



Comhairle Cathrach na Gaillimhe
Galway City Council

**Declaration of Exempted Development
Form (S.5 of Planning and
Development Act 2000)**

IMPORTANT: ALL QUESTIONS MUST BE ANSWERED.

1. Postal Address of Site or Building:

22.Sli.Na.Cranibhe

Plan Ref. No.

(If none, give description sufficient to identify)

2. Name of Applicant in full: David Rushe and Sarah Regan

Address if different from No. 1 above:

Tel No.

Email address

3. (a) State applicants interest in site if any (freehold, leasehold etc)

N.B. If applicant is not the Freehold owner of the land in question, please provide the name and address of the owner:

Owner

4. (a) Brief description of proposed development:

Rear Single storey extension

(b) Additional Information if the development involves an extension to a house:

Floor Area of (i) Proposed extension (21.48) Sq. M.

(ii) Any existing extensions to the property (N/A) Sq. M.

(iii) Amount of private open space remaining to the rear of the house i.e. excluding garages/stores (62) Sq. M.

NB. ALL DRAWINGS SHOULD BE SUBMITTED IN A METRIC SCALE

(c) Additional Information if the development involves the Erection of garages / stores etc within the garden of a house

Floor Area of (i) Proposed store / garage / shed etc (N/A) Sq. M.

(ii) Any existing store / garage / shed in the garden (N/A) Sq. M.

(iii) Amount of private open space remaining to the rear or side of the house i.e. excluding garages/stores (N/A) Sq. M.

N.B. (i), (ii) and (iii) must be individually and clearly defined on submitted drawings for each of the above categories

GALWAY CITY COUNCIL

01 SEP 2026

PLANNING SECTION

5 In the case of any building or buildings to be retained on site, or for a change of use of the property, please state:
(a) Present use of each floor or use when last used:.....Residential.....

(b) Proposed use of each floor:.....Residential.....

I HEREBY DECLARE that the information given in this form is correct

Signature of Applicant (or his Agent):.....Gerard Carr (Agent).....

Date:.....01/09/26.....
.....on behalf of.....



List of drawings in metric required with application – tick box: Site Location plan (1:1000)
☐ Layout Plan (1:200 or 1:500) ☐ Plans and Elevations (1:50 or 1:100) ☐ Appropriate Fee €80.00 ☐

Fees can be paid by cash, cheque, debit card or credit card at the cash office in City Hall. Payment can also be made by phoning Customer Service on (091) 536960.

The Law Governing the Planning System is set out in the Planning and Development Act 2000 and the Planning and Development Regulations 2001 and 2002. These may be accessed by way of a link with the Department of the Environment http://www.environ.ie/devindex.html	The Acts and the Regulations can also be purchased from the Government Publications Sale Office. Sun Alliance House, Molesworth Street, Dublin 2. Telephone 01 647 6834/35/36/37)
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Galway City Council
City Hall
College Road
Galway
=====

01/09/2026 10:36:18

Receipt No. : L1/0/1293351

Gerard Carr & Associates
Applicant: David Rushe & Sarah Regan
Location: 22 Sli Na Craoibhe

