



An  
Bord  
Pleanála

## Board Order ABP-301952-18

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### 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 27<sup>th</sup> 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)
- 2) Development of a crèche facility (206 square metres) and associated outdoor play areas and car parking.
  - 3) 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 14<sup>th</sup> 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

