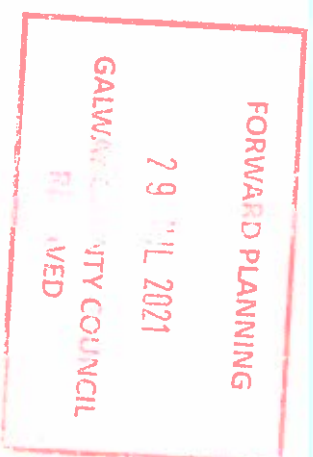


Planning Department,  
Galway County Council,  
Áras an Chontae,  
Prospect Hill,  
Galway.



29th July 2021

A chara,

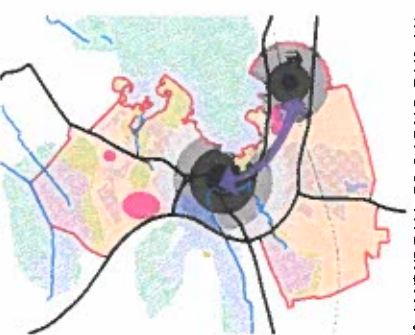
**Project No.:** Site adjacent to the Garda Station, Oranmore, County Galway

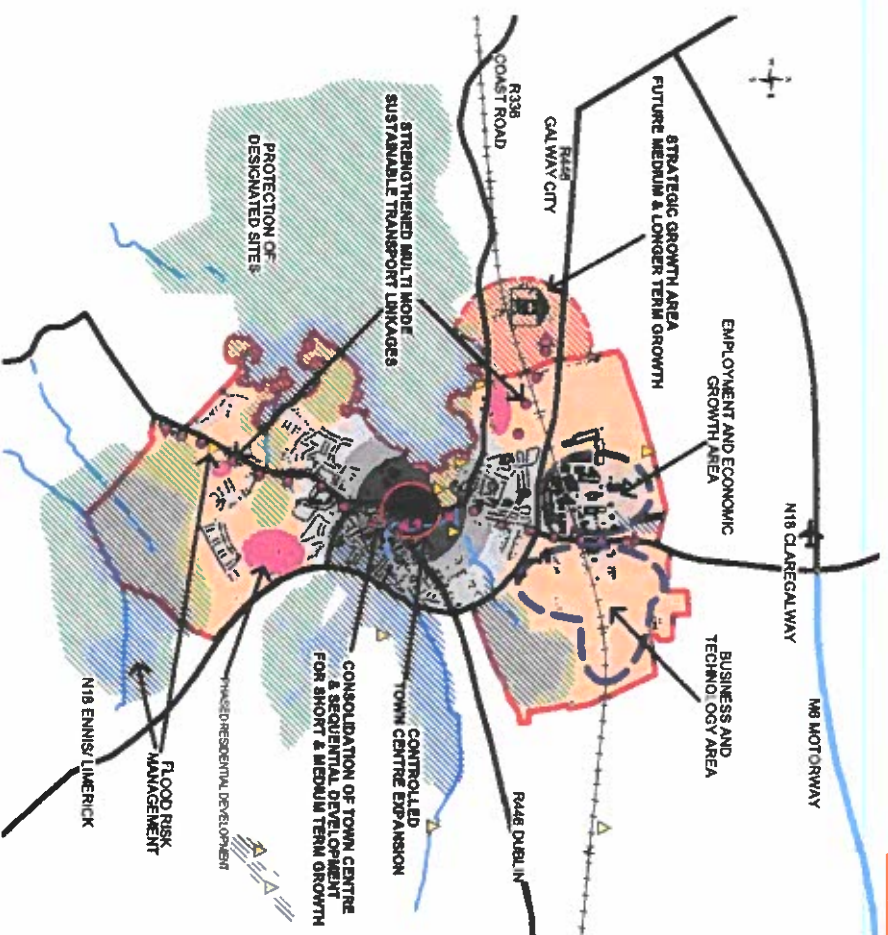
**Description:** Draft Galway County Development Plan 2022-2028

We write on behalf of our Client, Mr. John Hynes who owns the lands located adjacent the Garda Station, Oranmore, Co. Galway. The lands are specifically identified on enclosed context plan.

