use. The applicant and his wife are native of Connemara and Galway respectively. The applicant was particularly keen that the existing cottage be retained, restored and extended, rather than replaced. We also sought to ensure that the applicant and their family could evolve in the house and that the design would also cater for future needs. It was of particular importance that the extension be designed to fit comfortably into its context, maximise solar gain and be sustainable in its energy consumption and materials used to form it.

8. Proportion, Massing & Scale

The design observes the characteristics of the original buildings and those of the traditional farm cottages of Connemara. The original loft rooms would not satisfy the requirements of current Building Regulations. To achieve the space requirement for a 3 bedroomed dwelling the least impactful solution is to raise the wall plate and roof level of the existing cottage. To retain the proportions and the relationship between the windows and the original wall plate level we have emphasised this increase in height rather than increase the roof pitch or extend upwards the stone walls. This allows for clear distinction between old and new and the maintenance of the traditional roof pitch.

We have incorporated the same principal to the outbuilding. The extension which links the cottage to the outbuilding is glazed on all sides and flat roofed. This to make the link as transparent and “light weight” as possible. This also ensures that in terms of mass and scale the link is subservient to the original buildings. New glazed elements in this link will be divided to give vertical emphasis in similar proportions to the traditional cottage window opens. The original cottage front door will retain the proportions of a door, while becoming a window, as will the openings in the outhouse. The design overall allows for the extra required accommodation while maintaining the traditional “narrow plan” form.



Examples of raised wallplate level to allow for provision of habitable loft space:



9. Materials

A restrained palette of materials has been considered for the development. The proposed materials have been carefully considered to reflect those traditionally used in the area, mindful of the logistics of transportation to site given the narrow access and resilient to the sometimes harsh weather conditions of the area. The existing structures shall have the stonework facades restored with readily available on the site and a lime mortar, crafted to faithfully represent the original mortar. The pitched roofs will be finished with a corrugated profiled sheet, representing materials traditionally used, coloured black to minimise visual impact.

The walls of the extension linking the cottage to the outhouse are to be entirely glazed, other than a stone fire breast. Otherwise, the external skin of any new work will be black corrugated material or accoya timber plank sheeting (an extremely weather resistant pine), which shall be allowed weather to a silvery grey colour.



Example of contemporary use of black corrugated cladding respecting traditional form and scale



Design influences – Timber cladding

10. Detailing

The design allows for careful attention to be paid to detailing to ensure that the building portrays a visually simple form, representative of traditional farm buildings concealed or secret gutters, no fascia's, roof valleys or hips are important design attributes in maintaining an uncomplicated appearance, while ensuring that the building is resilient to the prevailing winter climate.