FEE DECLARATION EXEMPTED DEVEL 8
GOODS 80.00
VAT Exempt/Non-vatable
na

Total : 80.00 EUR

Tendered :
Credit Card 80.00
visa

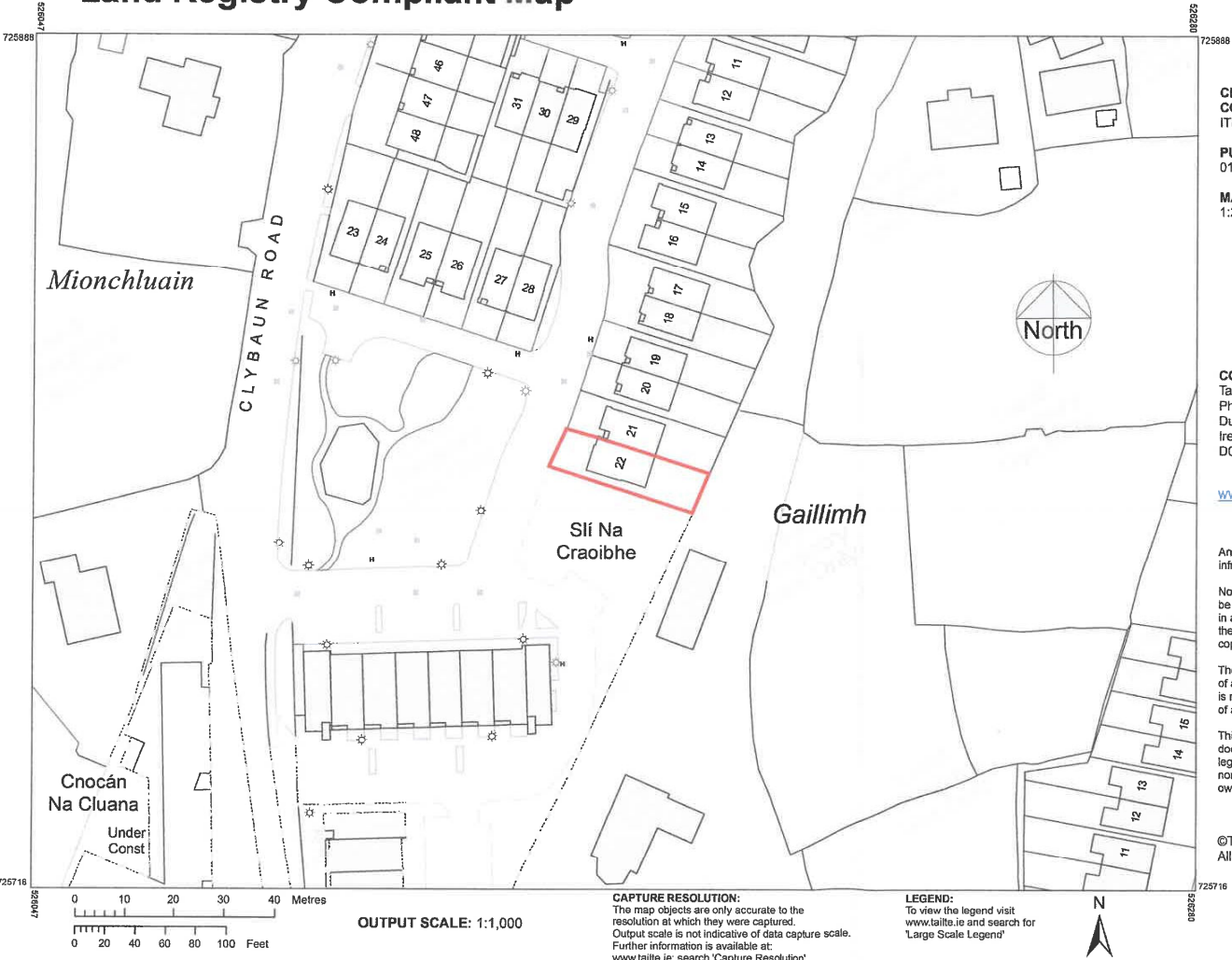

Change : 0.00

Issued By : U CONNOLLY
From : CASH OFFICE - CITY HALL
Vat reg No.0022193M

OSI Copyright number CYAL50529571

— Site shown outlined with red line.
- - - Proposed works outlined with dashed blue line.

Land Registry Compliant Map



CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie, search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'



CENTRE COORDINATES:
ITM 526164,725802
PUBLISHED: 01/09/2026
ORDER NO.: 50556386_1
MAP SERIES: 1:2,500
MAP SHEETS: 3407-B

COMPILED AND PUBLISHED BY:
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Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

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All rights reserved.

SITE INFORMATION:

The main contractor is to ensure to have copies of all up to date contract documentation (drawings, specifications, etc.) on site at all time. All such documentation shall be available, on site, to all members of the design team.

NOTE:
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Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE
	For discussion


Gerard Carr & Associates Ltd.
Planning, Civil & Structural Engineering Consultants
9 Riasc Na Ri, Old Rahoon Road, Galway.
Ph: 087-6317648
email: gcaceoffice@gmail.com