Within, both the current Oranmore Local Area Development Plan 2012-2022 and the proposed Draft Galway County Council Development Plan 2022 to 2028 - Metropolitan Area Strategic Plan, our client's lands have been consistently zoned Open Space. However within the draft Open Space zoning has been compounded with Constrained development. Please see attached extract.

However, it would appear that a potential inconsistency has emerged within the proposed Oranmore Metropolitan Area Strategic Plan, and we would respectfully request that the Planning Authority take this opportunity to address the matter. Within the 2012-2022 LAP and the stated development strategy in section 2, the subject site fell within the 2.2.3 Preferred Development Option: being Option 3 is considered the preferred Development Option. It supports the consolidation of the town centre to accommodate future growth, promotes the sequential development of the remainder of the urban core including the development of vacant and under-utilised sites in the town centre, ensuring that serviced lands close to the centre and public transport options are the primary focus for development in the short to medium term.





As the site clearly lies within the identified core development annulus, can we respectfully draw the Planning Authorities attention to the material matters that pertain physically on the ground.

- The site is centrally clustered among major town centre functions such as the Oran Town Centre Retail Development, the Garda Station, Tesco and Aldi Food Retail.





- The site levels are elevated and embanked over the river.



- The site is incorrectly noted as flood zone A, whereas the immediately adjacent Garda Station and Sewage Pumping Station are correctly zoned flood risk B. Critically this land is a grazed plateau which shares a level disposition with the aforementioned neighbouring developments.



- The lands due not form part of the flood plain.....



unlike lands to the East of the road.



- The site title is entirely within a clearly demised and bounded enclosure, under private ownership title.
- No public realm amenity ever existed within this curtilage of title.
- The benefit of, and access to, open space within this site has never pertained.





- Sites immediately to the north and south of the subject site are zoned Town Centre, Residential, Community or Commercial Mixed Use. The Open Space and Constrained Development zoning proposed is very inconsistent with the existing established urban fabric and pattern of development.



- The site presents an excellent opportunity for developing Tourism and Leisure facilities. Unlike other very positive coastal experiences such as Moran's on the weir at Kilcolgan, Padracin's at Furbo, Paddy Burkes at Clarenbridge and O'Grady's on the Pier at Barra, the visiting tourist could be forgiven for expressing disappointment at the inability to experience food and beverage immersed in a coastal location?
- Commercial / mixed use zoning could usefully further enhance the tourism opportunity for local craft and artisan show-casing and retail. The provision of a hotel addressing the coast could only reinforce the identity of Oranmore as a Tourist destination and that of an attractive coastal town.

Consequently, in the interests of zoning consistency, viability, and the promotion of balanced sustainable uniform economic development, we would ask the Planning Authority to apply full Commercial /Mixed Use zoning to the entire subject site, in support of developing tourism and related accommodation.

