

Galway County Council

**In respect of the renovation and alteration of 1 no. 5
bedroom dwelling house at College Rd, Bovinion
Mountbellew Co. Galway**

Planning Report

July 2026

0632-MFA-PL-RP-100-001

**DESIGNING A
SUSTAINABLE
FUTURE**



CIVIL | STRUCTURAL | ROADS | PROJECT MANAGEMENT

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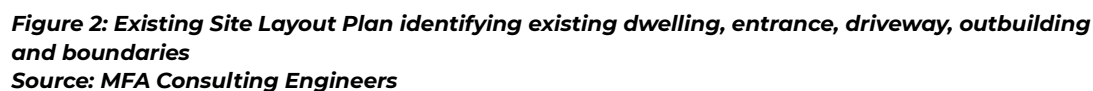
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1. INTRODUCTION

- 1.1 On behalf of the applicant, Galway County Council, MFA Consulting Engineers have prepared this Planning Supporting Statement for the renovation and alteration of an existing dwelling house at College Rd, Bovinion, Mountbellew, Co. Galway. The subject site is located approximately 1.4 km from Mountbellew and fronts onto College Road / the R358.
- 1.2 The proposed development comprises the renovation and alteration of 1 no. 5 bedroom dwelling house, including all other ancillary site works and services. The works will consist of:
- demolition of a front porch/lobby;
 - demolition of a shed/outbuilding;
 - demolition of the existing side extension and rear extension;
 - construction of a new large two-storey extension to the rear of the dwelling;
 - construction of a new front porch; and
 - retention of the existing entrance, driveway, boundaries, public road frontage treatment and existing boundary vegetation.
- 1.3 The proposal is for the renewal and extension of an established dwelling within an existing residential curtilage. It does not create a new rural housing plot or a second dwelling. The proposal retains the established residential use of the site and provides improved family accommodation through a coherent rear extension and a modest new front porch.
- 1.4 This planning statement has been prepared having regard to the current Galway County Development Plan 2022-2028, as varied, and to the planning drawings and supporting documents prepared for submission to Galway County Council, including the Site Location Map, Existing Site Layout Plan, Proposed Site Layout Plan, Proposed Plans and Elevations and the Appropriate Assessment Screening Report.
- 1.5 No detailed planning history has been provided to MFA for inclusion in this Statement. The planning authority records should be checked as part of the validation and assessment process to confirm any previous permissions or enforcement matters attaching to the property.

2. SITE LOCATION & DESCRIPTION

- 2.1 The subject site is located at College Rd, Bovinion, Mountbellew, Co. Galway. The Site Location Map identifies the site on the eastern side of College Road / the R358, approximately 1.4 km from Mountbellew, with Ballinasloe located to the south-east along the same regional road corridor.
- 2.2 The site has a stated area of 574.8 sq.m / 0.057 hectares / 0.14 acres. The drawings identify the ITM coordinates of the site as 567493, 746233. The site is bounded by the R358 to the south-west/front and by agricultural lands and existing residential properties in the wider area.
- 2.3 The existing site layout identifies an established two-storey dwelling, an existing porch/lobby, side/rear extensions and a shed/outbuilding within the curtilage. The site has an existing vehicular entrance, existing tarmac driveway, existing picket fence to the front boundary, existing public footpath along the road frontage, existing block walls to the rear and side boundaries and existing grassed areas.
- 2.4 The surrounding area comprises a transitional edge-of-settlement and rural setting, with individual houses, institutional/community uses, Mountbellew Lake and agricultural lands in the vicinity. The application site is therefore not an isolated new-build rural housing site, but an existing developed residential property close to the settlement of Mountbellew.