PROJECT
Extension of house at
22 Sli Na Craoibhe
Clybaun Road, Galway

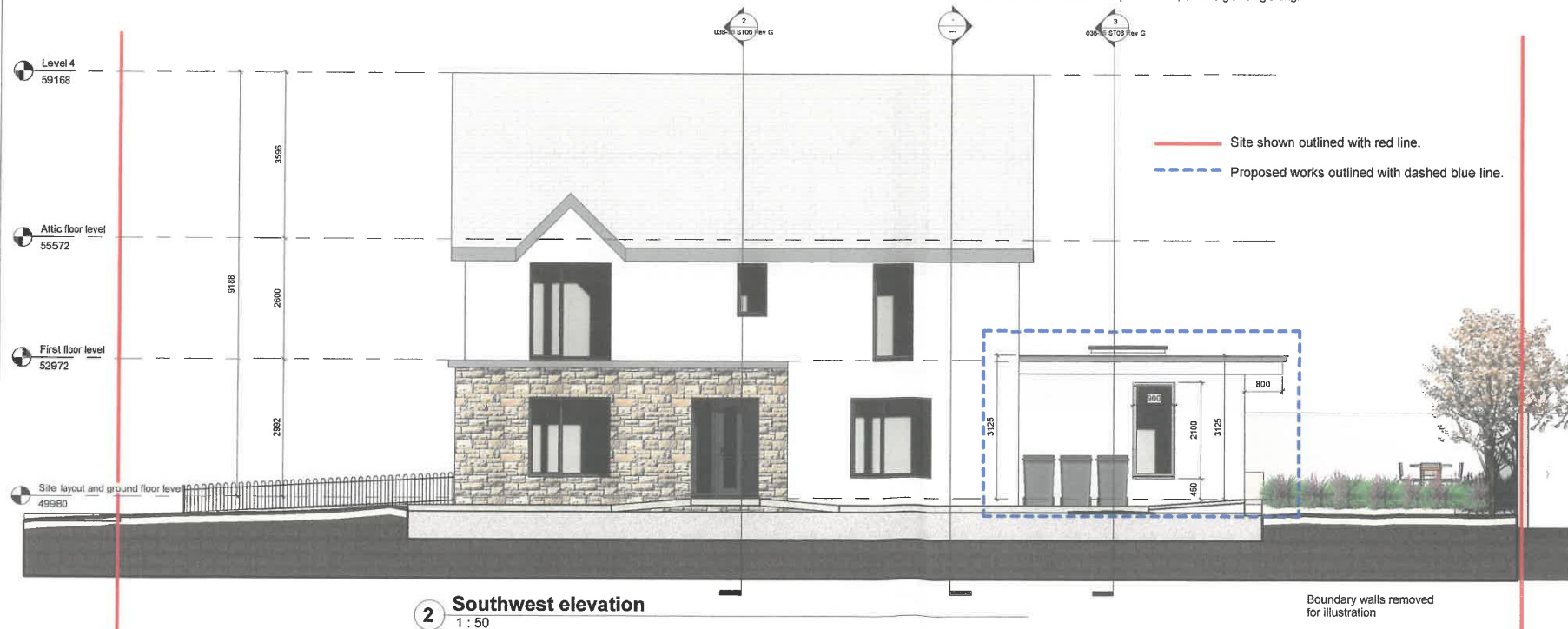
TITLE
Site location map

CLIENT D. Rushe & S. Regan.		
DRAWN BY Gerard Carr	CHECKED BY GC	DATE 06-07-2026
SCALE A1 1:500 A3 1:1000	PROJECT NUMBER 038/26	REV
DRAWING NUMBER 038-26 ST01 Rev G		

ALL BUILDING PRODUCTS TO BE CE APPROVED - THE MAIN CONTRACTOR SHALL COMPILE SOFT COPIES OF CE CERTIFICATES FOR ALL BUILDING PRODUCTS USED IN THE PROJECT FOR HANDOVER TO THE PROJECT ENGINEER UPON PRACTICAL COMPLETION OF THE PROJECT.



1 Northwest elevation
1 : 50



2 Southwest elevation
1 : 50



3 3D View 1

Boundary walls removed
for illustration

External finishes:

Roof:
Low pitch roofs: Fatra/Alkor or similar roofing system.

Walls:
Wall areas shown shade of white:
Painted nap plaster finish. Return plaster 90 degrees at all corners, No patent plaster reveals and no plaster plinth.

Windows:
Aluminium/timber/alu-clad or pvc framed, double/triple glazed.

Doors:
Aluminium/timber/alu-clad or pvc framed, double glazed glazing.