Mise le meas,

E. Mulcaire MRAI, RIBA, APM.

**EUGENE MULCAIRE | MRAI**  
Director.

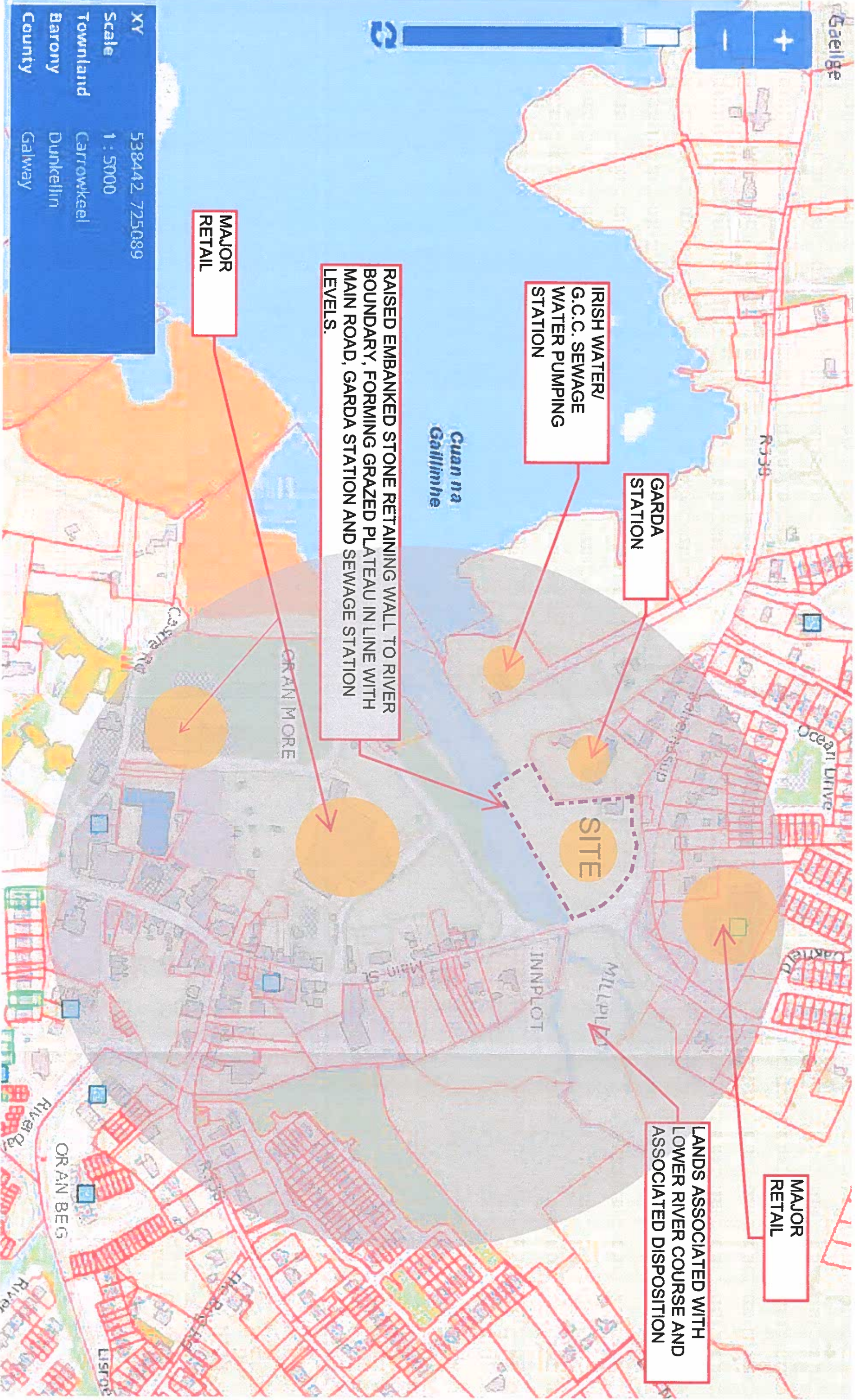
For and on behalf of **urbanARQ Ltd.**

