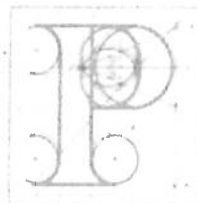


Our Case Number: ABP-321882-25

Your Reference: HSE - Woodland Campus



An
Coimisiún
Pleanála

MKO
Planning & Environmental Consultants
Tuam Road
Galway
Co. Galway
H91 VW84

Date: 13 August 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

Teil
Glao Áitiúil
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Ríomhphost

Tel (01) 858 8100
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64 Sráid Maoilbhríde
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64 Marlborough Street
Dublin 1
D01 V902

Aisling Reilly

From: Aisling Reilly
Sent: Friday 1 August 2025 12:31
To: kfleming@mkofireland.ie
Cc: Evelina Sadauskaite
Subject: RE: ABP-321776-25 & ABP-321882-25 HSE Woodlands Campus Submission

A Chara,

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

Kind regards,
Aisling

From: Katie Fleming <kfleming@mkofireland.ie>
Sent: Wednesday, 30 July 2025 15:57
To: LAPS <laps@pleanala.ie>
Cc: Evelina Sadauskaite <esadauskaite@mkofireland.ie>
Subject: ABP-321776-25 & ABP-321882-25 HSE Woodlands Campus Submission

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.

Dear Sir/Madam,

Please see attached submission for ABP-321776-25 and ABP-321882-25 on behalf of the HSE Woodlands Campus, which we were invited to make a submission on a letter dated 9th July 2025.

If you require any further information, please let me know.

Kind regards,
Katie.

Katie Fleming
Planner

MKO

Tuam Road, Galway, H91 VW84

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Planning and
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Consultants

Bus Connects Dublin Road Galway Planning Application & CPO Submission – Woodlands Campus

ABP Pl. Ref. – 321776

CPO Case Ref. - 321882





DOCUMENT DETAILS

Client: **Health Service Executive**

Project Title: **ABP Pl. Ref. – 321776 & CPO Case Ref. – 321882**

Project Number: **250369**

Document Title: **Bus Connects Dublin Road Galway Planning Application & CPO Submission – Woodlands Campus**

Document File Name: **250369 – Busconnects Submission to Response – F - 30.07.2025**

Prepared By: **MKO
Tuam Road
Galway
Ireland
H91 VW84**



Planning and
Environmental
Consultants

Rev	Status	Date	Author(s)	Approved By
01	Final	30/07/2025	KF	SMC

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1.

INTRODUCTION

On behalf of our client, Health Service Executive (HSE), C/O Gate Lodge, Merlin Park University Hospital Galway, we wish to make a further submission to the BusConnects Dublin Road Galway Planning Application (ABP Ref: 321776) and Compulsory Purchase Order (Case Ref: 321882) which should be read in conjunction with the submission made on the 16th of April 2025. Galway City Council (GCC) responded to the submissions and on the 9th of July 2025, MKO, on behalf of the HSE, were invited By An Coimisiún Pleanála to make a submission on the GCC response referred to above.

The BusConnects project is intended to provide pedestrian, cycle and public transport infrastructure along a 3.8 km corridor on the R338 Dublin Road from the Moneenageisha Junction to the Doughiska Junction. MKO are making a submission on the GCC Response, on behalf of the HSE, who own the Woodlands Campus, situated along the R338 and adjacent to where pedestrian, cycle and public transport corridor infrastructure is proposed.

The HSE is fully supportive of the BusConnects Dublin Road Galway project as a key infrastructure upgrade which will benefit this part of the City and enhance and facilitate more sustainable transport opportunities for those who live and work in Galway but also in the immediate vicinity of the proposed Dublin Road project.

While the HSE is fully supportive of the project in principle, the purpose of this submission is to respond to the GCC Response Document. It is of critical importance that the Bus Connects project does not negatively impact on the ongoing or future operations of the Woodlands Campus and its central role in the provision of services for Galway and for the wider area which it serves.

2.

SUBMISSION TO GCC RESPONSE- PLANNING APPLICATION

Section 2.6 of the Galway City Council Response document discusses the HSE Planning Application submission made on the 16th April 2025. This section of this report will directly respond to the GCC responses on the Woodlands Campus submission.

2.1

GCC Response (i)

'Engagement with all relevant stakeholders, including the HSE/Brothers of Charity, will be carried out appropriately to ensure adequate consultation prior to the commencement of Proposed Development. Detailed Method Statements will be prepared by the appointed Constructor for all work elements prior to the commencement of the works. GCC confirm that the HSE/Brothers of Charity will be provided an opportunity to review and comment on these Method Statements prior to any works commencing.'