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Rev	Description	Date

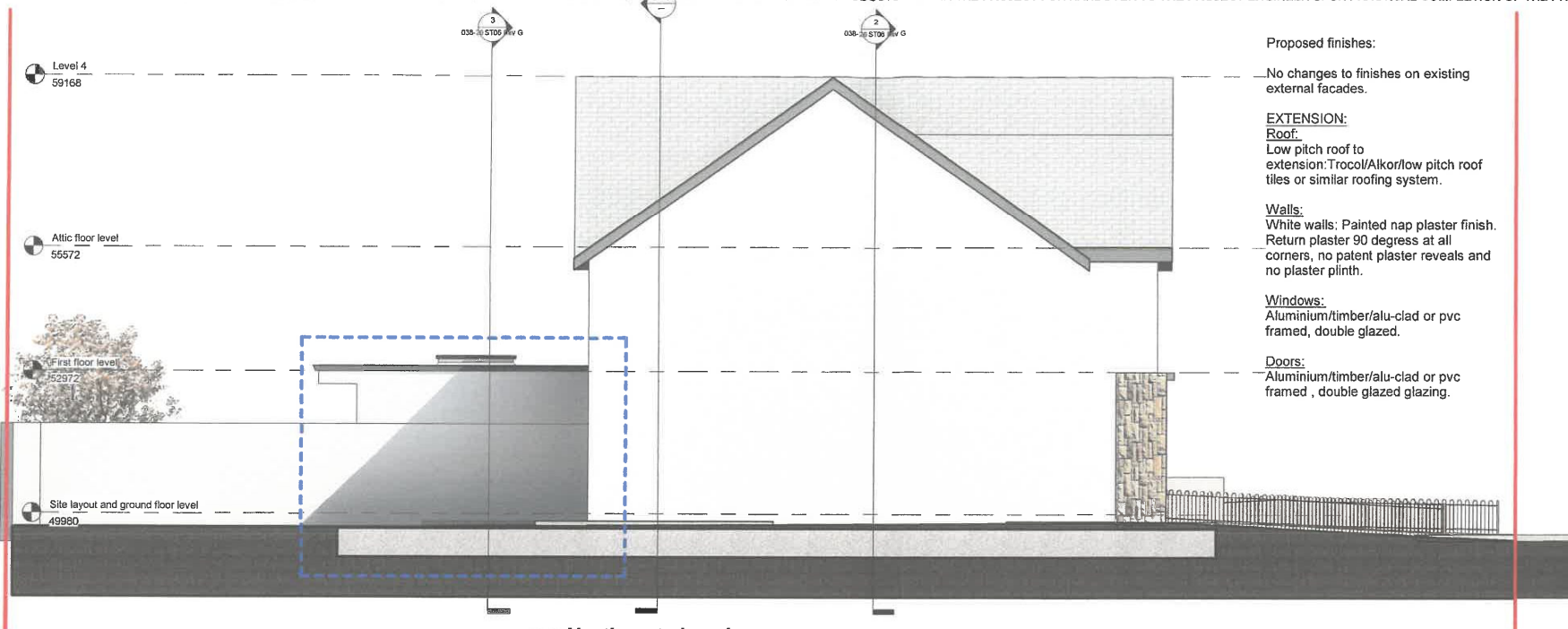
CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE
	Construction stage
	For discussion


Gerard Carr & Associates Ltd.
Planning, Civil & Structural Engineering Consultants
9 Riasc Na Rí, Old Rahoon Road, Galway.
Ph: 087-6317648
email: gcaco@office@gmail.com

PROJECT
Extension of house at
22 Sli Na Craobhne
Clybaun Road, Galway

TITLE
Proposed elevations

CLIENT		D. Rushe & S. Regan.	
DRAWN BY Gerard Carr		CHECKED BY GC	DATE 06-07-2026
SCALE A1 1:50 A3 1:100		PROJECT NUMBER 038/26	
DRAWING NUMBER 038-26 ST02 Rev G			REV



Proposed finishes:

No changes to finishes on existing external facades.

EXTENSION:

Roof:
Low pitch roof to extension: Trocol/Alkor/low pitch roof tiles or similar roofing system.

Walls:
White walls: Painted nap plaster finish. Return plaster 90 degrees at all corners, no patent plaster reveals and no plaster plinth.

Windows:
Aluminium/timber/alu-clad or pvc framed, double glazed.

Doors:
Aluminium/timber/alu-clad or pvc framed, double glazed glazing.

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Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
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	For discussion

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Ph: 087-6317648
email: gcacoffice@gmail.com

PROJECT
Extension of house at
22 Sli Na Craobhne
Clybaun Road, Galway

TITLE
Proposed elevations

CLIENT
D. Rushe & S. Regan.