Cc: Mr. John Hynes

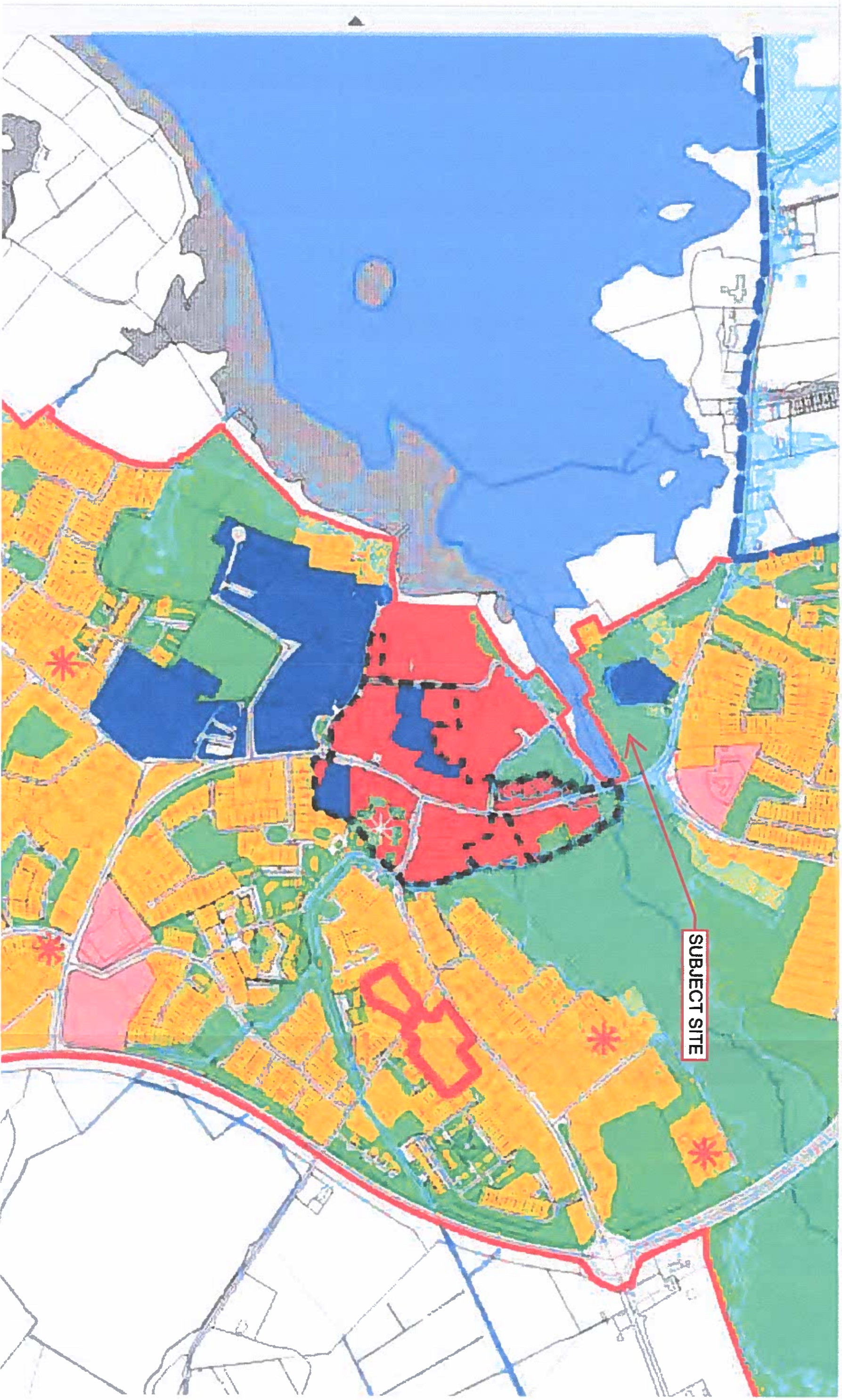
Encl: Site context map @ A3  
Zoning map extract from Draft MASP 2022-2028 @ A3  
Zoning map from LAP 2012-2022 @ A3



