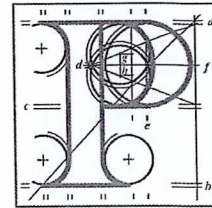


Our Case Number: ABP-314597-22

Your Reference: Fairgreen Coach Station Limited



**An
Bord
Pleanála**

Colliers International Estate Agents
Hambleton House
19-26 Lower Pembroke Street
Dublin 2

Date: 06 July 2023

Re: BusConnects Galway Cross-City Link Scheme.
University Road to Dublin Road, Galway City.

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned case. The contents of your submission have been noted.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Niamh Thornton
Executive Officer
Direct Line: 01-8737247

CH08

Teil	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

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Colliers

4th July 2023

An Bord Pleanála
Strategic Infrastructural Division
64 Marlborough Street
Dublin 1
D01 V902
Via Courier

AN BORD PLEANÁLA	
LDG-	_____
ABP-	_____
04 JUL 2023	
Fee: €	_____ Type: _____
Time: _____	By: <i>colliers</i>

Your reference ABP-314654-22
Our Ref - Fairgreen Coach Station Limited

RE: Bus Connects Galway Cross-City Link (University Road to Dublin
Road),
Compulsory Purchase Order No CCL-CPO-001,2022.

Submission of Objection
On behalf of
Fairgreen Coach Station Ltd.
Office 3 Ground floor
Webworks Building
Fairgreen Road,
Galway

By

Colliers
Hambleden House
19-26 Lower Pembroke Street
Dublin 2

In respect of the proposed permanent and temporary acquisition of
land being Plot Reference Numbers 108.a.101 & 108.a.202

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RE 2.8 08 – Fairgreen Coach Station Limited

Submission issue (i), Submission issue (ii) and Submission issue (iii) Galway City Council Response (i), (ii) and (iii)

Further to correspondence received from ABP dated the 31st May 2023, advising of the decision of the Bord to hold an oral hearing into the above scheme as per section 218 of the Planning and development Act 2000, as amended, herewith objection/observations arising from the responses published by Galway City Council, BusConnects Galway Cross City Link (University Road to Dublin Road) GCC Observations to Submissions and Objections, dated 9th February 2023, and accessed through the web site www.pleanala.ie/en-ie/case/314654

With regard to the initial objection/observation as lodged on the 11th November 2022 on behalf of Fairgreen Coach Station Limited in particular the section of said submission dealing with the impact of the proposed acquisition, in particular, during the construction phase of the project.

Colliers and their Client Fairgreen Coach Station Limited, are totally unsatisfied by the response from Galway City Council regarding the access to the Coach Station, as commented on in the response document as published.

ACCESS & EGRESS

Colliers & Fairgreen Coach Station Limited, maintain their submission, that the maintenance of access and egress from the station for large coaches has not been satisfactorily addressed within said statement.

The EIAR as per response states “Details regarding temporary access provisions will be discussed with homes and businesses prior to construction starting in the area. To date there has been not communication by Galway City Council or their agents in respect of how full access to the coach station will be maintained during the proposed works.

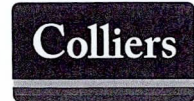
By way of information the configuration of the coach station, requires single vehicle/coach access through the entrance situated on the north end of the station, from Forester Street, thus accessing the coach bays, so designed to maintain safe practices for the embarking and alighting of coach passengers.

Similarly, coaches exiting the coach station, revers from their respective loading bays and then proceed southward to the exit ramp, which connects onto Fairgreen Road.

Coaches access and exit the coach station virtually on a twenty-four-hour time basis at approximately 15-minute intervals.

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The configuration of the access to the coach station, exit ramp does not allow for contra flow or two-way movements. The angled coach loading bays also prohibits the use of the access and exit ramps for vehicle movements in the opposite direction to that as constructed.

Whilst it is noted that on completion of the scheme, there may be minor benefits to the coach travel time, the response to the objection does not satisfactorily deal with the question raised concerning the construction phase.

PEDESTRIAN CROSSING

Further to the objection raised in respect of the location of the pedestrian crossing, situated abutting the exit ramp of the coach station, we note the response from Galway City Council and find same to be inadequate and misrepresenting the health and safety issues associated with the manoeuvring of large coaches exiting the station.

It is contended that the proximity of the pedestrian crossing, immediately abutting the exit ramp, and thus placing pedestrians in close association with manoeuvring buses is a dangerous precedent. There is sufficient space to relocate the proposed pedestrian crossing further north of the exit ramp and thus closer to the main pedestrian access point of the coach station. It is believed that following the arrival of a coach to the coach station, there will be large accumulations of pedestrians at the pedestrian crossing thus the possibility of over spill onto the exit ramp is the most probable result, further increasing the danger to the pedestrian public. The proximity of the pedestrian crossing, render the ability of the coach drivers exiting the coach station to observe the traffic signals associated with the pedestrian crossing almost impossible, thus adding to the dangers to the general pedestrian public.

RE 3 – Response to Objections to the Compulsory Purchase Order

3.7 – CPO 6 – Fairgreen Coach Station Ltd.

The schedule of acquisition, with reference to Plots 108.a.101 & 108.b.201, refer to the property of Fairgreen Coach Station Limited, held under a lease, granted by Galway City Council to Fairgreen Coach Station Ltd. dated the 7th December 2017 for term of nine hundred and ninety nine years (999 years) from the 1st January 2007.

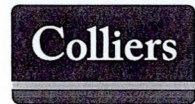
As per the schedule we note that the acquisition of plot ref 108.a.101, designated as the footpath which borders the coach station is proposed to be permanently acquired, whilst plot ref 108.b.201, the access road is to be temporarily acquired.

Noting the existence of the long lease hold interest granted to Fairgreen Coach Station Ltd, and the response to the initial objection raised in respect of the acquisition of plot ref 108.a.101, whereby it is stated "Galway City Council cannot unilaterally alter the extent of the demise granted to Fairgreen Coach Station Limited pursuant to the lease".

Further as the response states the acquisition of this plot is for the purposes of "Footpath Replacement", Fairgreen Coach Station Limited, objects to the permanent acquisition of plot reference 108.a.101.

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The area of the footpath appearing to be the same prior to and post scheme. Fairgreen Coach Station Ltd, proposes, the schedule of acquisition be amended, to show the proposed acquisition of plot reference 108.a.101 be referred to as a temporary acquisition and thus post scheme be returned to the demised premises on completion of the proposed scheme. Thus, the final schedule of acquisition Part II Lands Being Temporarily Acquired, would include plot reference numbers 108.a.101 & 108.b.201

CONSULTATION

Fairgreen Coach Station Limited together with their agents welcome the opportunity to meet with Galway City Council to discuss the problems associated with the scheme as designed and in particular the inability to maintain the active service of the coach station during the construction phase and the subsequent dangers to the public by the location of the pedestrian crossing.

Sincerely,

For and on Behalf of Fairgreen Coach Station Ltd.

A handwritten signature in black ink, appearing to read "Callum Bain", written over a horizontal line.

Callum Bain
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