

OLIVER HIGGINS CHARTERED ENGINEERS

Carrowmoneash, Oranmore, Co. Galway, H91 HP2T

PHONE: 0868149250 | **EMAIL:** info@ohce.ie | **WEB:** www.ohce.ie

Our Ref: M287

The Secretary,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01V902

05.08.25

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
11 AUG 2025	
Fee: €	_____
Time: 9:15	By: post

RE:

CASE NUMBER ABP-322143-25

**APPLICATION FOR SUBSTITUTE CONSENT IN RESPECT OF
ALTERATIONS AND CHANGE OF USE OF A DOMESTIC GARAGE TO
PRIVATE RESIDENTIAL USE AT RINVILLE WEST, ORANMORE, CO.
GALWAY**

CLIENTS: GERARD AND MARGARET MCNULTY

A Chara,

With reference to the above and further to yours of the 22.07.25, I now wish to make the following observations in relation to the submission dated 14.07.25 from Galway County Council:

1: ZONING OF THE SITE & THE ORANMORE SETTLEMENT BOUNDARY:

The County Council report states:

'The subject site is situated on unzoned lands outside a settlement boundary and on existing residential zoned lands in the settlement of Oranmore'

'...in this instance the majority of the application site, comprising the curtilage and boundaries of the residential unit to be retained are located on unzoned lands outside the settlement boundary of Oranmore. The Planning Authority has

concerns that this could set a precedent for piecemeal and haphazard development on unzoned lands to the detriment of the rural landscape'

Comment from Applicants Agent:

This latter statement is erroneous. I attach a copy of the Oranmore Land Use Zoning Map from Galway County Development Plan 2022-2028 (Map NO. 1). The scale on this map does not allow for an accurate assessment of the zoning type for the planning site. I attach a further version of this map to an enlarged scale (Map NO. 2), which shows the extent of the residential zoning on the planning site. For total clarification and for absence of any ambiguity, I attach a Tailte Eireann Site Location Map to a scale of 1:1000 (Map NO. 3), whereon I have outlined the planning site (outlined in red) and the residential zoning (shaded yellow).

This 1:1000 scale map clearly shows that the majority of the planning site, including the building and the most of its curtilage, is zoned for residential use. The area of the site shaded magenta is not zoned and is outside the Oranmore Settlement Centre. This area was added to the site to facilitate the installation of the flood protection Earthen bunds, as recommended in the Flood Assessment Report.

Therefore the conversion of the former domestic garage on Residential Zoned Land to Residential use will not set a precedent for haphazard development on unzoned lands.

2: WATER SUPPLY AND SIGHTLINES:

The County Council report states:

'The Planning Authority note insufficient information in respect of water supply and sightlines'

Comment from Applicants Agent (Water Supply):

The water supply is public and under the control of Irish Water. The building, the subject of this planning application, has always had a public supply from the time that it served as a domestic garage for the old Renville Lodge (now demolished).

Comment from Applicants Agent (Sight Lines):

Please refer to Map No. 3. Access and egress to the site is from a private yard (hatched in blue) under the ownership of Maragret & Gerard McNulty. The public roadway (L41013) terminates at the beginning of this yard. **Therefore the entrance to and egress from the planning site is contained within private property and does not front onto a roadway, either private or public.**

The public roadway is a cul-de-sac and the planning site is the last property being served by same.

3: ENVIRONMENTAL & FLOODING CONCERNS

The County Council report states:

‘The site access is located within Flood Zone A, with parts of the site within Flood Zone B’

‘Galway County Council note the Remedial Natura Impact Statement submitted as part of the application. As the competent authority for this application, An Coimisiún Pleanála should be satisfied that the application has demonstrated that the development can be implemented without adverse effects on the integrity of the European site listed above’


Comment from Applicants Agent:

Any flooding or environmental concerns were addressed by way of the Flooding Report and The Natura Impact Report which accompanied the original application sent to you. It is my opinion, that these reports eliminate any concern that there is a threat of increased flooding or a risk to the environment if this application is successful.

