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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 21/1444**

**APPEAL** by RHOC Gort Limited care of Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 30<sup>th</sup> day of September, 2021 by Galway County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a housing development comprising of 20 number residential units. The development will consist of: 10 number Type "A" units – four-bed semi-detached (two-storey). Eight number Type "B" units – six number one-bed and two number two-bed duplex apartment units, within a two-storey block. Two number Type "C" units – two number one-bed semi-detached units (single storey). The proposed development includes: Alterations to existing entrance onto Ennis Road (R458) and construction of access road. Provision for pedestrian connections to existing footpath along Ennis Road (R458). Connection to public mains water infrastructure, including connection to existing surface water, foul drainage networks to serve the development. Provision of communal open space areas, a playground, private open space, bicycle parking, footpaths, public lighting, soft and hard landscaping, revised boundary treatments, together with all associated site works and services, all at Rindifin, Ennis Road (R458), Gort, County Galway.


## Decision

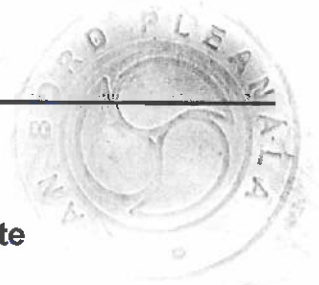
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to the 'Industrial' zoning of the northern part of the site in the Gort Local Area Plan 2013 (as extended), the objective of which is to 'promote the sustainable development of industrial and industrial-related uses, including manufacturing, processing of materials, warehousing and distribution, on suitable lands with adequate services and facilities and a high level of access to the major road network and public transport facilities', and to the integral nature of the proposed road infrastructure and open space in the context of the proposed residential development, which is located within the area zoned 'Industrial' in the Gort Local Area Plan, it is considered that the proposed development would materially contravene the 'Industrial' zoning objective of the Gort Local Area Plan 2013 (as extended) and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board also noted the Local Authority's concerns regarding the functionality of the provided public open space given its location and layout; however, given the substantive reason for refusal, the Board decided not to consider this issue further at this time.

  
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**Stephen Brophy**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board**



Dated this 18<sup>th</sup> day of April 2023