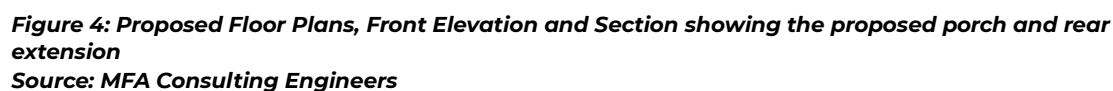


- 2.5 The site is considered suitable in principle for the proposed development having regard to its established residential use, the retention of the existing vehicular entrance and boundaries, the proximity to Mountbellew and the availability of existing public services along the road corridor.
- 2.6 The proposed site layout identifies an existing 150 mm uPVC watermain, an existing Irish Water connection, an existing foul manhole and an existing 225 mm foul network. The proposed foul water drainage arrangement comprises a 100 mm uPVC connection to the town sewer, subject to agreement with the relevant service provider.
- 2.7 The proposed site layout also identifies a soakaway/soakpit solution to be designed in accordance with BRE 365. Surface water from the site shall not be allowed to run onto the public road or adjoining properties. Roof water and paved-area runoff will therefore be managed within the site and kept separate from foul drainage.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The proposed development description is set out as follows:

The proposed development consists of the renovation and alteration of 1 no. 5 bedroom dwelling house at College Rd, Bovinion, Mountbellew, Co. Galway, including demolition of the existing front porch/lobby, shed/outbuilding, side extension and rear extension, construction of a new large two-storey extension to the rear of the dwelling and a new front porch while retaining the existing entrance and boundaries, connection to existing services and all associated ancillary site works and services.
- 3.2 The proposed plans identify an existing ground floor area of 72.47 sq.m and a proposed ground floor extension area of 32.01 sq.m. The first floor plan identifies an existing first floor area of 69.59 sq.m and a proposed first floor extension area of 29.61 sq.m. The total existing floor area is therefore approximately 142.06 sq.m, with proposed additional floor area of approximately 61.62 sq.m, resulting in an overall dwelling floor area of approximately 203.68 sq.m.
- 3.3 At ground floor level, the dwelling will contain a living room, sitting room, hallway, toilet, utility and an enlarged kitchen/dining area within the rear extension. At first floor level, the dwelling will contain bedrooms, bathroom, landing, storage and attic access. The extension improves the functionality of the house while retaining its established front-facing residential character.
- 3.4 The architectural approach is based on matching the existing house. The elevation drawings identify existing roof slate and plaster finish, with proposed roof slate, plaster finish and PVC windows/doors to match the existing. The front porch is modest in scale and finished to match the dwelling. The principal extension is positioned to the rear, thereby limiting visual impact from the public road.
- 3.5 The proposed side and rear elevations show a simple pitched roof form and conventional residential proportions. The rear elevation is more substantially altered, but this is appropriate given that the main new accommodation is to the rear and set within the established residential curtilage.
- 3.6 The proposed site layout confirms that the existing entrance is to be retained and that vehicular entrance gates shall open inwards only. Existing block walls to the rear and side boundaries, the existing picket fence and setback to the front, the existing tarmac driveway and existing grassed areas are to be retained/maintained. Trees and hedgerows around the site boundaries are also to be maintained.



4. RELEVANT NATIONAL & REGIONAL PLANNING POLICY CONTEXT

National Planning Framework / Project Ireland 2040

- 4.1 The National Planning Framework and Project Ireland 2040 support compact growth, sustainable settlement patterns, more efficient use of existing infrastructure and the renewal of existing building stock. While the proposed development does not provide a net increase in the number of dwellings, it contributes positively to the quality and usability of existing housing stock in a location close to Mountbellew.
- 4.2 The proposal is consistent with the broad principles of compact growth and sustainable development because it renovates and extends an existing dwelling within an established residential curtilage, avoids creation of a new rural housing plot, retains existing access arrangements and uses existing public services where available.
- 4.3 The development will allow the existing dwelling to be upgraded to current Building Regulations, including energy performance, ventilation, accessibility, fire safety and structural requirements. This supports national climate and resource-efficiency objectives by improving existing residential building stock rather than relying on new greenfield development.