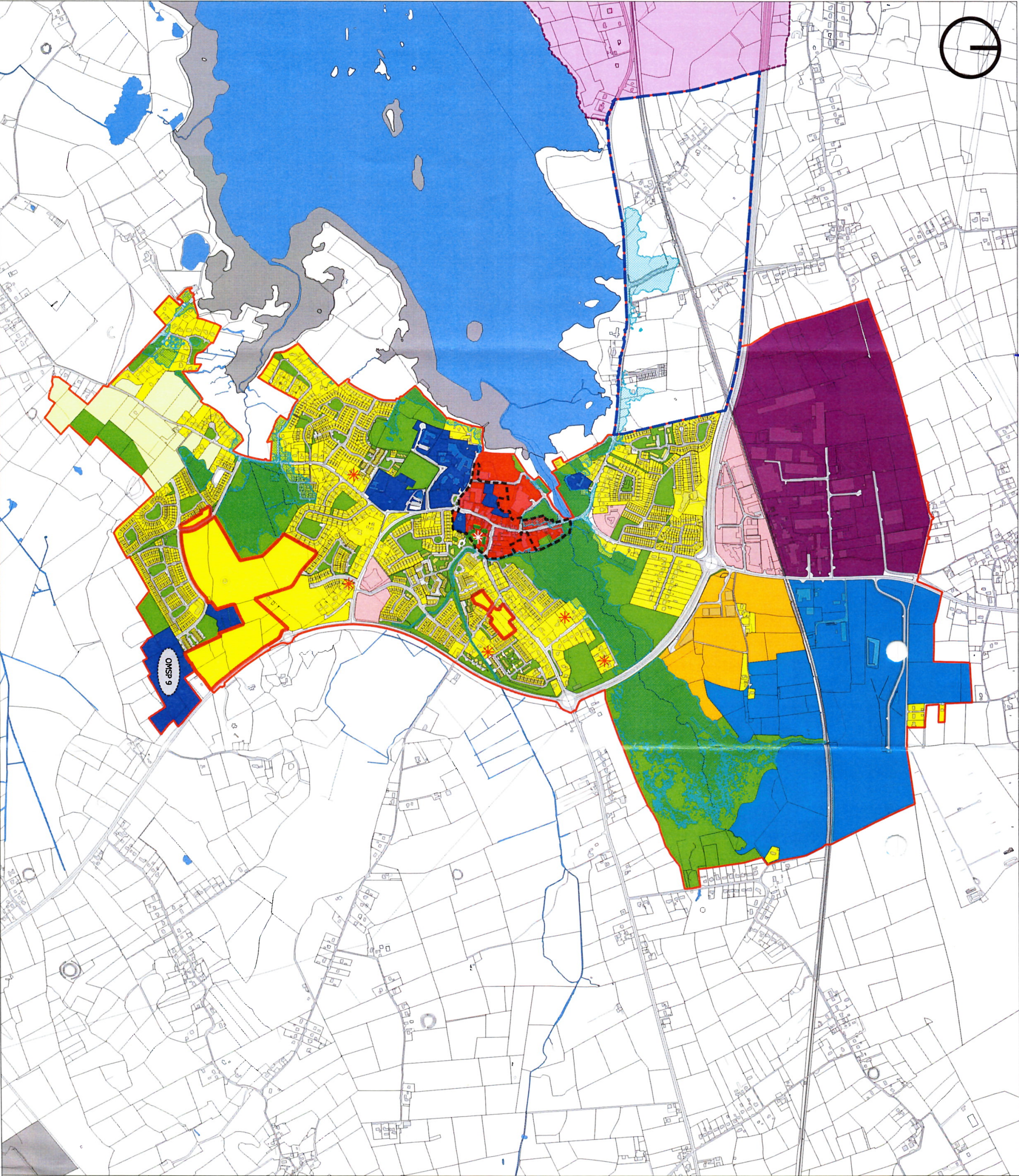
CONCLUSION

In view of the County Council Report (17.07.25) and the responses above to same, it is my view that the issues raised should not prevent the granting of Substitute Consent Permission in this instance.