Chapter 5 (Construction) of Volume 2 of the EIAR and Preliminary Design Report contained in the Supplemental Information outline that works at the Brothers of Charity will involve the removal and rebuilding of the boundary wall using salvaged stone on a like-for-like basis, with minimal disruption to existing features. The use of imported stone will be kept to a minimum. Temporary land take will be reinstated postconstruction, and final boundary treatments will be agreed with the HSE/Brothers of Charity.'

Section 5.4.1 of Chapter 5 sets out the following works with regard to Brothers of Charity: 'The works in the Brothers of Charity will include demolition of two single-story buildings located just inside the existing boundary wall. The wall will also be demolished either side of the main entrance and will be rebuilt at the new boundary location reusing the stone from the existing wall.'

Furthermore, Section 5.5.2.9 states the following with regard to demolition:

'The demolition works will also involve the removal of sections of existing stone boundary walls. All cut and dressed stone will be recorded (written, drawn, photographic) prior to and after removal. The salvaged stone will be catalogued, labelled, and stored at site temporary compound area and will be used to re-build the wall along the new site boundary on an as like basis.'

Any lands acquired temporarily to facilitate construction work will be returned to landowners on completion of the works. Existing boundary walls or fencing being relocated will be constructed to match the existing conditions, unless otherwise agreed. The removal of trees, vegetation, lawns, paving etc will be minimised in so far as practicable.

Section 4.6.17 (Chapter 4) Land Use and Accommodation Works in Volume 2 of the EIAR and Section 13.2 of the Preliminary Design Report stated the following: Where cellar and private landings are affected by the proposed development preconstruction and post construction surveys will be performed by the appointed contractor. It will be determined during the detailed design stage if strengthening works are required to these existing structures.

To maintain the character and setting of the proposed development, the approach to undertaking the new boundary treatment works along the development is replacement on a 'like for like' basis in terms of material selection and general aesthetics, unless otherwise noted on the drawings. Final details of boundary walls, gates and driveways will be agreed between the affected landowners and GCC during the accommodation works negotiations.'

2.1.1

HSE Submission to Response (i)

The HSE acknowledges Galway City Council's commitment to reinstating temporary lands acquired on a like-for-like basis. It is the HSE's expectation that such reinstatement will be carried out in accordance with appropriate contemporary standards and best practice. The HSE would welcome engagement with Galway City Council to clarify the specific scope, standards, and methodology of the proposed reinstatement works.

Operational Activity – GCC Response (ii) & (iv)

'GCC will ensure continuity of access for users of the Woodlands Campus and also the security and the safeguarding of operations within the Campus during the construction stage. Details regarding local temporary access provisions will be discussed with stakeholders prior to construction starting in the area. A detailed plan will be established, as is stated in Appendix A5.1 (CEMP) of Volume 4 of the EIAR, to mitigate any adverse impact during construction phase and will be shared in advance with the HSE. Prior to implementation, all traffic management measures will be agreed with the relevant local authority, and where relevant, consultation with An Garda Síochána and other statutory stakeholders will be undertaken.'

Should the Proposed Development be approved by the Board, the appointed contractor will be required to liaise directly with the HSE and the Brothers of Charity to facilitate the ongoing use of the access and egress points during the construction stage, as set out above.

When roads and streets are being upgraded, there will be some temporary disruption / alterations to access to premises in certain locations along the Proposed Development. Local arrangements will be made on a case-by-case basis to maintain continued access to homes and businesses affected by the works, at all times, where practicable. As set out in Section 5.5.3.2 of Chapter 5 (Construction) of Volume 2 of the EIAR, 'details regarding temporary access provisions will be discussed with residents and business owners prior to construction starting in the area. The duration of the works will vary from property to property, but access and egress will be maintained at all times.'

Section 5.4.1 of Chapter 5 provides details of the construction activities in Section 1, East of Moneenageisha Junction to Skerritt Junction. The expected construction duration for the section will be approximately 13 months. However, construction activities at individual plots will have shorter durations than outlined in overview of construction works presented in Section 5.4 of Chapter 5.

In relation to the Construction Working Hours, Section 5.8.3 of Chapter 5 states:

'The construction working hours will be time restricted in accordance with the Construction Contract. Normal construction working hours will be restricted to between 07:00 and 19:00 on weekdays and between 08:00 and 14:00 on Saturdays. Night-time and Sunday working will be required during certain periods to minimise the impact on road traffic movements during the daytime, for example at busy road junctions and in commercial areas, and for such works as pavement / road surfacing. The planning of such works will take consideration of sensitive receptors, in particular any nearby residential areas'

Additionally, Section 5.2.1.2 of Appendix A5.1 (CEMP) of Volume 4 of the EIAR, states that an objective of the Construction Traffic Management Plan is to 'ensure disruption is minimised, with access to houses and businesses maintained, as is reasonably practicable in delivering the Proposed Development.'