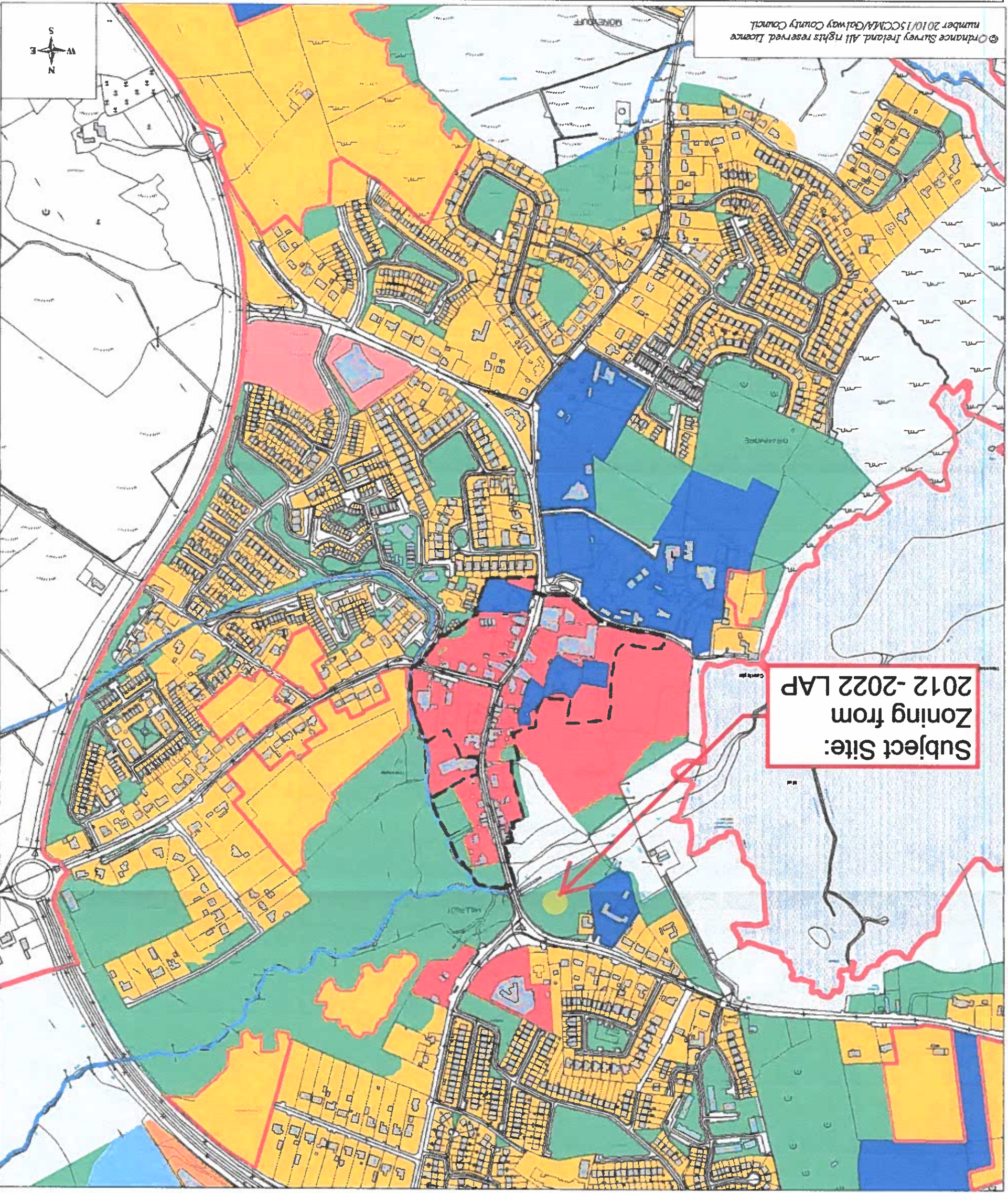
SITE CONTEXT











**LEGEND**

	Local Area Plan Boundary		BE - Business & Enterprise		I - Industrial		CF - Community Facilities		OS - Open Space / Recreation & Amenity		EM - Environmental Management		ACA Boundary
	R - Residential Existing												Rivers / Streams
	R - Residential (Phase 1)												Galway Bay
	R - Residential (Phase 2)												
	C1 - Town Centre/ Commercial												
	C2 - Commercial / Mixed Use												

SR - Strategic Reserve  
TI - Transport Infrastructure

**ORANMORE LAP 2012 - 2022  
MAP 1B LAND USE ZONING  
- TOWN CENTRE -**

Note:  
This map should be read in conjunction with Map 2A/2B - Specific Objectives, Map 4 - Designated Sites and the policies and objectives contained within Section 2 and Section 3 of the Local Area Plan, including those in relation to land use management and zoning.