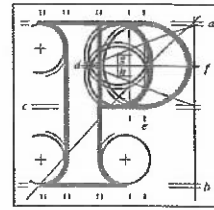


**Our Case Number:** ABP-314597-22

**Your Reference:** Connacht Hospitality Group



**An  
Bord  
Pleanála**

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

**Date:** 30 November 2022

**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 proposed road development and will take it into consideration in its determination of the matter. A receipt for the fee lodged is enclosed.

Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

The Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development. The Board has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. Accordingly, the Board will inform you in due course on this matter. The Board shall also make a decision on both applications at the same time.

If you have any queries in relation to this 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

HA02A

<b>Tel</b>	<b>Tel</b>	(01) 858 8100
<b>Glaó Áitiúil</b>	<b>LoCall</b>	1890 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	www.pleanala.ie
<b>Ríomhphost</b>	<b>Email</b>	bord@pleanala.ie

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



An Bord Pleanála  
(Strategic Infrastructure Division),  
64 Marlborough Street,  
Dublin 1,  
D01 V902

**Our Ref:** 210745  
**Your Ref:** ABP-314597

17<sup>th</sup> November 2022

**Re: Submission to the BusConnects Galway: Cross-City Link (University Road to Dublin Road) Scheme**

Dear Sir/Madam,

We note that Galway City Council (GCC) has applied under Section 51(2) of the Roads Act 1993 (as amended) to An Bord Pleanála ('the Board') for approval in relation to a proposed road development consisting of: The BusConnects Galway: Cross-City Link. On behalf of our client, Connacht Hospitality Group, we wish to make a submission regarding the implications of the proposed road development on the functionality of businesses within the city centre. This submission focuses specifically on the implications at Forster Street.

Overall, our client supports the principle of the proposed development and recognises the need for enhanced sustainable transport options within the city centre. However, there is concern that the road development as proposed raises issues from an operational perspective for businesses. The purpose of this submission is to highlight these issues which may be mitigated by way of planning condition.

Forster Street currently benefits from an existing loading bay located approximately 50 metres northeast of the junction at Forster Street and Eyre Square. As part of the BusConnects proposal, this loading bay will be relocated approximately 50 metres northeast of where it is currently located, towards the junction at Fairgreen Road. It is also noted that the existing taxi rank at Eyre Square east is to become a shared taxi rank and loading bay. As part of the proposed road development Forster Street is to be occupied by a two-way bus lane system between 7am -10am and 1pm – 7pm. An overview of the proposed roads arrangement is provided in **Figure 1** below.



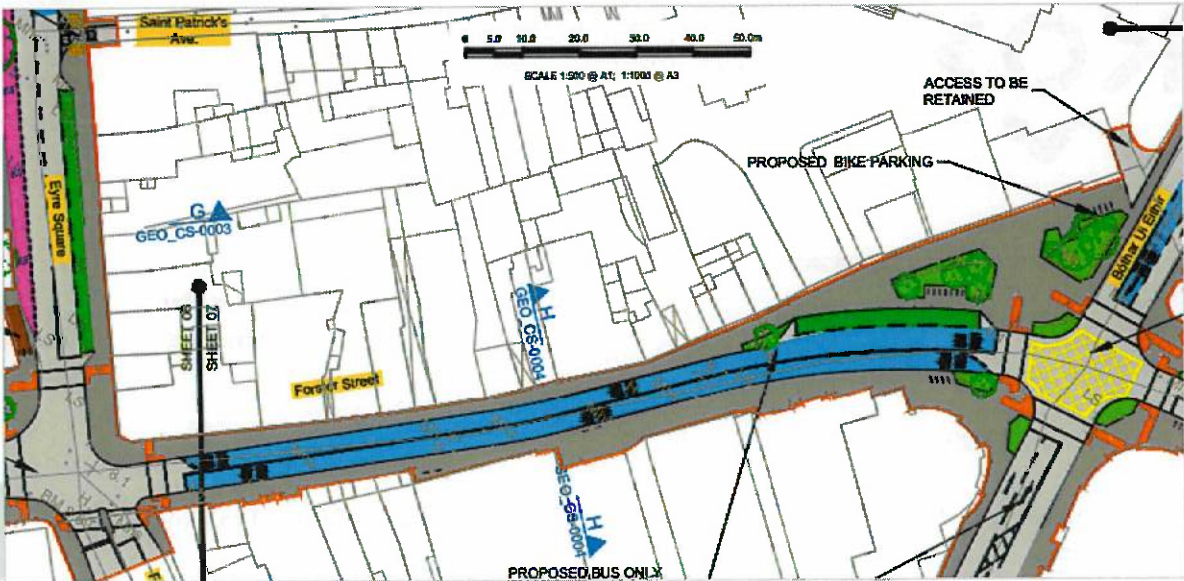


Figure 1: Proposed Roads Arrangement at Forster Street (Source: General Arrangement Sheet 07 of 13 prepared by ARUP)

Connacht Hospitality Group currently operate businesses at An Púcán and the Hyde Hotel. These businesses require regular deliveries, sufficient space for guests arriving in taxis, and also require regular waste servicing. The road development as proposed presents a significant challenge to these key services for business located along Forster Street.