HSE Submission to Response (ii) & (iv)

The HSE acknowledges GCC's commitment to engaging with landowners regarding temporary access arrangements prior to the commencement of construction. The HSE wishes to emphasise the importance of ensuring that operational activities at the Woodlands Campus remain unaffected during this period. To that end, the HSE seeks meaningful and ongoing engagement with GCC to facilitate the continued efficient operation of the campus throughout the construction phase.

3.

SUBMISSION TO GCC RESPONSE - COMPULSORY PURCHASE ORDER

Section 2.6 of the Galway City Council Response document discusses the HSE Woodlands Campus CPO submission made on the 16th April 2025. This section of this report will directly respond to the GCC responses on the Woodlands Campus submission.

3.1

GCC Response (iii)

'The separation of the site on this permanent and temporary acquisition basis will ensure that only the lands required for the construction and operation of the Proposed Development are acquired on a permanent basis. Similarly, the proposed temporary lands proposed to be acquired relate solely to the construction of the development. Lands acquired on a temporary basis will be returned to the landowner post construction.'

The proposed CPO at the Brothers of Charity site results in the boundary between temporary and permanent acquisition dissecting two existing buildings within the site. The proposed acquisition will result in the demolition of the two buildings, the footprint of part of one such building being on the lands intended to be compulsorily acquired on a temporary basis.

The submission helpfully queries how that demolished structure is to be fully reinstated / replaced, as it will not be practical or possible to so reinstate part of a building that has been demolished. If approved the Proposed Development will see the lands on which part of the buildings were located, the footprint of which is identified in the scheme maps as being required to be acquired on a temporary basis, returned to the Brothers of Charity.

It is suggested that the issues of reinstatement/replacement of these buildings and the associated compensation for any disruption may be addressed through fair compensation. Subject to the Proposed Development being approved and the CPO confirmed by the Board, a Notice to Treat may then be served on the landowner whose land is being acquired. Following service of the Notice to Treat, the landowner will be required to submit a claim for compensation and as part of this process, Galway City Council will pay the reasonable costs (as part of the claim) for the landowner to engage its agent / valuer in preparing, negotiating, and advising on compensation. Reinstatement of property frontage including gates, railings, driveway and footpath will be on a like for like basis and detailed accommodation works plans will be prepared in consultation with landowners in line with any formal agreements and in accordance with any embedded mitigations identified in the ELAR or conditions/modifications from the Board in relation to the Proposed Development.

During the detailed design phase of the project, GCC will engage with the Brothers of Charity and the HSE in respect to their respective requirements for method statements in respect to construction activities and the reinstatement of lands.'

3.1.1

HSE Submission to Response

The HSE acknowledges Galway City Council's commitment to reinstating lands acquired on a temporary basis on a like-for-like basis. It is the HSE's expectation that such reinstatement will be carried out in accordance with appropriate contemporary standards and best practice. The HSE would welcome engagement with Galway City Council to clarify the specific scope, standards, and methodology of the proposed reinstatement works.

3.2

GCC Response (v)

'If the CPO is confirmed by the Board, a Notice to Treat will be served on the landowner whose land is being acquired. Following service of the Notice to Treat, the landowner will be required to submit a claim for compensation and as part of this process, GCC will pay the reasonable costs (as part of the claim) for



the landowner to engage its agent/valuer in preparing, negotiating, and advising on compensation. These are matters that can be successfully addressed between Brothers of Charity, HSE and GCC.'

3.2.1 **HSE Submission to Response (v)**

The HSE acknowledges GCC Response (v) and welcomes future engagement with GCC in relation to compensation.

4.

CONCLUSION

The Health Service Executive is supportive in principle of the overall objectives of the BusConnects Dublin Road project, recognising its potential to significantly improve public transport connectivity, reduce congestion, and enhance access to services. However, while the HSE welcomes the project and the continued engagement with GCC in relation to Method Statements etc, it wishes to highlight the need for clarity in relation to the reinstatement of lands on a like-for-like basis and that any such works be completed in accordance with appropriate contemporary standards.

The HSE looks forward to continued engagement to ensure that the final design appropriately addresses these issues while delivering on the broader benefits of the Bus Connects project.