DRAWN BY Gerard Carr **CHECKED BY** GC **DATE** 06-07-2026

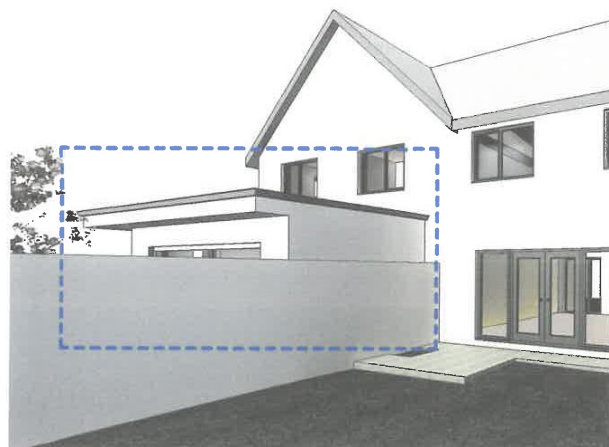
SCALE A1 1:50 A3 1:100 **PROJECT NUMBER** 038/26

DRAWING NUMBER 038-26 ST03 Rev G **REV**

1 Northeast elevation
1:50

Site shown outlined with red line.

Proposed works outlined with dashed blue line.

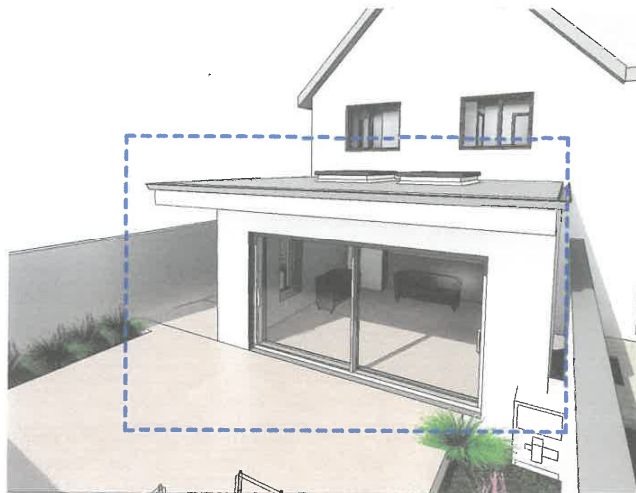


3 3D View 2



2 Southeast elevation
1:50

The Main Contractor shall be responsible for the true and proper setting out of the works and for the correctness of the positions, levels, dimensions and alignment of all parts of the works. The Project Engineer is not responsible for the accuracy of dimensions or levels on site. All discrepancies on construction drawings and documents are to be reported to the Project Engineer immediately on their discovery. The Main Contractor is responsibility for all inaccuracies of site dimensions and levels and their associated costs to rectify same.



2 3D View 3

The Main Contractor shall take entire charge of the works from their commencement and shall be responsible for and make good all injuries, damage and required repairs by any cause whatsoever and shall take all precautions to prevent such happenings. The Main Contractor attention is specifically drawn to the need to secure the works at night and outside of site working hours. The existing house and neighbouring properties shall be secure and well insulated/protected against weather at all times, as deemed necessary.

The Main Contractor shall suspend the execution of the works whenever called to do so in writing by the Project Engineer and shall be allowed a reasonable extension of time for any such suspension.

The Main Contractor shall comply with and give notices required by any Act of the Legislature, any instrument, rule, or order made under any Act of the Legislature and any regulations and bylaws of any Local Authority and/or any Public Service Company or Authority relating to the works or with whose systems the same are or will be connected. The Main Contractor shall be responsible for connecting to such services and their associated costs.