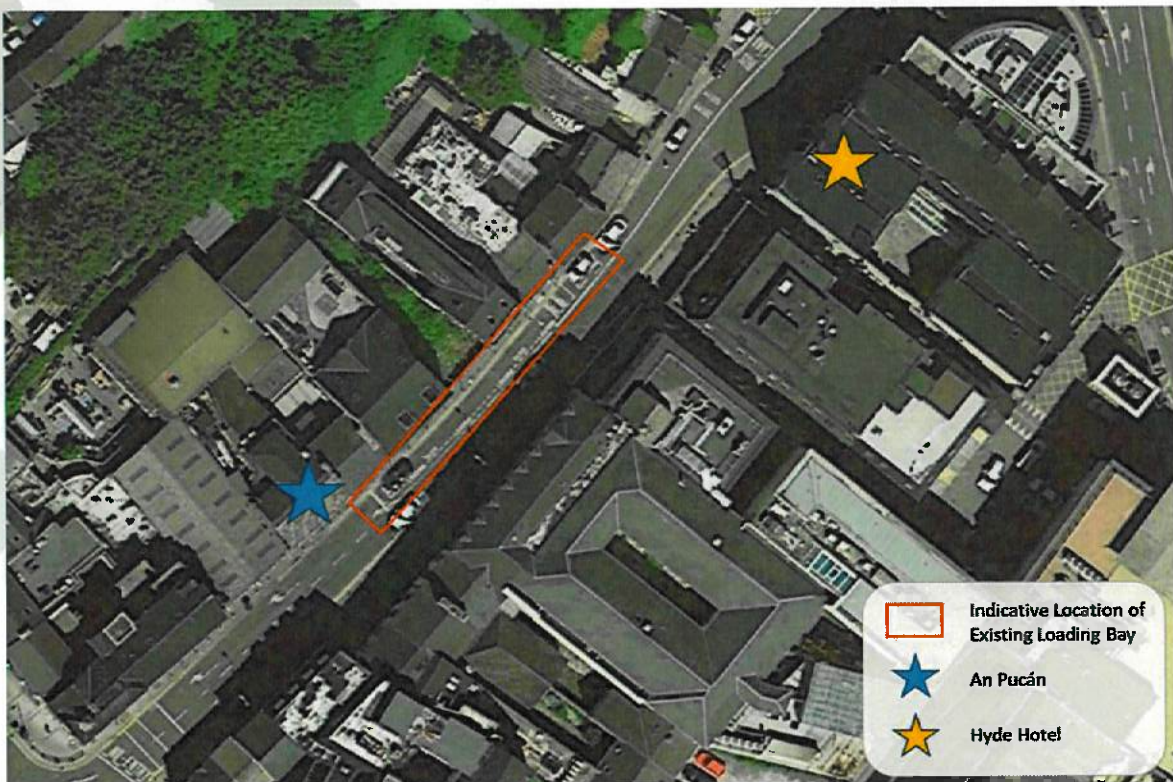


Figure 2: Location of Existing Loading Bay in the context of An Púcán and Hyde Hotel (Source: Google Maps, Edited by MKO)

The removal of the existing loading bay currently located adjacent to An Púcán (see Figure 2) has the potential to impact upon the viability of businesses along Forster Street. This loading bay is crucial for businesses from an operational perspective, and it is therefore respectfully requested that this loading bay is retained in its current location following a grant of permission by way of planning condition.



Additionally, Connacht Hospitality Group have concerns with regard to the proposed two-way bus lane system that is proposed along Forster Street. It is respectfully requested that a one-way lane is applied with a stop-go approach on Forster Street, as opposed to the proposed two-way system.

It is important that businesses are provided with comfort that permits will be allowed to operate to temporarily close the bus lane during times when servicing is required outside of the hours of 10am – 1pm. It is also noted within the EIAR that *“the hours of operation of the bus lanes and gates will be subject to on-going review based on prevailing traffic conditions and the goal of achieving the project objectives.”*

Overall, Connacht Hospitality Group welcome the allocated hours of 10am - 1pm when the bus lane will not be in operation, and it is respectfully requested that these hours operation are applied by way of planning condition. However, it should be noted that there will be instances where services are required to be carried out outside of the allocated hours. It is suggested in this instance that either businesses are awarded the opportunity to be granted a permit to carry out essential servicing outside of the allocated operational hours, or that servicing vehicles are permitted to use the bus lane.

In the event that the Board decide to grant permission for the proposed road development, it is respectfully requested that a condition is applied to the grant of permission to facilitate service vehicles and emergency vehicles access to Forster Street at all times. Our client welcomes the proposal to remove private car access from Forster Street in the interest of promoting sustainable modes of transport within the city centre area. It is crucial that the functionality of businesses is protected in tandem with the provision of sustainable transport measures, and it is considered that appropriate access for service and emergency vehicles is fundamental to the operation of businesses in the city centre area. It is considered that access for these vehicles will not diminish the overall objective to promote sustainable transport modes in Galway city centre.

In conclusion, it is submitted that the principle of the proposed road development is supported, however further attention must be given to the implications that will arise as a result which will impact upon businesses in the city centre. It is respectfully requested that the Board consider the impact on businesses and provide sufficient support for business to carry out essential servicing works by way of planning conditions.

We respectfully request that the Board gives due consideration to these matters when making its decision on the planning application. If you require any further detail or discussion relating to the information outlined within this submission, please do not hesitate to get in contact with MKO at the details outlined in the footnote below.

Yours sincerely,



Orla McCafferty  
Planner  
MKO

