



---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 2461432**

**APPEAL** by George McGrath care of RW Nowlan and Associates of Basement Office, 54 Fitzwilliam Square, Dublin against the decision made on the 17<sup>th</sup> day of December 2024, by Galway County Council, to refuse permission for the proposed development.

**Proposed Development:** Permission for a mixed-use development of apartments, duplex units and four number retail units on a site of 3090 square metres / 0.30 hectares. The site is generally greenfield with two number vacant/derelict residential dwellings. The proposed development will provide as follows;

- (A) Demolition of two existing derelict two storey residential dwellings that front on to Oranmore Mainstreet with a total area of 290 square metres.
- (B) Construction of four number three-storey blocks denoted A, B, C and D.

The blocks contain 16 number residential units made up of six number apartment units, 10 number duplex units and four number commercial units, with maximum height of 10.4 metres. The total floor area of apartment and

duplex development is 1182.6 square metres, and the total floor area of commercial development is 298.9 square metres.

Block A is made up as follows: six number residential dwellings, including three number two-bedroom apartments on the ground floor, three number three-bedroom duplex units on the first and second floor. The total floor area of apartment and duplex development is 562.8 square metres.

Block B is made up as follows: six number residential dwellings, including three number two-bedroom apartment units on the ground floor, three number three-bedroom Duplex units on the first and second floor. The total floor area of apartment and duplex development is 562.8 square metres.

Block C is made up as follows: two number commercial units on the ground floor and two number three-bedroom duplex units on the first and second floor. The total floor area of the duplex development is 245.8 square metres, and the total floor area of commercial development is 144.2 square metres.

Block D is made up as follows: two number commercial units on the ground floor and two number three-bedroom duplex units on the first and second floor. The total floor area of the duplex development is 245.8 square metres, and the total floor area of commercial development is 154.7 square metres.

Access to be provided from a revised vehicular site entrance from Main Street Oranmore. New Footpath and Cycleways to be provided at the entrance to the site. 16 number Car parking spaces, 42 number bicycle parking spaces for residents and provision for 10 number visitor bicycle parking spaces.

All ancillary site development works to include landscaped public open spaces approximately .15 ha or 48.8% of the overall site area; Private 208.4 square metre/ Communal open space approximately 1300 square metres .013ha of the overall site area; Internal roads and footpaths, foul and surface water drainage, site lighting, boundary treatments, and refuse storage located to the south of block D (17.8 square metres), all at Innplot, Oranmore, County Galway.

## Decision

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

## 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, which seeks to direct different land uses to the appropriate land use zone's as set out within the development plan and would, therefore 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 including 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.

  
\_\_\_\_\_  
**Mary Henchy**

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

Dated this *22<sup>nd</sup>* day of *May* 2025.