

Galway County Council - Housing Unit

Planning and Development Acts 2000 (as amended)

Planning and Development Regulations 2001

(as amended) – Part VIII



Title: **Design Statement**

Project:

The development will consist of (1) a change of use of the existing medical consultation facility to 2 no. 3-bed semi-detached dwellings with retention and renovation of the existing building and extensions to the rear (2) Demolition of an existing boiler house to the rear of the existing building together with 3 no. outbuildings and garden boundary walls (3) Partial demolition of the existing boundary wall adjacent to the R358 road and access route to the rear of the site. (4) Construction of 2 no. 2 storey, 3-bed semi-detached dwellings and associated boundary walls (4) together with connections to existing public services, hard and soft landscaping and all other ancillary site works and services.

Location: Grove House, Ennis Road, Gort, Co. Galway

Dept. ID No.:TBA

Date: 12th Dec 2025

1.0 Design Statement

Galway County Council wish to carry out a development of 4 no. Dwellings at Ennis Road, Gort, Co. Galway. The proposed development will consist of renovation and extension of an existing structure to provide 2 no. Dwellings together with construction of 2 no. further Dwellings to the West of the site. The site is located on the Ennis Road, to the South of Gort, 850 meters from the centre of the town and on the regional road R458 connecting Ennis town to Crusheen and Ennis.

Gort is located immediately adjacent to the M18 motorway connecting Galway City, Sligo and Limerick / Shannon. The town is approximately 32 kilometres south of Galway and 64 kilometres north from Limerick on the Atlantic Economic Corridor. The railway station within the town centre operates daily connections to Galway and Limerick, as part of the Western Rail Corridor. Shannon airport is approximately a 40-minute drive from the town. The strategic geographical location of Gort makes it accessible to most major towns in County Galway and County Clare.

The site has been considered for development to provide the maximum permitted density. The proposed development includes:

1. Retention and renovation of the existing semi-detached units adjacent to the R458 with small single storey extensions to the rear of both to comply with minimum standards as per the DMQH. It is proposed to retain most of the existing layout at ground floor with more significant internal reconfigurations at first floor level to comply with DMQH standards. All external window and door openings are to be retained with the exception of ground floor windows and door to the rear to facilitate the proposed extension. It is proposed to demolish the rear garden boundary wall and associated single storey sheds to facilitate sufficient private open space with a new boundary wall to be constructed adjoining the courtyard parking area to the West.
2. Construction of 2 no. 3 bed (5 person) units in semi-detached form to the West of the site with vehicular and pedestrian access via the existing entrance adjacent to the Northern boundary of the site. The proposed units are in compliance with DMQH standards and designed to facilitate access to both car parking area to the East and the private gardens to the West providing a minimum 11 meters to the existing rear boundary wall.
3. The courtyard car park facilitates car parking in compliance with the requirements of the Galway County Development Plan 2022-2028 with the provision of 7 no. spaces. A mix of hard and soft landscaping is provided. Access for vehicles and pedestrians via the existing entrance to the North of the site has been developed in consultation with Galway County Council Roads and Planning Departments.

2.0 Site Constraints / Abnormal Factors

2.1 – Site ownership: Galway County Council is the full owner, folios GY28724 & GY28725

2.2 - Site area: 0.12 Ha/0.30 Acres/1219 Sq.m

2.3 - Flooding: No known flood risk within or within the vicinity of the site.

2.2 -Topography: A topographical survey has been carried out on the site and existing structures. The site is relatively flat sloping from the East adjacent R458 road to the West of the site by approximately 400mm across 58 meters. Topography is not expected to pose any issue.

2.4 - Existing Adjacent Housing: There are a number of existing structures adjacent to the site including a detached bungalow to the North and independent semi-detached house and associated Petrol Station shop to the South. The 'Burren View' housing estate adjoins the West boundary of the site with a detached 2 storey unit.

2.5 - Existing Boundary Treatments

The site adjoins existing residential & commercial/residential development boundaries. The boundary treatments consist of unplastered capped walls to the North, West and South boundaries varying in height between 1 and 2 meters. The existing concrete wall and piers to the East boundary adjoining the footpath of the R458 will be retained in so far as possible due to complimentary character associated with the existing buildings.

2.6 - Existing on-Site Structures: 2 no. semi detached, 2 storey residential units, 3 no. single storey outbuildings.