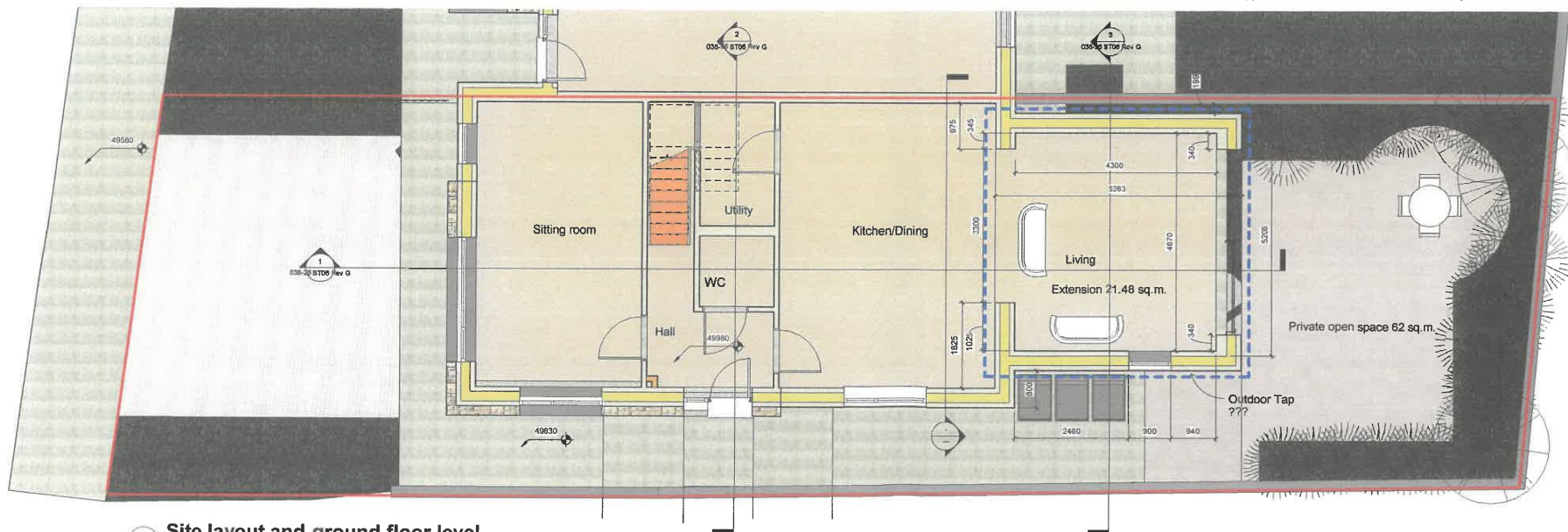
The Main Contractor shall be solely liable for and indemnify the Employer in respect of and shall insure against any liability, claim loss or proceedings whatsoever arising out of the execution of the works. The Main Contractor shall also have adequate Employer's Liability and Public Liability Insurance. The Main Contractor, shall before commencing the works, take out and shall, until practical completion of the works is certified by the Project Engineer, maintain all relevant building construction insurance policy covering any loss or damage to the works, unfixed material and remainder of the premises from any cause whatsoever for the full value of the works and unfixed items from time to time, plus twelve per cent for professional fees and plus the cost of site clearance.

STRUCTURAL GUARANTEE.
The Main Contractor shall be responsible for making good any structural defects that appear within seven years of the completion of the works.

The Main Contractor shall be responsible for making good any minor defects (all defects other than structural defects and normal wear and tear) that occur within 6 months of the practical completion of the works.

The Main Contractor shall leave the premises clean and cart away all rubbish that may accumulate from time to time during the progress of the work and, on completion, shall clean all windows inside and outside, remove all plaster and paint stains from walls, ceilings, floors, paved areas, glazing, both inside and outside, thoroughly wash all floors/surfaces and clean all appliances, oil locks and window opening ironmongery and test the swinging/sliding of all doors/windows, remove rubbish and generally leave the premises in a clean and watertight condition fit for human occupation.

No sub-contractor shall be employed by the Main Contractor without the approval of the Project Engineer. Such approval shall not be withheld unreasonably.



1 Site layout and ground floor level

The nominated Main Contractor shall contact the relevant neighbouring property owners directly adjacent to this construction site, permission is to be sought to gain access to carry out a structural dilapidation assessment of the neighbouring property to include photographs of all relevant defects on the neighbouring property prior to the commencement of demolition works and prior to the commencement of construction on site as it is deemed that works may affect the relevant neighbouring properties. On the grant of permission from the neighbouring property owners, the Engineers retaining both properties shall carry out the structural dilapidation assessment of the relevant neighbouring property and produce a photographic report of the relevant neighbouring properties. It is normal practice that an independent Engineer acting on behalf of the neighbouring property owner is relevant to this dilapidation survey to approve the relevant dilapidation reports upon their conclusion. Copies of these reports shall be forwarded to the relevant property owners, the main Building Contractor and Gerard Carr & Associates Ltd. for future reference. All costs associated with the dilapidation reports to include the relevant fees charged by independent Engineers acting on the behalf of the relevant property owners, are the responsibility of the Client(s) but must be agreed in writing in advance with the Client(s) as appropriate.

— Site shown outlined with red line.

- - - Proposed works outlined with dashed blue line.

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 All works to comply with the BER Assessors Conformity Report and the U-value Calculation Report.

