

Board Order ABP-301952-18

Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 27th day of June 2018 by Arlum Limited care of McCarthy Keville O'Sullivan Limited, Planning & Environmental Consultants, Block 1, G.F.S.C. Moneenageisha Road, Galway.

Proposed Development:

A strategic housing development located in the townlands of Moneyduff and Oranhill, Oranmore, Co. Galway.

The development will consist of:

- 1) Construction of 212 number residential units comprising:
 - 34 number House Type A (four-bed semi-detached unit)
 - 54 number House Type B (three-bed semi-detached unit)
 - 10 number House Type C (four-bed detached)
 - 16 number House Type D (three-bed terraced unit)
 - 24 number House Type E (four-bed semi-detached unit with attic conversion)
 - 6 number House Type F (four-bed detached unit)
 - 50 number House Type G (25 number two-bed ground floor duplexes and 25 number two-bed plus study first/second floor duplexes)
 - 6 number House Type H (two-bed apartments)

- 12 number house Type J (two-bed terrace)
- Development of a crèche facility (206 square metres) and associated outdoor play areas and car parking.
- Provision of new vehicular and pedestrian site access from the North-South Oranmore Distributor Road.
- 4) Provision of shared communal and private open space, site landscaping, car parking, site services and all associated site development works.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. Having regard to the information provided in the Appropriate Assessment Screening Report dated 14th June 2018, the Board could not be satisfied that the exclusion from the Natura impact statement of the European Sites Cregganna Marsh Special Protection Area (SPA) (Site Code: 004142) and Rahasane Turlough SPA (Site Code: 004089), on the basis that the development is entirely outside the designated sites with no complete source-pathway-receptor chain, was appropriate given the possible use of the

development site by the Greenland White-fronted Goose, which is listed as a species of Special Conservation Interest for both SPAs.

2. The Natura impact statement does not consider the potential for effects on Special Conservation Interest bird species of the Inner Galway Bay SPA (Site Code: 004031) and the Cregganna Marsh SPA (Site Code: 004142) including as a result of increasing disturbance and potential increases in recreational and amenity pressures, or the potential effects on qualifying interest alkaline fen habitats within the Galway Bay Complex Special Area of Conservation (Site Code: 000268). The Board therefore cannot be satisfied, beyond reasonable scientific doubt, that the proposed development, either individually or in combination with other plans and projects, would not adversely affect the integrity of these European sites, Galway Bay Complex Special Area of Conservation (Site Code: 000268), Inner Galway Bay SPA (Site Code: 004031), Cregganna Marsh SPA (004142) and Rahasane Turlough SPA (004089), in view of the sites' conservation objectives.

The Board considered that the proposed development would contravene materially Policy NHB 1 of the Galway County Development Plan 2015-2021 for the conservation and preservation of European sites and species. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2018

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