Yours faithfully,



Oliver Higgins,
Oliver Higgins Chartered Engineers



- Settlement Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- R - Residential Infill
- C1 - Town Centre
- TCL - Town Centre Infill/Residential
- C2 - Commercial/Mixed Use
- BE - Business & Enterprise
- BT - Business & Technology
- I - Industrial
- CF - Community Facilities
- OS - Open Space/Recreation & Amenity
- TI - Transport Infrastructure
- Water/Rivers/Streams
- Constrained Land Use
- Architectural Conservation Area
- Urban Framework Plan for Garraun
- Galway City Administrative Area
- Policy Objective (see below)

Policy Objective	Description
OMSP 9	Retirement Home/Nursing Home/Sheltered Housing

Galway County Development Plan
2022-2028

Galway Metropolitan Area
Oranmore

Land Use Zoning Map

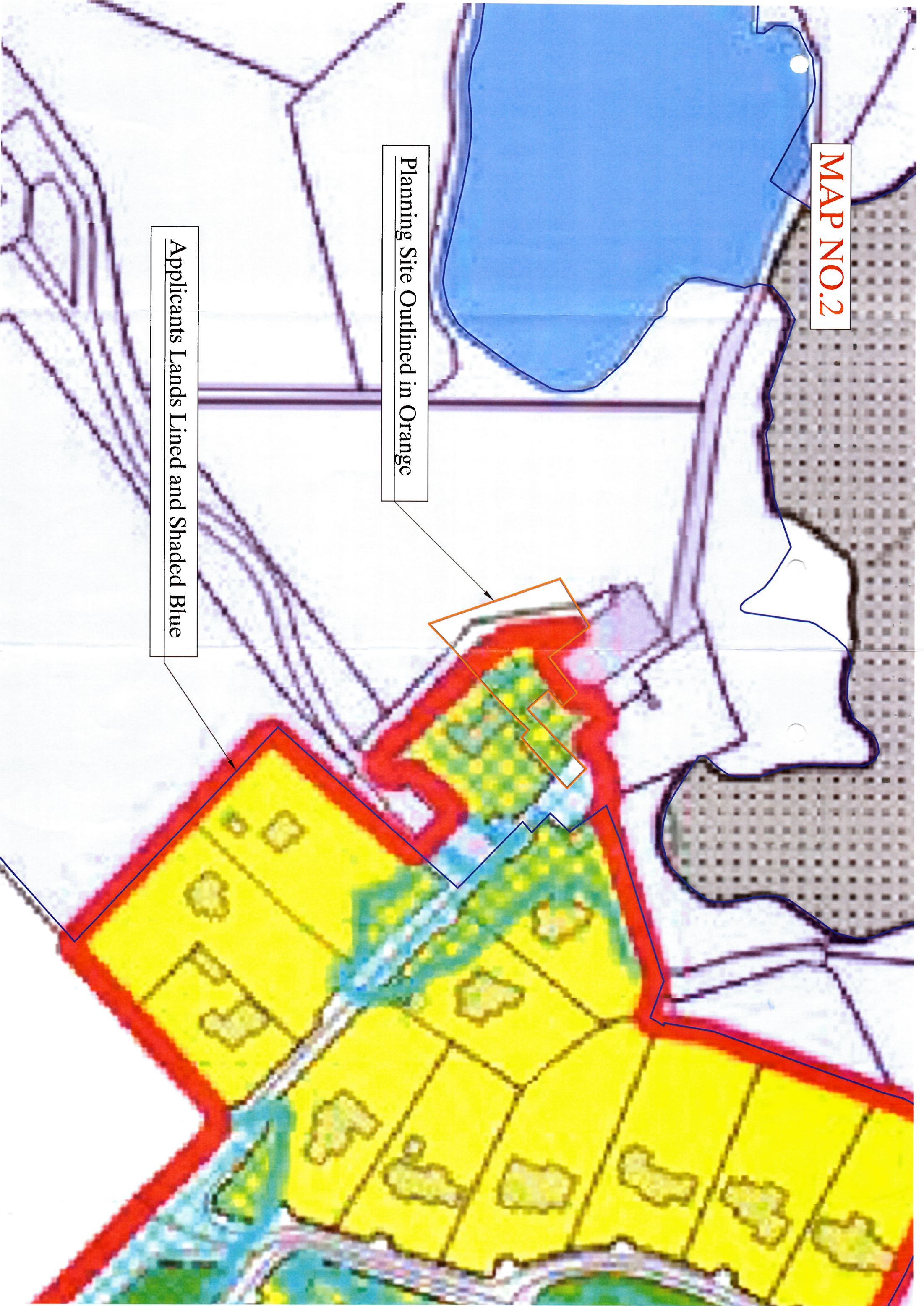


Comhairle Chontae na Gaillimhe
Galway County Council

MAP NO.2

Planning Site Outlined in Orange

Applicants Lands Lined and Shaded Blue



MAP NO.3

INFO MAP

Please refer to the license terms and conditions on the website of the Office of the Controller of the Land Registry, Dublin. License No. CVALE0237356