[illegible]

CODE	SUITABILITY DESCRIPTION Construction stage
STATUS	PURPOSE OF ISSUE For discussion

Gerard Carr & Associates Ltd.
Planning, Civil & Structural Engineering Consultants
9 Riasc Na Ri, Old Rahooon Road, Galway.
Ph: 087-6317648
email: gcaceoffice@gmail.com

PROJECT
Extension of house at
22 Sli Na Craoibhe
Clybaun Road, Galway

TIME
Proposed site layout and ground floor plan

CLIENT	D. Rushe & S. Regan.
--------	----------------------

DRAWN BY Gerard Carr	CHECKED BY GC	DATE 06-07-2026
SCALE A1 1:50 A3 1:100	PROJECT NUMBER 038/26	
DRAWING NUMBER 038-26 ST04 Rev G		REV

THE PROJECT ENDS

The main contractor is to ensure to have copies of all up to date contract documentation (drawings, specifications, etc.) on site at all time. All such documentation shall be available, on site, to all members of the design team.

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- Figure dimensions shall supercede scaled dimensions.
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Where foundations are constructed, provide a stepped radon protection dpc from the top of the raft foundation slab to the top of the perimeter beam toe, under the first block of each masonry wall leaf. In addition, provide dpc on top of the relevant external wall perimeter blocks of both masonry leaves and to all internal walls such that dpc is also provided at or very close to the internal finished floor level.

Precast concrete lintels resting a minimum of 150mm on the block leaves on either side shall be constructed over all windows and door opens. Concrete/steel beams or heavy duty lintels shall be provided where specified on the relevant drawings. Stainless steel (ENICE approved) wall ties shall be fitted in accordance with the manufacturer's instructions. Wall ties are to be provided at a maximum spacing of **450mm** horizontally and **450mm** vertically. Additional ties are to be provided at all opens at 225mm vertically. Provide vertical dpc's on existing walls where new walls abut existing walls.

Where timber frame construction of external walls are agreed with the Project Engineer, details of same will be provided.

All external plasterwork shall receive three coats of approved exterior paint to selected colour.

All internal plasterwork including ceilings and walls shall receive two undercoats and one finish coat of approved emulsion paint. All internal hardwood timber shall receive two undercoats and one finish coats of approved satin finish varnish. All internal soft woods shall be knotted, receive a coat of primer, face filled, two undercoats and one finished coat of satin finish paint. All paint types and colours subject to Project Engineer and Client approval.

[illegible]

CODE	SUITABILITY DESCRIPTION Construction stage
STATUS	PURPOSE OF ISSUE For discussion


Gerard Carr & Associates Ltd.
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9 Riasc Na Rí, Old Raheen Road, Galway.
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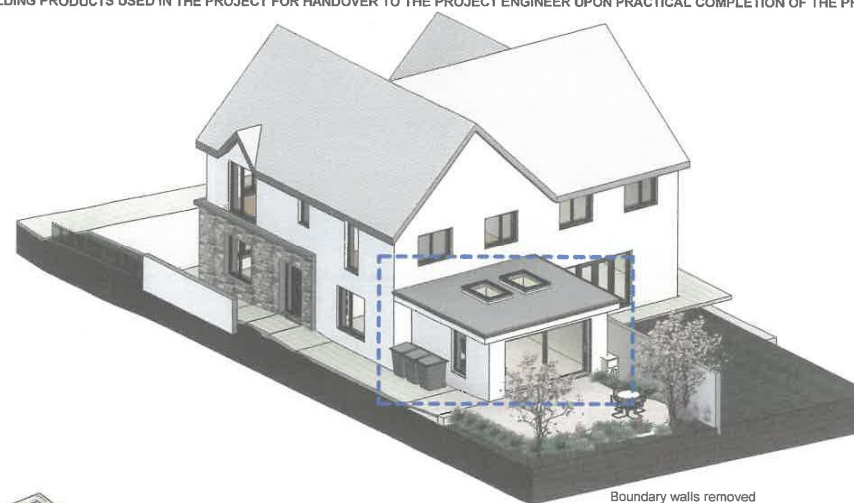
PROJECT
Extension of house at
22 Sli Na Craoibhe
Clybaun Road, Galway

