

Our Case Number: ABP-321882-25

Your Reference: Flannerys Motor Inns DAC



An
Coimisiún
Pleanála

Heneghan & Associates Solicitors
27 Calbro Court
Tuam Road
Galway
Co. Galway
H91 YKH4

Date: 29 July 2025

Re: Busconnects Galway: Dublin Road Development, Compulsory Purchase Order No BCGDR-CPO-001-2025
Dublin Road, County Galway

Dear Sir / Madam,

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

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

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

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

CH08

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

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

Lauren Griffin

From: Lauren Griffin
Sent: Tuesday, 29 July 2025 12:05
To: 'ann@heneghansolicitors.ie'
Subject: RE: Case 321882

A Chara,

The Commission acknowledges receipt of your email; official correspondence will issue in due course.

Kind regards,

Lauren

From: Ann Heneghan <ann@heneghansolicitors.ie>
Sent: Monday, 28 July 2025 15:09
To: LAPS <laps@pleanala.ie>
Cc: Derek.Pender@galwaycity.ie
Subject: Case 321882

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Please see the attached.

Kind regards,
Ann Heneghan

ANN HENEGHAN
PRINCIPAL,
HENEGHAN & ASSOCIATES,
27 CALBRO COURT,
TUAM ROAD,
GALWAY
Tel : (091) 755024
Fax : (091) 755029

Also at

THE BUSINESS CENTRE
D'ALTON STREET,
CLAREMORRIS,
CO. MAYO
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Heneghan & Associates
Solicitors

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An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1, D01 V902.

Via email only – laps@pleanala.ie

Your Ref: 321882
Our Ref: AH-FLA007-003

28th July, 2025

Re: Our Client – Flannerys Motor Inns DAC
Notice - BCGDR-CPO-001-2025
CPO - ABP Ref: 321882

Dear Sirs,

We attach herewith our response on behalf of our client to the submission of Galway City Council dated the 17th June, 2025.

Yours faithfully,
HENEGHAN & ASSOCIATES

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Flannerys Motor Inns DAC
Notice - BCGDR-CPO-001-2025
CPO - ABP Ref: 321882

The submission by Galway County Council is acknowledged and some of the amendments are welcomed. Given the nature of the business and the day to day activity, there needs to be clarity around a number of further issues in order to allow the Hotel to continue to function as a commercial entity. These would be as follows:-

1. A clear schedule of works needs to be produced in advance of any agreement, together with an agreed time frame for works.
2. As the Hotel already has a large number of advance bookings, every effort must be made to try to accommodate the works during the off-season in order to minimise the losses. This would be during November/December/January.
3. The temporary access onto the Dublin Road during the period in which works take place at the current entrance to the Hotel, need to be clearly outlined and defined in advance.
4. Before the existing wall is removed, the new boundary walls must be built and all internal spaces re-instated to as close to original condition as is feasible.
5. Also before the removal of the existing wall, all landscaping must be completed and signage replaced, like for like.
6. No work materials, or equipment, are to be left on site overnight.
7. Given the nature/material of the existing marble picnic tables on the concrete plinth, every effort is to be made to retain these in optimal condition.
8. The hours of operation of works are to be agreed in advance with the management of the Hotel.
9. A full yellow box to be completed at the Hotel entrance.
10. Existing planting inside the current structure is to be transferred to new beds if at all feasible.
11. As many of the 40 year old mature trees to be saved as possible.
12. Alternative coach parking to be provided and available to the Hotel for the duration of the temporary works.
13. The lighting on either side of the current entrance to be re-instated on completion of works.