ohce.ie
Other Higgins Chartered Engineers

MAP FOR INFORMATION PURPOSES ONLY

Client: G & M McNulty

Townland: Rinville West TD., Orammore, Co. Galway

Date: July 2025

O.S. Extract: 3410-C

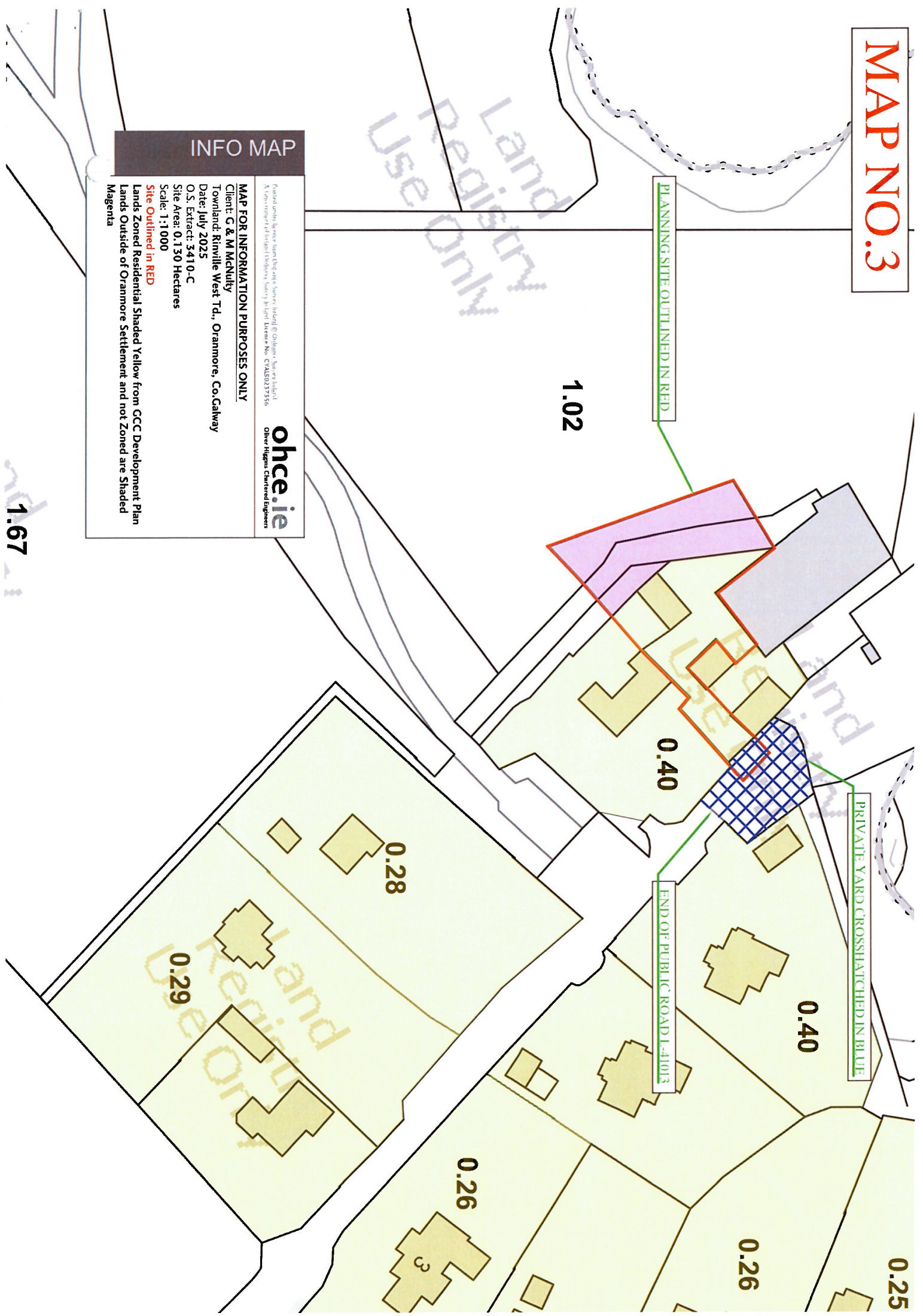
Site Area: 0.130 Hectares

Scale: 1:1000

Site Outlined in RED

Lands Zoned Residential Shaded Yellow from GCC Development Plan

Lands Outside of Orammore Settlement and not Zoned are Shaded Magenta



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05.08.25

RE: CASE NUMBER ABP-322143-25
APPLICATION FOR THE CONSTRUCTION OF LANDSCAPED
EARTHEN BUND AT THE WESTERN AND NORTHERN ENDS OF THE
SITE AND THE PROVISION OF DEMOUNTABLE FLOOD BARRIERS AT
TWO OTHER LOCATIONS AT RINVILLE WEST, ORANMORE, CO.
GALWAY

CLIENTS: GERARD AND MARGARET MCNULTY

A Chara,

With reference to the above and further to yours of the 22.07.25, I now wish to make the following observations in relation to the submission dated 14.07.25 from Galway County Council:

1: ZONING OF THE SITE AND THE ORANMORE SETTLEMENT
BOUNDARY

The County Council Report states:

'The planning authority note that the proposed berm subject to this application is located on unzoned agricultural lands outside a settlement boundary'

'The Planning Authority have concerns that if granted, further development to facilitate a residential unit, could set a precedent for piecemeal and haphazard residential development on unzoned lands to the detriment of the rural landscape'

Comment from Applicants Agent:

These statements are erroneous. Please refer to Map No. 3 attached. The proposed berm is located in the area shaded magenta (not zoned and outside the settlement centre boundary). This is only a 1.5-metre-high sloped earthen embankment, as recommended by the Flood Risk Assessment Report. This does not constitute residential development and when landscaped would barely be noticeable in the landscape.

I attach a copy of the Oranmore Land Use Zoning Map from Galway County Development Plan 2022-2028 (Map No. 1). The scale on this map does not allow for an accurate assessment of the zoning type for the planning site. I attach a further version of this map to an enlarged scale (Map No. 2), which shows the extent of the residential zoning on the planning site. For total clarification and for absence of any ambiguity, I attach a Tailte Eireann Site Location Map to a scale of 1:1000 (Map No. 3), whereon I have outlined the planning site (outlined in red) and the residential zoning (shaded yellow).

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Therefore the conversion of the former domestic garage on Residential Zoned Land to residential use will not set a precedent for haphazard development on unzoned lands.

2: Visual Impact of Flood Berm

The County Council Report states:

'The planning Authority are satisfied that the proposed bund could assimilate into the receiving environment and note the demountable flood barriers would only be in place

*during times of flood....the Planning Authority do not consider that the proposed bunds,
with native planting would negatively impact on the receiving environment'*


Comment from Applicants Agent:

As outlined above, the landscaped berm would barely be noticeable in the landscape and I concur with the Planning Authority.