Sustainable Residential Development and Compact Settlements Guidelines

- 4.4 The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities promote compact settlement growth, high-quality residential amenity and efficient use of existing built-up areas. The proposed development is a single dwelling alteration and extension rather than a multi-unit housing scheme; however, the general principles of good design, residential amenity, efficient land use and sustainable servicing remain relevant.
- 4.5 The proposal retains an existing residential use, improves the functional quality of the dwelling, and avoids unnecessary sprawl. The development will not materially increase traffic generation and will not require a new entrance. The design approach is therefore consistent with national planning policy support for renewal of existing built assets and consolidation close to established settlements.

5. RELEVANT LOCAL PLANNING POLICY CONTEXT

- 5.1 The subject site is located within the administrative area of Galway County Council and is governed by the Galway County Development Plan 2022-2028, as varied. The Development Plan is the statutory planning policy framework for the area. The current plan came into effect in June 2022 and Variation No. 1 was made in February 2026.
- 5.2 Chapter 4 of the Development Plan addresses Rural Living and Development. It recognises the importance of sustaining rural communities while protecting the amenity, heritage, environmental and landscape qualities of the countryside. The current proposal is materially different from an application for a new rural dwelling, as it relates to the alteration and extension of an established dwelling on an existing residential site close to Mountbellew.
- 5.3 Chapter 15 of the Development Plan sets out Development Management Standards. The relevant standards include rural housing design, siting, roads and access, wastewater and water services, surface water management, landscape protection, environmental assessment, climate action and residential amenity.

Specific Policy Considerations

- 5.4 The proposal is supported in principle by Development Plan policies relating to the renewal, adaptation and improvement of existing dwellings, subject to proper planning and sustainable development considerations. The retention and improvement of an established dwelling is consistent with the objective of supporting sustainable rural communities and making efficient use of existing housing stock and services.
- 5.5 Policy RH 9 of the Galway County Development Plan is relevant insofar as it supports the assessment of proposals to renovate, restore or modify existing derelict or semi-derelict dwellings on their merits. While the subject dwelling is not described as derelict, the principle of renewing and modifying existing rural dwellings is directly relevant to the proposed alteration and extension works.
- 5.6 Policy RH 10 and the Design Guidelines for the Single Rural House are relevant to the design assessment. The proposal respects the existing house form and uses matching roof slate, plaster finish and window/door materials. The new two-storey extension is located to the rear, limiting public visual impact and maintaining the established front elevation.
- 5.7 Policy RH 11 and the Development Management Standards relating to wastewater and water services are addressed by the proposed connection to the existing foul sewer and existing water infrastructure identified on the Proposed Site Layout Plan, subject to service provider consent and detailed design.

- 5.8 The proposed retention of existing entrance arrangements is consistent with road safety and access considerations. The development remains as one dwelling and will not materially increase traffic movements. Existing gates are to open inwards only, and the established driveway and on-site parking area are retained.

Development Plan Assessment

Policy / Standard	Development Plan Requirement	Assessment	Compliance
Rural settlement and rural housing policy	Support sustainable rural communities while protecting rural amenity, environmental quality and landscape character.	The proposal renews and extends an established dwelling rather than creating a new rural housing site. It supports continued residential use close to Mountbellew.	Complies / Supported
RH 9 - Existing derelict or semi-derelict dwellings	Proposals to renovate, restore or modify existing dwellings are assessed on their merits having regard to condition, location and scale of works.	The proposed works modify and extend an existing dwelling within an established residential curtilage.	Complies in principle
RH 10 / Rural House Design Guidelines	Rural housing should respect character, pattern, materials and built form and integrate into the landscape.	The extension is to the rear and uses roof slate, plaster and windows/doors to match the existing dwelling. Existing boundaries and screening are retained.	Complies
RH 11 / Wastewater and services	Development must provide adequate wastewater treatment and water services arrangements.	The proposal connects to the existing foul network and existing water connection shown on the planning drawings, subject to relevant consents.	Complies subject to consent
Access and roads	Development should avoid traffic hazard and provide safe access appropriate to scale.	Existing entrance and driveway are retained. No new access is proposed and no material traffic intensification arises.	Complies
Natural heritage / AA	Projects must be screened where there is potential to impact European sites.	AA Screening concludes no likely significant effects on any European site and no requirement to proceed to Stage 2 AA.	Complies
Surface Water / SuDS	Surface water should be managed sustainably and should not adversely affect roads or adjoining lands.	Surface water is to be managed by soakaway/soakpit designed in accordance with BRE 365 and is not to discharge to the public road or adjoining properties.	Complies subject to detailed design
Energy and climate adaptation	Development should demonstrate efficient use of resources and improved energy performance.	The works allow the existing dwelling to be upgraded to current Building Regulations and improve residential building stock.	Complies

