



An  
Bord  
Pleanála

**Board Direction**  
**BD-019716-25**  
**ABP-321727-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/05/2025.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Reasons and Considerations**

1. Part of the appeal site is located on lands zoned Open Space / Amenity under the provisions of the Galway County Development Plan 2022-2028 where the stated objective is 'to protect and enhance existing open space and provide for recreational and amenity space.' The proposed development which is seeking to provide 12 number residential units within two number blocks on this portion of the site would materially contravene the Open Space / Amenity zoning objective, would be contrary to Policy Objective GCMA 23 – Land Use Zoning Matrix seeks to direct different land uses to the appropriate land use zone's as set out within the development plan and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the subject site within the Architectural Conservation Area (ACA) of Oranmore, the proposed development, by reason of;
  - (a) the demolition of two dwelling houses that are of simple vernacular design,

- (b) the prominent design of the new structures that detract from the street that is characterised by the simple vernacular architecture,
- (c) the proposed layout that detracts from the setting of adjoining properties due to overbearance and,
- (d) the loss of streetscape which reflects the historical context of Oranmore village,

fails to make a positive contribution in terms of design, scale and setting to the ACA. The proposed development would adversely impact on the essential character of the ACA and, if permitted as proposed, it is considered that the development would have a significant adverse visual impact at this location, which would fail to appropriately fit into or integrate effectively into this sensitive area and would therefore materially contravene Objective AH 4 of the Galway County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the information on file and given the proximity to the Galway Bay Complex Special Area of Conservation (Site Code 000268) and Inner Galway Bay Special Protection Area (Site Code 004031), which have a direct hydrological link with the appeal site, and in the absence of a Natura Impact Assessment for the proposed development and mitigation measures to protect European sites from potential impacts arising from the proposed development, it is considered that likely significant effects on the above mentioned sites arising from the proposed development cannot be ruled out. Therefore, if permitted as proposed, the development has the potential to adversely affect the qualifying interests and conservation objectives of protected European sites for flora and fauna and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board considered the totality of the file, the Board disagreed with the Inspector and shared the opinion of the Planning Authority that the buildings for demolition do



contribute to the character of the Oranmore Architectural Conservation Area (ACA). In addition, the proposed design and layout does not make a positive contribution to the ACA. The proposed development would therefore materially contravene policy AH4 of the Galway County Development Plan 2022-2028.

The Board noted the Inspectors second reason for refusal, the Board may have pursued this matter but due to the substantive reason for refusal above decided not to do so, in any future application the overall layout including the carpark and vehicular movements generated require further consideration.

**Board Member**

  
Mary Henchy

**Date:** 20/05/2025