TITLE	Proposed sections
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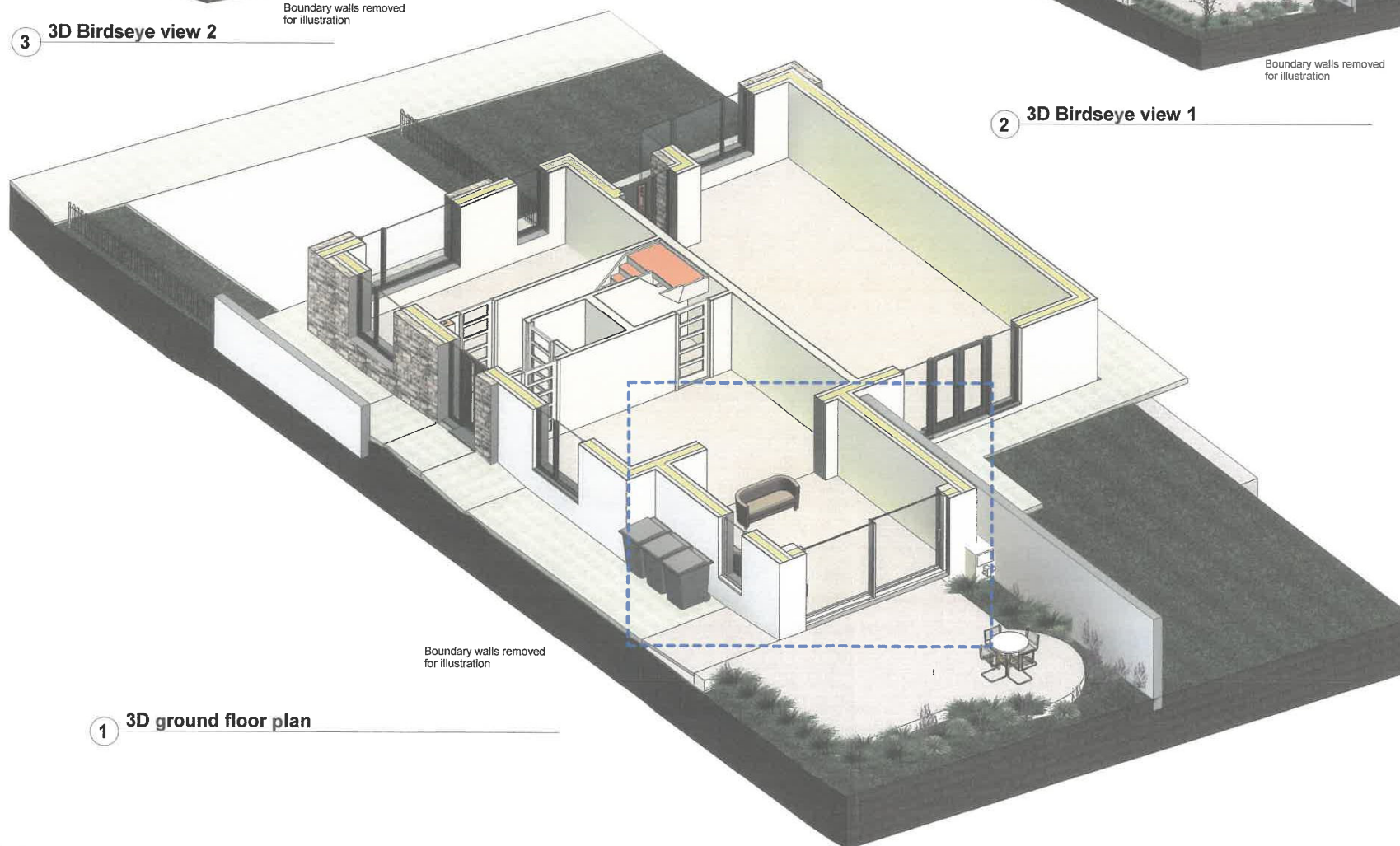
CLIENT	D. Rushe & S. Regan.
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DRAWN BY Gerard Carr	CHECKED BY GC	DATE 06-07-2026
SCALE A1 1:50 A3 1:100		PROJECT NUMBER 038/26
DRAWING NUMBER 038-26 ST06 Rev G		REV

NOTE:
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2 3D Birdseye view 1



1 3D ground floor plan

[illegible]

CODE	SUITABILITY DESCRIPTION Construction stage
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Ph: 087-6317648
email: gcaceoffice@gmail.com

PROJECT
Extension of house at
22 Sli Na Craoibhe
Clybaun Road, Galway

TITLE	3D Views
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CLIENT	D. Rushe & S. Regan.
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DRAWN BY Gerard Carr	CHECKED BY GC	DATE 06-07-2026
SCALE 3D NTS	PROJECT NUMBER 038/26	
DRAWING NUMBER 038-26 ST07 Rev G		REV