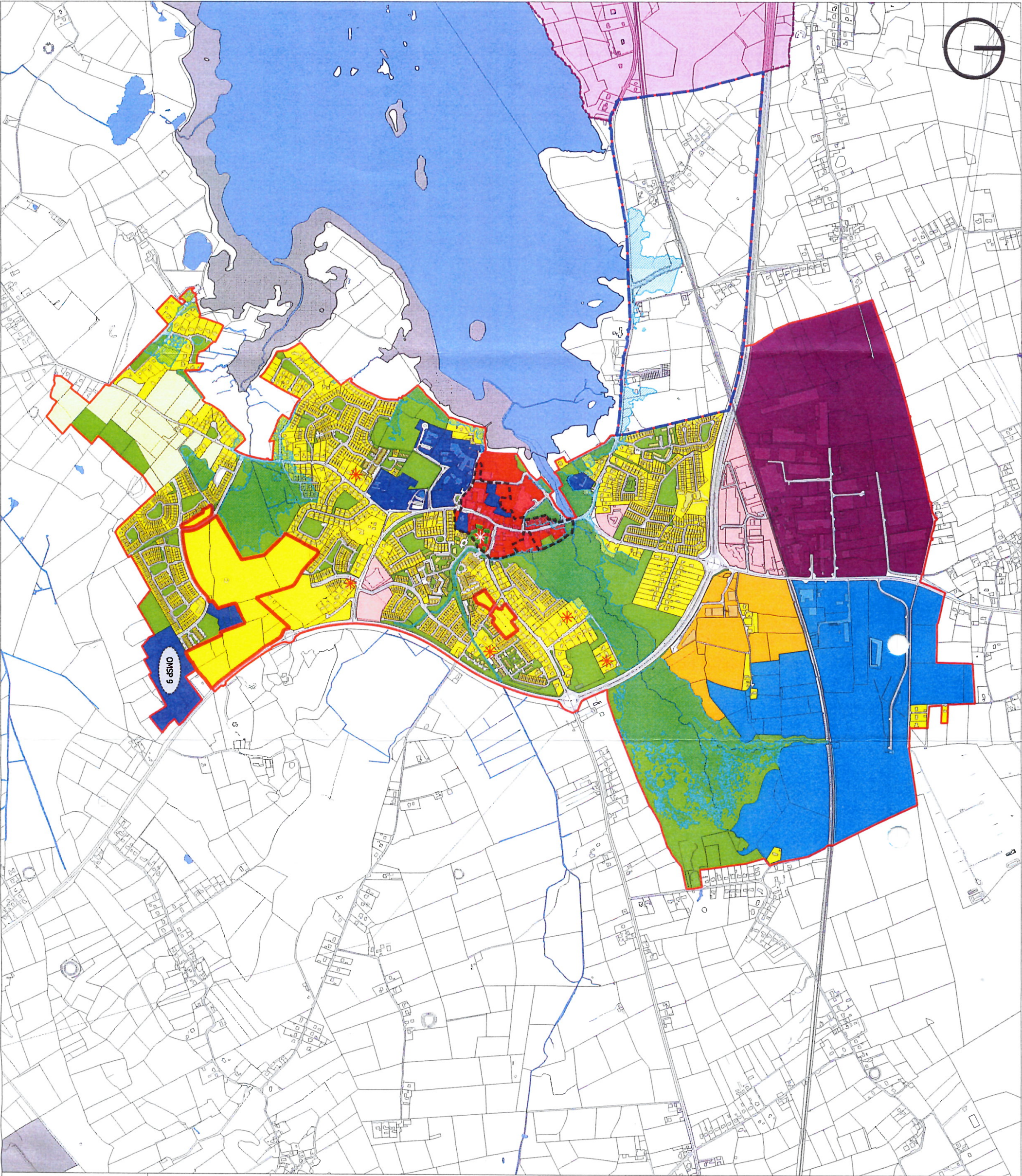
CONCLUSION

In view of the County Council Report (17.07.25) and the responses above to same, it is my view that the issues raised should not prevent the granting of permission in this instance.

Yours faithfully,



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Oliver Higgins Chartered Engineers



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Policy Objective **Description**
OMSP 9 Retirement Home/Nursing Home/Sheltered Housing

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**Galway Metropolitan Area
Oranmore**
Land Use Zoning Map

