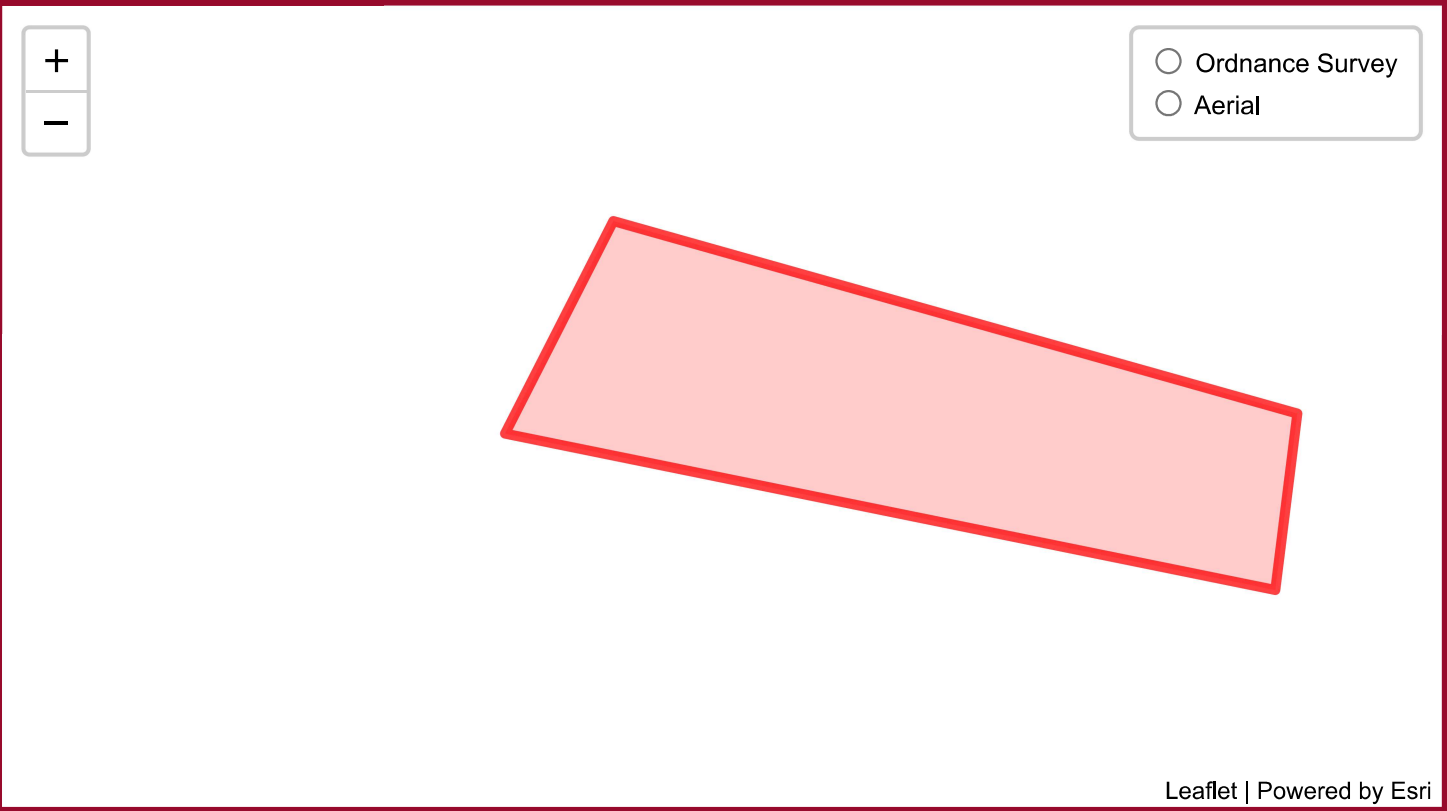


Co. Galway Pre-Planning Report #GYFKW468

Last Updated:	August 26, 2025 (09:08AM) <i>Print time: 26-08-2025 08:10:36</i>
Report Title:	Grove House, Gort
~ Site Area:	0.3 acres 0.12 hectares 1200 sq. metres
Centre Coordinates:	<ul style="list-style-type: none">Lat-Lng: 53.06014,-8.81515ITM: 545360,701367

Report ID: **GYFKW468**



Administrative Boundaries

Townland:	CLOONNAHAHA (Cluain na hÁithe)
Electoral Division:	GORT (An Gort)
Municipal District:	MD // Loughrea
Named Settlement Boundary:	Gort
Gaeltacht Boundary:	None

Planning


Part 5 Applications within 200m:	08v11 ( <u>31m</u>).
Part 6 Applications within 200m:	None
Part 8 Applications within 200m:	None
Exempted Developments within 200m:	None
Quarry Register results within 200m:	None
Strategic Infrastructure Developments within 200m:	None

County Development Plan 2022-2028

Zoning Designation:	<ul style="list-style-type: none">• Name: No• Status:• Zoning:• None
Briarhill IGC:	No Overlap
Strategic Economic Corridor:	No Overlap
Urban Fringe:	Overlap: Gort
Flood Zone A:	No Overlap
Flood Zone B:	No Overlap
Metropolitan Strategic Plan:	No Overlap
Structurally Weak Areas:	No Overlap
GC Transport & Planning Study (GCTPS):	Overlap: GCTPS Area
Seascape:	No Overlap
Solar Potential:	Overlap: Less Likely Viability
Wind Potential:	Overlap: Generally to be Discouraged
Within 500m of Scenic View Point?	None

Within 500m of Scenic Route?