6. ASSESSMENT OF PROPOSED DEVELOPMENT IN PLANNING TERMS

Principle of Development

- 6.1 The principle of development is acceptable. The site contains an established dwelling house and the proposed works will retain and upgrade residential occupation of the site. The proposal will not create a new rural housing plot, will not create a second dwelling and will not materially alter the established residential character of the property.
- 6.2 The proposal is consistent with the policy approach of supporting sustainable rural communities, renewing existing housing stock and making efficient use of existing infrastructure. The development is close to Mountbellew and will remain within an established residential curtilage.

Design & Layout

- 6.3 The proposed design and layout are considered appropriate. The main new accommodation is located to the rear of the dwelling and will therefore have limited visual impact from the public road. The front porch is modest in scale and provides a clear entrance feature without materially altering the character of the existing front elevation.
- 6.4 The use of matching roof slate, plaster finish and PVC windows/doors ensures that the new works read as a coherent extension to the existing house. The two-storey rear form is acceptable given the existing two-storey dwelling character and the established residential use of the site.

Access & Parking Arrangements

- 6.5 The existing vehicular entrance and tarmac driveway are retained. The proposed development remains as one dwelling and will not materially increase traffic movements over the established residential use. The retention of the existing entrance avoids new roadside openings and minimises impact on the R358 frontage.
- 6.6 Vehicular gates are to open inwards only. Parking and turning can continue to be accommodated within the existing curtilage, subject to normal detailed design requirements.

Impact on Neighbouring Amenity

- 6.7 The proposed development has been designed to avoid undue negative impact on neighbouring amenity. The principal new works are located within the existing residential curtilage and are positioned to the rear. The site benefits from existing boundary walls, trees and hedgerows, which assist in providing screening and privacy.
- 6.8 The scale of the development is consistent with a family dwelling. It is not considered that the proposal would result in unacceptable overlooking, overbearing impact, overshadowing or loss of residential amenity, subject to standard planning and construction controls.

Landscaping and Boundary Treatments

- 6.9 The proposal retains existing block walls to rear and side boundaries, the existing picket fence and setback to the front, existing grassed areas and the existing trees and hedgerows around the site boundaries. This approach protects the established character of the site and limits unnecessary intervention along the roadside.

- 6.10 The retention of existing boundary vegetation will assist with landscape integration, biodiversity value and screening. Any vegetation removal should be minimised and should avoid the bird nesting season unless checked by a suitably competent person.

Wastewater, Surface Water and Services

- 6.11 The proposed foul drainage arrangement comprises a 100 mm uPVC foul pipe connection to the existing town sewer network shown on the Proposed Site Layout Plan. The drawing also identifies the existing watermain and existing water connection. All final connections will be subject to the agreement of Uisce Eireann / Galway County Council as applicable.
- 6.12 Surface water is to be managed separately from foul drainage. The proposed soakaway/soakpit is to be designed in accordance with BRE 365. The submitted soakpit detail includes geotextile lining and 20 mm crushed limestone with no fines or Clause 505B stone. Surface water will not be allowed to run onto the public road or adjoining properties.