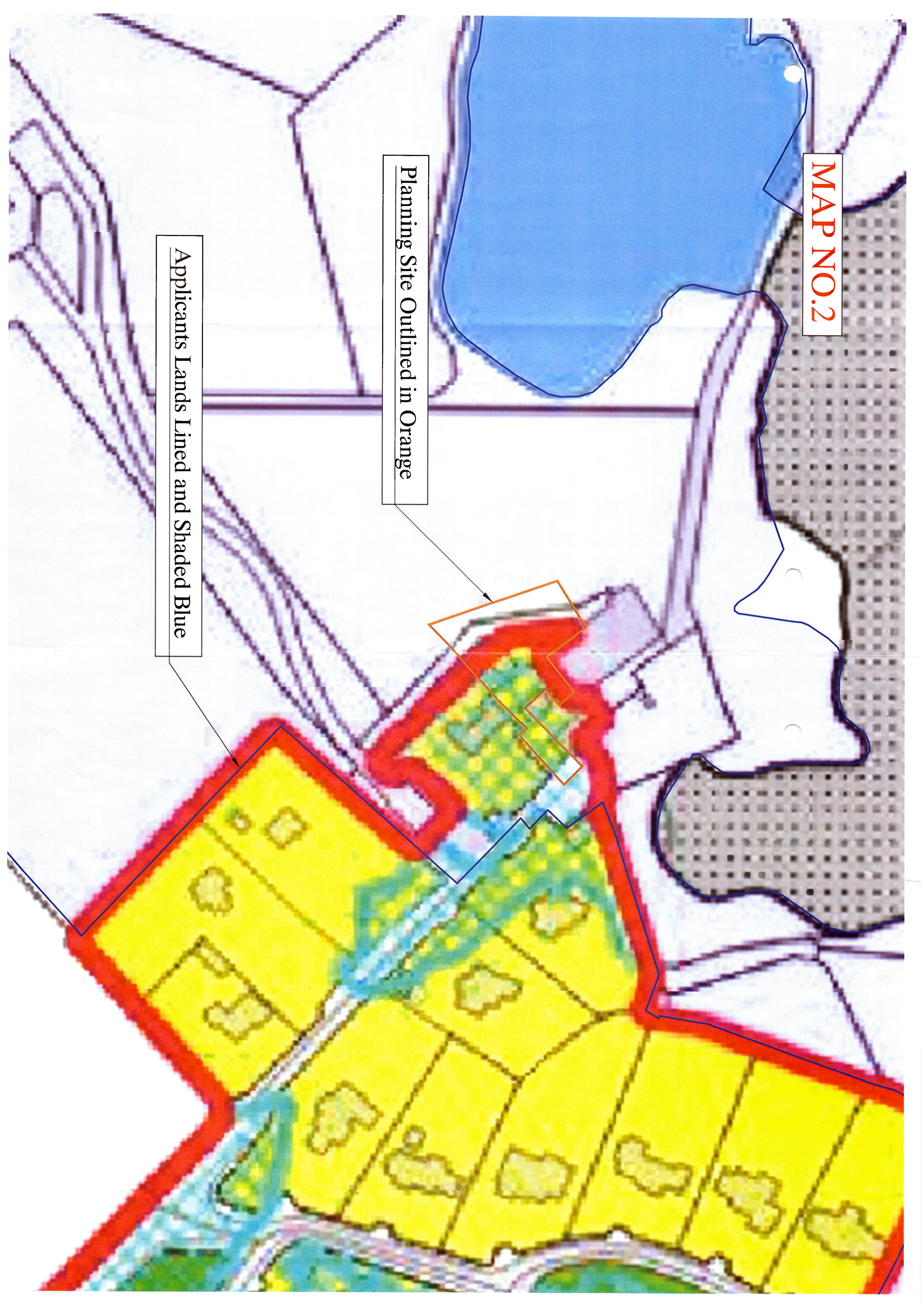


Comhairle Chontae na Gaillimhe
Galway County Council

MAP NO.2

Planning Site Outlined in Orange

Applicants Lands Lined and Shaded Blue



MAP NO.3

INFO MAP

Project under licence from the City, Dublin City Council & Planning & Building Department
A development of residential buildings, including a school, located at No. 3410-C, O.S. Extract: 3410-C

MAP FOR INFORMATION PURPOSES ONLY

Client: G & M McNulty
Townland: Rinville West Td., Oranmore, Co. Galway
Date: July 2025
O.S. Extract: 3410-C
Site Area: 0.130 Hectares
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