

Our Case Number: ACP-323066-25



An
Coimisiún
Pleanála

Marjanovic Limited
C/O Supermac's
Bridge Street
Gort
Co. Galway

Date: 28 August 2025

Re: Gort Town Centre Public Realm Enhancement Project, Gort, Co. Galway
In the townlands of Gort, Co. Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

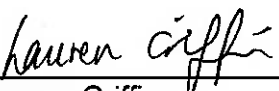
As there is no fee associated with submissions for this application type, a refund of €50 will be issued to you under separate cover.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,


Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

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Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

An Bord Pleanála

64 Marlborough Street

Dublin 1, D01 V902

Re: Observation on Direct Planning Application

Case Reference: 323066

Applicant: Galway County Council

Location of Proposed Development: Townlands Of Gort, Co. Galway

Name: Aisling and Sasa Marjanovic

Address: Supermac's, Bridge Street, Gort, Co. Galway H91 AK16

I wish to make an observation on the above planning application submitted directly to An Bord Pleanála. I request the Board to refuse permission for the proposed development on the following planning grounds.

Reduction and reallocation of Parking Spaces & Impact on Local Businesses

- The proposed reduction in on-street parking spaces will significantly harm local businesses that rely on passing trade and accessible customer parking.
- Similar schemes in comparable towns have led to decreased footfall and long-term damage to commercial viability rather than improve the town in any way
- There is only few remaining businesses left on Bridge street, Gort and should proposed development go ahead Gort town will become ghost town as there will be no reason for anyone to come to Gort or stop while passing by
- It is important to note that Gort is commercial hub for thousands of people living in remote areas surrounding Gort on both sides of Galway and Clare county and proposal of dedicated, purposely built carparks away from centre in order to substitute loss of parking in centre doesn't make any sense whatsoever.
- Proposed street furniture and bicycle parking in order to attract people to town goes completely against realistic customer demand that now and in future requires convenience not a lengthy walk in order to satisfy their daily needs.
- The proposal fails to adequately demonstrate how alternative parking or transport arrangements would mitigate this loss as proposed alternatives drive people away from town centre rather than bring them towards which has been clearly demonstrated by closure of local retail stores and shift towards big retail stores with their own dedicated car parks in Gort (Aldi, Lidl, Supervalu)

Damage to Local Businesses During Construction Works

- The construction phase will cause serious disruption, including loss of access, noise, dust, and reduced visibility for local shops and services.
- Very few local businesses that are left in town operate on fine margins and cannot withstand prolonged disruption. No compensation or mitigation plan is provided in the application.

Tree Planting & Risk to Overhead Electrical Infrastructure

- The proposal to plant new trees adjacent to overhead electrical lines presents a clear safety and maintenance hazard.
- Previous examples in the area have shown that tree planting in inappropriate locations causes recurring damage to electrical supply and requires costly remedial works as well as electricity loss to many households in town
- This is contrary to sustainable planning and creates unnecessary risks to public safety and local utilities.

Non-Compliance with Proper Planning & Development Principles

- The cumulative impact of reduced parking, business disruption, and unsafe planting undermines the proper planning and sustainable development of the town.
- Galway County council is failing to maintain cleanliness in Gort which is completely done by local businesses and residents on voluntary bases but it is proposing planting and street furniture that will not be maintained.
- The proposal conflicts with local development plan objectives for supporting local enterprise and safeguarding essential infrastructure.

For the reasons outlined above, We respectfully request An Bord Pleanála to refuse permission for this development. The proposal would cause disproportionate harm to local businesses, cause loss of local jobs create long-term safety risks, and is contrary to the proper planning and sustainable development of the area.

Signed,

Aisling and Sasa Marjanovic

Marjanovic Limited T/A Supermac's, Bridge Street, Gort

27th Of August 2025