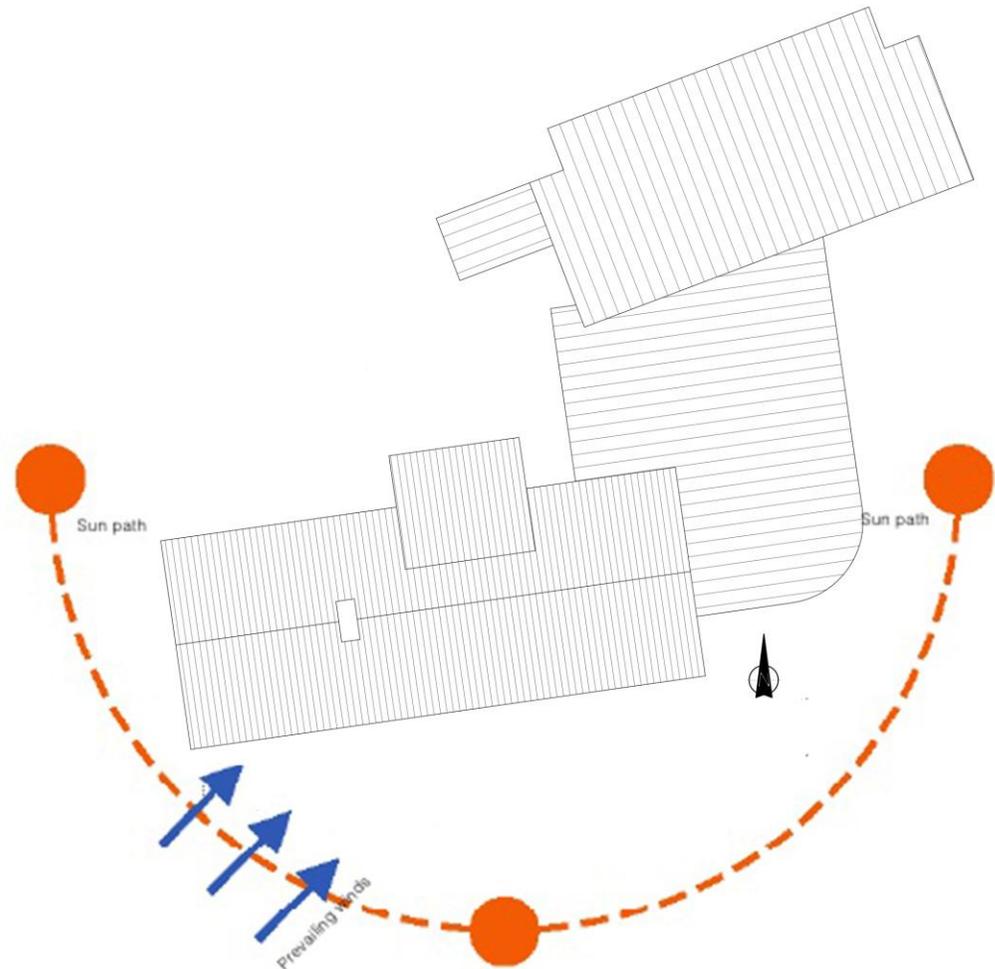


11. Sustainability

Resource efficiency considerations were fundamental to the design. The materials proposed are predominantly light weight, easily transportable and recyclable (timber & metal cladding) or otherwise sourced on the site (stone). Indigenous labour shall be used. The design allows for the relocation of the main entrance away from the prevailing winds. The link between the cottage and the outhouse is glazed which will see the main social spaces benefit from solar gain in the morning and afternoon. This, together with the installation of a ground or air source heating system and a high level of insulation and air tightness shall ensure fuel efficiency and minimum heat loss.

12. Ecology

It has been demonstrated through the enclosed NIS prepared by Larry Manning from OMC that the proposed development is outside but within 100m of the subject site, there are areas designated 'Special Protection', 'Special Conservation' and 'Proposed Natural Heritage Areas' within close proximity, however there will be no significant ecological impacts by the proposed works. The Construction Management Plan implementation will ensure that no adverse impacts will occur during construction.



Roof Plan Showing Sun Path and Prevailing Wind Direction

13. Landscape Consideration

It is intended that supplementary landscaping shall be incorporated to compliment the development and help further integrate it into the landscape. Hardy native plants and trees resilient to the Connemara climate are to be incorporated. The fenced boundaries shall be reinforced with species such as *crataegus manogyna*, (hawthorn) *prunus spinosa* (blackthorn) and *fabaceae* (yellow furze) to the north of the building *alnus glutinosa* (alder) and *sorbus aucuparia* (rowan) will be planted to form a backdrop to the building with *salix carpea* (sallow), planted in more sheltered parts of the site. The pathways and parking area shall be finished with locally sourced loose stone. Native wildflower meadows shall also be planted.

LANDSCAPING LEGEND				
REF	BOTANICAL NAME	COMMON NAME	WILDLIFE BENEFIT	HEIGHT SPREAD
	ALNUS GLUTINOSA	ALDER	GOOD	20M 12M
	SORBUS AUCUPARIA	ROWAN	GOOD	10M 5M
	SALIX CARPEA	SALLOW	GOOD	10M 10M
	EXISTING MATURE MIXED PLANTING		V. GOOD	
	PROPOSED YELLOW FURZE (FABACEAE)		GOOD	
	PROPOSED DOUBLE PLANTED NATIVE HAWTHORN (CRATAEGUS MANOGYNA) AND BLACKTHORN (PRUNUS SPINOSA) HEDGING		V. GOOD	
	PROPOSED NATIVE CONNEMARA WILD FLOWER MEADOW		EXCELLENT	