2.7 - Archaeological: No known risks.

3.0 Services / Utilities

3.1- Potable Water: Available – public mains running west adjacent to the site in the R458 road.

3.2 - Wastewater: Available – public mains running both west adjacent to the site in the R458 road and North-South across the site.

3.3 - ESB: Available – Existing ESB power lines and plant are located in the vicinity of the site. The meter box for the site is located on the Southern boundary wall of the residential unit and is within and adjacent folio not owned by GCC. It is proposed to relocate within the Folio boundary of the subject property.

3.4 - Gas: The meter box for the site is located on the Southern boundary wall of the residential unit and is within and adjacent folio not owned by GCC. It is proposed to relocate within the Folio boundary of the subject property.

3.5 - Public Lighting: Available – public lighting along the East adjacent R458.



Figure 1- Desktop Water Services Study (Galway Co.Co. Corporate Map Viewer)

4.0 Environmental

4.1 Appropriate Assessment Screening

*“the conclusion of this screening exercise is that no significant effects are expected on the qualifying interests or conservation objectives of the surrounding Natura 2000 sites, as a result of the proposed development in question, alone or in combination with the other plans and projects in the area, and therefore, a Natura Impact Statement is not required in this case. This report is therefore issued as a ‘Finding of No Significant Effects’(FONSE) statement, in accordance with the EU Commission’s methodological guidance (EC, 2001).”*Enviroplan Consulting Ltd, APPROPRIATE ASSESSMENT SCREENING REPORT, Oct 2025

4.2 Environmental Impact Assessment Screening

“The information provided in this EIA Screening Report can be used by the competent authority, to conclude that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report (EIAR) is not required in this case.” Enviroplan Consulting Ltd, ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT, Oct 2025

4.3 Environmental (Bat Roost Survey)

“The conclusion of this roost survey has deemed the building and associated sheds on site to have a low suitability for roosting bat species and therefore no impacts on bat species are predicted”. Enviroplan Consulting Ltd Bat Roost Inspection Report, Oct 2025

4.4 Trees / Vegetation

This is a brown field town-centre Site, comprising of an existing semi-detached building (to be redeveloped as housing units) and back land (vegetation).

4.4 Invasive Alien Species

Not evident, however Design Team will be required to complete surveys.

5. Planning History:

Planning Reference: 15/78, Applicant: HSE West, Decision: Granted

Development: for a change of use of existing building to provide physiotherapy services, clinical rooms and interview rooms for visiting clinics for Psychology, Speech & Language therapy, dietetics and counselling at Grove House (Gross floor space 176.68sqm)

Appendix A : Site Photos

Figure 2- Photo looking onto site.



Figure 3- Northerly approach to site



Figure 4- Southerly approach to site.



Appendix B: Drawings

Drawings for development to accompany this document (PDF files).

Drawing titles:

- 1. Grove House-H91P2K4-PL-ZZ-XXX-DR-SC-GCC-AR-0001-Site Location Plan-P03
- 2. Grove House-H91P2K4-PL-ZZ-ZZZ-DR-SC-GCC-AR-1001-Proposed Site Layout Plan-P03
- 3. Grove House-H91P2K4-PL-ZZ-ZZZ-DR-SC-GCC-AR-1002-Proposed Units 1 and 2-P03
- 4. Grove House-H91P2K4-PL-ZZ-ZZZ-DR-SC-GCC-AR-1003-Proposed Units 3 and 4-P03
- 5. Grove House-H91P2K4-PL-ZZ-ZZZ-DR-SC-GCC-AR-1004-Proposed Units 3 and 4-P03
- 6. Grove House-H91P2K4-PL-ZZ-ZZZ-DR-SC-GCC-AR-9001-Proposed Demolition-P03
- 7. Grove House-H91P2K4-PL-ZZ-ZZZ-DR-SC-GCC-AR-9002-Proposed Demolition-P03
- 8. Grove House-H91P2K4-PL-ZZ-ZZZ-DR-SU-GCC-AR-0002-Existing Site Layout Plan-P03
- 9. G259-PFC-XX-P-001 Watermain & Drainage
- 10. 6958 Grove House -2D-Topo - 200 ITM15-1

Documents:

- AA Screening Report
- EIA Screening Report
- Bat Roost Survey
- Newspaper Notice
- Site Notice
- Pre-planning report
- UE -COF
- Engineers Report - Civils