

Section 5 Exemption Report

26/30

Applicant: Hugh and Edel O'Donnell
Site Address: 28 Ard Fraoigh
Description: single storey rear extension.

Environmental Assessment:

AA Screening

- Having regard to the limited nature and scale of the proposed development confined within an established residential property located within a built-up urban area, with connections to existing services, and the absence of connectivity to European sites (Galway Bay Complex / Lough Corrib Complex & Inner Galway Bay SPA), 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.

EIA Screening

- Having regard to the limited nature and scale of the proposed development to an established residential property and the absence of any significant environmental sensitivity in the vicinity of the site, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.
-

Planning History:

93/715: No restrictive condition relating to an extension to the dwelling.

Extension to a Dwelling:

Planning & Development Regulations 2001, as amended:

Schedule 2, Part 1, Class 1:

Description of development: The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

Conditions and Limitations:

1(a):

Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 sq.m.

Appraisal:

The house has not been extended previously.

1(b):

subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 sq.m.

Appraisal:

An above ground level extension is not proposed.



4(a):

Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

Appraisal:

The rear wall of the dwelling does not contain a gable, while the height of the extension is 3 meters, and the height of the walls does not exceed the height of the rear wall of the house.

4(b):

Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

Appraisal:

The rear wall of the dwelling does not contain a gable.

4(c):

The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roof extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

Appraisal:

A flat roof is proposed and the height of the highest part of the roof does not exceed the height of the highest part of the roof of the dwelling

5:

The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants, to the rear of the house to less than 25 sq.m.

Appraisal:

An area greater than 25 sq.m is retained at the rear of the house.

6(a):

Any window proposed at ground level in any such extension shall not be less than 1 meter from the boundary it faces.

Appraisal:

All windows are positioned greater than 1 meter to the boundary they face.

Recommendation:

A letter should issue as follows:

- It is considered that the construction of a single storey rear extension, if constructed in accordance with the drawings and details received, would be considered to be an exempted development.

Signed:

John Doody
Executive Planner

Date: 19/8/26

Signed:

Helen Coleman
Senior Executive Planner
25/08/2026