Landscape Site Plan

14. Visual Impact

Mindful of the scenic location the design limits the visual impact the development may have on this landscape. The additional footprint is restricted to the link between the cottage and outhouse which is low rise and entirely screened by the existing planting when viewed from outside the site. The increase in roof height is mitigated by the choice and colour of the proposed finishes and proposals to supplementary plant to the north forming a landscaped backdrop. The development is visible from the cul-de-sac laneway that accesses it and the public road R341. The following photomontages present the existing and proposed scenarios. The proposed landscaping will, in parts, continue up to the external walls of the building without paths in an effort to soften the geometric impact of the building. The following photomontages are intent to show that the visual impact that the development will have on the landscape is negligible.



Photo Locations

Photomontage 01

As can be seen from the photomontages below, the construction of the extension and its overall increase in height will not cause any undue harm visually:



Photo 1 – View of existing cottage and outbuildings from the access private laneway, viewing from the southern part of the site.



Photo 1 – Photomontage of the proposed development from the access private laneway, viewing from the southern part of the site.

Photomontage 02



Photo 2 – View of existing cottage and outbuildings from the access shared laneway, viewing from the southern part of the site.

Photo 2 – Photomontage of the proposed development from the access shared laneway, viewing from the southern part of the site.

Photomontage 03

Photo 3 – View of existing cottage and outbuildings from R 341 road, viewing towards the southern part of the site.



Photo 3 – Photomontage of the proposed development from R 341 road, viewing towards the southern part of the site.



Photo 3 (5x Zoom)– Photomontage of the proposed development from R 341 road, viewing towards the southern part of the site.

Photomontage 04

Photo 4 – View of existing cottage and outbuildings from the southern part of Maumeen Lough, viewing towards the southern part of the site.



Photo 4 – Photomontage of the proposed development the southern part of Maumeen Lough, viewing towards the southern part of the site.



Photo 4 (5x Zoom)– Photomontage of the proposed development from southern part of Maumeen Lough, viewing towards the southern part of the site.

Photomontage 05

Photo 5 – View of existing cottage and outbuildings from Callow Bridge at R 341 Road, viewing towards the western part of the site.



Photo 5 – Photomontage of the proposed development from Callow Bridge at R341 Road, viewing towards the western part of the site.



Photo 5 (5x Zoom)– Photomontage of the proposed development from Callow Bridge at R 341 Road, viewing towards the southern part of the site.

Photomontage 06

Photo 6 – View of existing cottage and outbuildings from R 341 Road, viewing towards the northern part of the site.



Photo 6 – Photomontage of the proposed development from R341 Road, viewing towards the northern part of the site.



Photo 6 (5x Zoom)– Photomontage of the proposed development from R 341 Road, viewing towards the northern part of the site.

15. Policy

The Galway County Council Development Plan 2022-2028, Policy RH07 is relevant to this development. The policy states:

“it is an objective of the Council that proposals to renovate, restore and modify existing derelict or semi – derelict dwellings in the County are generally dealt with on their merits on a case-by-case basis, having regard to the relevant policies and objectives of this plan, the specific location and the condition of the structure and the scale of any works required to upgrade the structure to modern standards. The derelict / semi ruinous dwelling must be structurally sound, have the capacity to be renovated and / or extended and have the majority of its original features / walls in place. A structural report prepared by to illustrate that the structure can be brought back into habitable use, without compromising the original character of the dwelling. Where the total demolition of the existing dwelling is proposed an Inurement Clause for seven years duration will apply”.

The proposed development will satisfy this policy. The original cottage, currently used as shelter for farm workers and visitors, shall be “brought back to habitable use” in accordance with comfortable modern living standards while allowing for the original character to be represented.