Summary / Planning Balance

- 6.13 The planning balance weighs in favour of the proposed development. The proposal renovates and extends an established dwelling, avoids creation of a new rural housing plot, retains the existing entrance and boundaries, locates the principal new works to the rear, uses matching materials, connects to existing public services and manages surface water within the site.
- 6.14 No material planning harm has been identified that would outweigh these benefits. The proposal is considered consistent with proper planning and sustainable development and with the Galway County Development Plan 2022-2028.

7. APPROPRIATE ASSESSMENT SCREENING

- 7.1 Under Article 6(3) of the EU Habitats Directive and Section 177U of the Planning and Development Act 2000, as amended, any plan or project that may have the potential to significantly affect a European site must be screened for Appropriate Assessment.
- 7.2 An Appropriate Assessment Screening Report has been prepared by MFA Consulting Engineers for the proposed alterations to the existing dwelling at College Rd, Bovinion, Mountbellew, Co. Galway. The report identifies the site as a brownfield site located off College Road / R358, approximately 1.4 km east of Mountbellew.
- 7.3 The AA Screening Report records that there are no waterbodies on the site. The closest surface water feature is the manmade Mountbellew Lake approximately 300 m east of the site, while the closest river is the Carrownagannive order 1 river approximately 500 m north of the site.
- 7.4 The site is not within or adjacent to any European site. The closest Special Area of Conservation identified is Carrownagappul Bog SAC approximately 3 km north of the proposed development and the closest Special Protection Area identified is River Suck Callows SPA approximately 11 km north-east.
- 7.5 The AA Screening Report concludes that no significant effects to any European site are likely due to the absence of a source-pathway-receptor relationship from the proposed development. It further concludes that the assessment can conclude at Stage 1 of the Appropriate Assessment process and that it is not necessary to proceed to Stage 2.

8. CONCLUSION

- 8.1 This Planning Statement has assessed the proposed renovation and alteration of 1 no. 5 bedroom dwelling house at College Rd, Bovinion, Mountbellew, Co. Galway, including demolition of the front porch/lobby, shed and side/rear extensions, construction of a new large two-storey rear extension and new front porch, retention of the existing entrance and boundaries, and all associated site works and services.
- 8.2 The development is acceptable in principle because it upgrades an established dwelling on an existing residential site approximately 1.4 km from Mountbellew. It avoids the creation of a new rural housing plot, retains the existing access and boundaries, uses matching external finishes, connects to existing services where available and manages surface water within the site.
- 8.3 The supporting documents demonstrate that the site is appropriately located and capable of being serviced. The AA Screening Report concludes that the proposed development will not be likely to have a significant effect on any European site and that Stage 2 Appropriate Assessment is not required.
- 8.4 Having regard to the established residential use, the site location close to Mountbellew, the retention of existing access and boundaries, the use of existing public services, the design approach and the Galway County Development Plan 2022-2028 policy context, the proposed development is considered to accord with the proper planning and sustainable development of the area.

References / Documents Reviewed

- Galway County Development Plan 2022-2028, Volume 1, Volume 2 and Appendices, including Chapter 4 Rural Living and Development and Chapter 15 Development Management Standards.
- Adopted Variation No. 1 to the Galway County Development Plan 2022-2028, made 16 February 2026, where relevant.
- MFA Consulting Engineers, AA Screening, Proposed Alterations to an Existing Dwelling at College Rd, Bovinion, Mountbellew, Co. Galway, July 2026.
- MFA Consulting Engineers, Site Location Map, 0632-MFA-XX-ZZ-DR-A-200-001, D.01.
- MFA Consulting Engineers, Existing Site Layout Plan, 0632-MFA-XX-ZZ-DR-A-200-002, FA.01.
- MFA Consulting Engineers, Proposed Site Layout Plan, 0632-MFA-XX-ZZ-DR-A-200-003, FA.01.
- MFA Consulting Engineers, Proposed House Floor Plans, Elevations and Section, 0632-MFA-XX-ZZ-DR-A-200-1010 / 2010, FA.02.

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