



Our Ref: S5.5.25

Patrick and Moya Ridge,
c/o Katarina McNabb,
Hanley Taite Design Partnership,
Unit 11,
Virginia Shopping Centre,
Virginia,
Co.Cavan

04 /03/2025

Planning Declaration under Section 5 of the Planning & Development Act, 2000 (as amended) & the Planning & Development Regulations, 2001, (as amended).

Re: The proposed development involved works comprising attic conversion (no changes to elevations) within existing roof space area. The proposed attic space has a stated area of 20.1 sq metres. The amount of open space to be retained shall be 306m.sq.

At: No.14 Palmyra Avenue, Galway, H91 YWP1

A Chara,

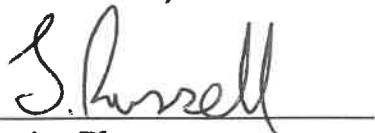
I refer to your application for a certificate of exemption under the provisions of (Section 5 of the Planning & Development Act 2000) as amended, and I wish to advise as follows:

- Having regard to the outlined works, in particular the use of the attic area for storage it is the opinion that Section 4(1)(h) Planning & Development Regulations 2001, as amended, is applicable. This states Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures", therefore the outlined alterations would be exempt, as long as the attic is not used for habitable purposes.

It must be emphasised that this opinion is given without prejudice to the provisions of Section 5(3) of the Planning & Development Act 2000 (as amended).

If applicants are dissatisfied with the determination of the Council in relation to a declaration of exempted development, then, within 4 weeks of the date that the declaration is issued by the Council, the person issued with the declaration can refer it to An Bord Pleanála for review of the matter.

Mise le meas,

A handwritten signature in dark ink, appearing to read 'S. Russell', is written over a horizontal line.

Senior Planner,
Planning Department.