- Additionally, the philosophy behind the development and based on the above inclusive principles are supported by the Rural Development Plan of Galway County Council. The relevant policies and objectives as follows:
- Promote and facilitate the sustainable development in the marine/aquaculture industry in suitable locations in the Gaeltacht and on the islands. (GIED 4)
- It is a policy objective of the Planning Authority that the refurbishment of existing habitable dwelling houses would be encouraged, as a more sustainable option than the demolition and construction of a new dwelling house. (RH 6)
- Promote the maintenance and appropriate re-use of the existing stock of buildings with architectural merit as a more sustainable option to their demolition and redevelopment. (AH 5)

16. Precedent

The following is a list of some precedent cases which have permission granted for the restoration and extension to a dwelling, which are similar to this case. The cases below are good comparisons to this proposed development in terms of the condition of the original dwelling, the scale and extent of works to the dwelling, the proximity to European Designated Sites and proposed alternative wastewater management:

a) Turbot Island – Planning Ref. No. 24/60004

Permission was recently granted to restore and extend existing semi-ruinous cottage, raising the existing roof level, consolidating existing stone ruin and forming a single storey structure within ruined walls, and construct a single-storey extension linking both restored buildings, including installation of a new proprietary sewage treatment system with filter area and rainwater harvesting system.

The proposed works at Emlaghmore have a similar design approach to the referenced project: constructing an extension that connects both existing structures with minimal intervention and a very limited increase in floor area. Careful consideration has been given to the water supply and surface water management on site. Since installing a private bore well and/or group water scheme is not feasible and using water from the lake possibly cause ecological disturbance, we propose to install a rainwater harvesting system for the water supply as per Turbot Island application. For surface water management, we propose to install two stormwater soak pits. These measures aim to minimize the development's impact on the existing environment.

b) Emlaghmore Cottage – Planning Ref. No. 21/2242 - An Board Pleanala Ref. No. 312862-22

Permission was granted to the restoration of the existing single storey cottage including elevation modifications, construction of a single storey extension to side and rear, new wastewater treatment system and a new vehicular entrance. The application was accompanied by a NIS. After third party appeal to Board Pleanala, the application was successfully granted based on the specific Planning Policy Objective RH07 regarding the renovation of Existing Derelict/Semi-Ruinous Dwelling. Appellants objected to the development for a number of reasons, including the restoration of the cottage visually impacts the rural landscape, that the applicant does not meet local needs policies, negative impact to the local environment, etc.

The works for which our clients sought permission at Emlaghmore have a similar design and sitting approach, focusing on the restoration of a semi-ruinous building to make it habitable which RH07 policy applies, but with a smaller new extension area than the precedent case. As with this precedent case, due to its proximity to a Special Area of Conservation and Special Protection area and its high sensitive landscape, the application includes a NIS and a detailed AA setting out that the development does not disturb the sensitive sites.

c) Keerhaun South – Planning Ref. No. 2260322 - An Board Pleanala Ref. No. 315403-22

Permission was granted to restore and extend existing semi-ruinous farm cottage for habitable use. The works involved forming a single storey split level extension to the side of the cottage, minor external alteration to elevation of existing cottage such as roof replacement, internal refurbishment, and installation of new proprietary sewage treatment system with filter area as well as all associated site works.

The works at Emlaghmore also include extending the existing semi-ruinous farm cottage and outbuilding for habitable use. This involves constructing an extension to adapt the building for modern living, including internal refurbishment as advised in the Structural Report accompanying this application. The works for which this application seeks retention are part of the proposed design, executed minimally and by hand, using stone available on site and easily handled materials. The clients intend to preserve the essence of the existing structure with minimal waste generation. It is important to reinforce that the proposed alterations comply with the Design Guidelines for the Single Rural House in Galway County Council.

17. Summary

The proposed development allows for the refurbishment and regeneration of an abandoned small farm holding. The contemporary design respects the original buildings by allowing for distinction between the old and new yet reflecting the simple forms and utilising traditionally common materials. Considerable effort is made through the design to ensure no harm visually occurs to the beautiful landscape.

The development will protect and preserve the historic value of the cottage while allowing for the dwelling to be used for modest sized, comfortable, low energy home for future generations.

The application is particularly detailed so as to address with thoroughness the issues raised in previous application.

Precedent for recent similar developments having been granted permission supports this application.



Signed:

03/10/2025
Dated:

Garvan Hanley
Hanley Taite Design Partnership