Within/Intersecting Scenic View Routes

- Distance:  388m
 - Yes:
 - Features:
 - Issues:
 - Description: Slieve Aughty Scenic Route
 - Quality:
 - Road #:
-

Landscape Classification Area:

Urban Environs Landscape

Landscape Sensitivity:

Urban

Geological

(Data Source & Disclaimer).

Aquifer:

- **LI:** Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones

Vulnerability:

- **H:** High

Bedrock:

- **Unit Name:** Waulsortian Limestones
 - **Description:** Massive unbedded lime-mudstone
 - **Strat. Code:** WA
 - **Lith. Code:**
 - **Map Sheet:** 14
-

Local Area Plan Zonings

Zoning Designation:

- Name: Gort LAP 2013 - 2023
- Status: ADOPTED
- Zoning:
 - Overlap: Residential (Phase 2) ([Map](#)).
 - Overlap: Residential Existing ([Map](#)).

GSI Groundwater Flooding Probability

Low Flood Risk (1000 years):

- None

Medium Flood Risk (100 years):

- None

High Flood Risk (10 years):

- None

Infrastructure & Waterways




Within 500m of a Motorway?

No

Within 500m of a National Road?

No

Within 500m of Regional Road?

-  4m from **458**
-  387m from
-  387m from **N-66**

Within 250m of EPA Waterway?

Within 100m of Galway City Ring Road Corridor?

No Overlap

Within Cong Relief Road Study Area ?
















No Overlap

National Parks & Wildlife Designations

- [View Appropriate Assessment Screening Report](#)
- [View Data Source & Disclaimer](#)

Within 15km of a Special Area of Conservation (SAC):

Nearby SACs:

-  1.73km:
Sitecode #000252, Coole-Garryland Complex SAC (Ver. 3.01999998093)
-  2.41km:
Sitecode #000299, Lough Cutra SAC (Ver. 3.00999999046)
-  2.89km:
Sitecode #001926, East Burren Complex SAC (Ver. 3.04)
-  3.54km:
Sitecode #001321, Termon Lough SAC (Ver. 1.01999998093)
-  4.25km:
Sitecode #000286, Kiltartan Cave (Coole) SAC (Ver. 3)
-  4.84km:
Sitecode #002293, Carrowbaun, Newhall and Ballylee Turloughs SAC (Ver. 3.00999999046)
-  5.52km:
Sitecode #002117, Lough Coy SAC (Ver. 1.01999998093)
-  5.62km:
Sitecode #002180, Gortacarnaun Wood SAC (Ver. 3)
-  5.62km:
Sitecode #002181, Drummin Wood SAC (Ver. 3)
-  5.8km:
Sitecode #000238, Caherglassaun Turlough SAC (Ver. 1.00999999046)
-  5.94km:
Sitecode #002295, Ballinduff Turlough SAC (Ver. 3.00999999046)
-  6.99km:
Sitecode #002294, Cahermore Turlough SAC (Ver. 3.00999999046)
-  7.53km:
Sitecode #000318, Peterswell Turlough SAC (Ver. 1.01999998093)
-  8.23km:
Sitecode #002317, Cregg House Stables, Crusheen SAC (Ver. 1)
-  10.66km:

- Sitecode [#000019, Ballyogan Lough SAC](#) (Ver. 3.01999998093)
-  [10.72km:](#)
Sitecode [#000057, Moyree River System SAC](#) (Ver. 3.00999999046)
-  [10.72km:](#)
Sitecode [#002244, Ardrahan Grassland SAC](#) (Ver. 3.00999999046)
-  [11.66km:](#)
Sitecode [#000268, Galway Bay Complex SAC](#) (Ver. 3.01999998093)
-  [11.91km:](#)
Sitecode [#001913, Sonnagh Bog SAC](#) (Ver. 3.00999999046)
-  [12.46km:](#)
Sitecode [#000606, Lough Fingall Complex SAC](#) (Ver. 1.00999999046)
-  [12.79km:](#)
Sitecode [#001285, Kiltiernan Turlough SAC](#) (Ver. 3)
-  [12.9km:](#)
Sitecode [#001912, Glendree Bog SAC](#) (Ver. 3.00999999046)
-  [12.94km:](#)
Sitecode [#000242, Castletaylor Complex SAC](#) (Ver. 3.00999999046)

Within 15km of a Special Protection Areas (SPA):

Nearby SPAs:

-  [1.96km:](#)
Sitecode [#004107, Coole-Garryland SPA](#) (Ver. 2)
-  [2.56km:](#)
Sitecode [#004056, Lough Cutra SPA](#) (Ver. 2)
-  [4.15km:](#)
Sitecode [#004168, Slieve Aughty Mountains SPA](#) (Ver. 2.09)
-  [11.68km:](#)
Sitecode [#004031, Inner Galway Bay SPA](#) (Ver. 3.01)

Within 200m of a Natural Heritage Area (NHA):

None

Within 200m of a Proposed Natural Heritage Areas (pNHA):

None

Buildings & Conservation

Record of Protected Structures within 200m:

DISTANCE	RPS NO.	STRUCTURE	ADDRESS	NIAH NO.	RATING / IMPORTANCE
None					

Within 100m of an Architectural Conservation Area:


No					
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National Monuments within 250m: [\(data source & disclaimer\)](#)

DISTANCE	DESCRIPTION	CLASS CODE	ENTITY #	SMR ZONE #	SMRS #
<u>123m</u>	House - 18th/19th century	HOEC	GA12061		GA123-041--- -
<u>213m</u>	Ringfort - cashel	CASH	GA07306	R127751	GA123-086--- -

Within 250m of a National Monument Zone of Notification (Section 12)? [\(data source & disclaimer\)](#)

Nearby:

-  153m - Zone ID #R127751

National Inventory of Architectural Heritage (NIAH) within 200m: [\(data source & disclaimer\)](#)

DISTANCE

NAME




NIAH REF #

ORIGINAL USE

None

Planning History






Recent Planning Applications within 200m:

DISTANCE	FILE	DEVELOPMENT ADDRESS	SUBMITTED	DECISION	
 <u>107m</u>	23446	Cloonnahaha ,	02/11/2023	UNCONDITIONAL	View on ePlan
 <u>127m</u>	2360494	Cloonnahaha , No.36 Burren View Ennis Road Gort , Co. Galway	12/05/2023	CONDITIONAL	View on ePlan
 <u>151m</u>	2461019	14 St Coleman's Terrace , Ennis Road , Gort Co Galway	08/08/2024	CONDITIONAL	View on ePlan
 <u>174m</u>	2361429	Rindifin , Ennis Road Gort (R458) , Gort Co.Galway	29/11/2023	CONDITIONAL	View on ePlan

Recent Enforcements within 200m:

Enforcements:


Case References:

-  78m - EN18117
-  104m - EN11/018
-  106m - EN18/041
-  128m - EN24/142
-  187m - EN05/318
-  198m - EN07/222

Recent Commencements within 200m:

Commencements:

BCMS Reference:

 151m - CN0131663GC, 21/07/2025

([View on BCMS](#))

Disclaimer / Séanadh

The information provided here is given without prejudice to the formal consideration of any subsequent planning application. Section 247 (3) of the Planning and Development Act 2000 (as amended) states that "the carrying out of consultations shall not prejudice the performance by a planning authority of any other of its functions under this Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings."

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Tugtar an t-eolas a chuirtear ar fáil anseo gan dochar a dhéanamh do bhreithniú foirmiúil aon iarratas pleanála ina dhiaidh sin. Deirtear in Alt 247 (3) den Acht um Pleanáil agus Forbairt 2000 (arna leasú) "Ní dochar comhchomhairliúcháin a dhéanamh do chomhlíonadh aon fheidhmeanna eile dá chuid ag údarás pleanála faoin Acht seo nó faoi aon rialacháin arna ndéanamh faoin Acht seo agus ní féidir brath air sa phróiseas foirmiúil pleanála nó in imeachtaí dlíthiúla."

Cruthaíodh an tuarascáil seo trí úsáid a bhaint as meascán sonraí ó Chomhairle Chontae na Gaillimhe mar aon le foinsí seachtracha 3ú páirtí amhail an tSeirbhís Páirceanna Náisiúnta agus Fiadhúlra, Suirbhéireacht Ordanáis Éireann, agus cinn eile. Baineann seirbhís tuairisce réamhpheanála na Gaillimhe úsáid as na sonraí is fearr atá ar fáil don Chomhairle nuair a ghintear an tuairisc. I gcásanna áirithe, d'fhéadfadh na sonraí a úsáidtear chun do thuairisc a ullmhú a bheith neamhiomlán nó as dáta agus ní féidir le Comhairle Chontae na Gaillimhe é sin a rialú. Mar sin, moltar duit do thuairisc a úsáid chun críocha táscacha amháin, agus gan a bheith ag brath ar na torthaí chun dul ar aghaidh le hiarratas ar chead pleanála, nó ar shlí eile. Níl Comhairle Chontae na Gaillimhe freagrach as aon fadhbanna sonraí atá i do thuairisc. Moltar duit Téarmaí agus Coinníollacha iomlána sheirbhís Thuairisc Réamhpheanála na Gaillimhe a léamh chun eolas cúlra ina iomláine a fháil. Níl sé i gceist go n-úsáidfídh pleanálaithe ná comhairleoirí gairmiúla an tseirbhís seo nó an t-eolas atá sa tuairisc seo chun cabhrú le haon seirbhísí a chuireann siad ar fáil.