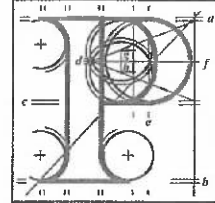


**Our Case Number:** ABP-314597-22

**Your Reference:** Ryan Family



**An  
Bord  
Pleanála**

Joyce, Mackie & Lougheed Auctioneers & Valuers  
4 St. Vincent's Ave.  
Woodquay  
Co. Galway  
H91KH58

**Date:** 21 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.

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

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

HA03

<b>Teil</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

**Niamh Thornton**

---

**From:** SIDS  
**Sent:** Thursday 17 November 2022 14:49  
**To:** Niamh Thornton  
**Subject:** FW: Objection / Submission Bus Connects - Galway  
**Attachments:** SKM\_C224e22111713460.pdf

---

**From:** Bord <bord@pleanala.ie>  
**Sent:** Thursday 17 November 2022 14:24  
**To:** SIDS <sids@pleanala.ie>  
**Subject:** FW: Objection / Submission Bus Connects - Galway

---

**From:** Joyce, Mackie & Loughed <info@jmlgalway.com>  
**Sent:** Thursday, November 17, 2022 12:40 PM  
**To:** Bord <bord@pleanala.ie>  
**Subject:** Objection / Submission Bus Connects - Galway

To Whom It May Concern,

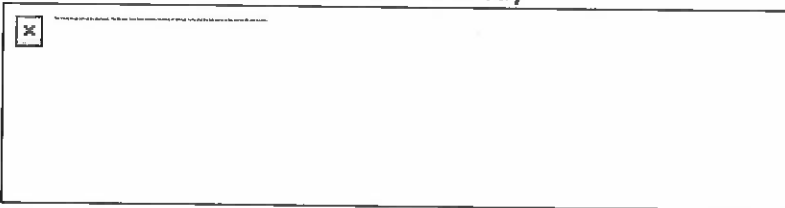
Please see attached objection/Submission, on behalf of our client, original is via surface post this afternoon.

You might kindly acknowledge safe receipt.

Regards,  
David Kennedy

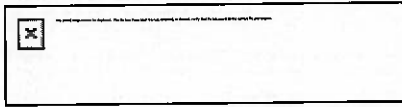
=====

**O. David Kennedy MIPAV CV TRV Commissioner for Oaths  
&  
Owen F. Kennedy**



**4 Saint Vincent's Avenue  
Woodquay,  
Galway  
H91 KH58**

**Phone: 00353 (0)91 562278**



**License number 001745**

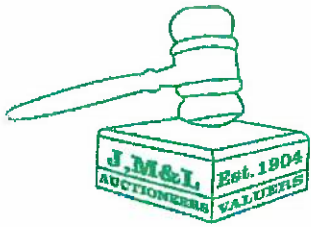


=====  
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Joyce, Mackie & Loughheed  
Auctioneers & Valuers

All correspondence is Subject to Contract/contract denied  
Subject to lease/ Lease denied  
Without Prejudice

=====  
Please think of the environment before printing this email  
=====



ESTABLISHED 1904

# Joyce, Mackie & Loughheed

## AUCTIONEERS & VALUERS

I.R.A.V.  
MEMBER  
FIRM

O. David Kennedy M.I.R.A.V.  
(Commissioner for Oaths)  
Owen F. Kennedy

4 St. Vincent's Ave.,  
Woodquay, Galway.  
H91 KH58  
Tel: 091 562278  
Email: [info@jmlgalway.com](mailto:info@jmlgalway.com)  
Web: [jmlgalway.com](http://jmlgalway.com)

Our ref:

ODK/CPO/1335.10.22

Your ref:

13<sup>th</sup> November 2022

An Bord Pleanála,  
64 Marlborough St.,  
Dublin 1  
D01 V902

Re; Ryan Family & Bus Connects Scheme CPO No:CCI-CPO-001, 2022  
Objection/Submission

Dear Sirs,

We refer to the above matter; we confirm that we act for the above mentioned. Our clients has received notification from the Council that land will be taken and rights of way extinguished and easement over their lands @ Marian Villa, 3 Headford Road, Galway

On behalf of our client we are objecting to this proposed road/scheme in its current location. And the land take mentioned above the rights etc. being extinguished thereon.

There has been very limited communication from the acquiring authority as to how this will affect our client's property; the maps provided are of such poor quality that is virtually impossible to determine exactly how it will affect our clients' property.

As a direct result of their plans on top of the reduction in the market value of the house, mentioned above. If this proposed road goes ahead this will lead to;

- increased noise, fumes and street light pollution to the rear of the property.
- loss of privacy and amenity as above to the rear.
- increased security issues and again to the rear.
- safety issues from the laneway over a Cross Link Road and vice versa by foot and bicycle
- inconvenience assuming a possible revised bin collection from the front of the house not via the existing laneway.
- Our clients receive their home heating oil and other deliveries via the laneway. We presume these will not be allowed in future from the Cross Link Road. Oil deliveries cannot be made from the front through the house. What's the position here? Again no communication for the acquiring authority.
- if the acquiring authority are planning to enable the use double-decker buses on the Cross City Link, potentially overlooking issues into our clients rear garden.
- The residence does not have off street parking and the reduction of the car parking spaces in Woodquay, will have a drastic effect on not just themselves but all their neighbours' too, one

Ryan & GlyCC Bus Connects An Bord Pleanala

PSRA No. 001745

wonders where are our clients' vehicles going to park overnight or during daylight hours too, maybe it is the City Council view to ban all private vehicles from the city centre, therefore forcing all the local residents to vacate the area, where they have been for generations.

-The promoters state that they have been in consultation with Woodquay residents association, as generational owners of a residence in Woodquay that is directly affected, this is not the case, or if they have it is only a chosen few that have been consulted!

Furthermore, we believe that this scheme is premature, currently there are 4 vehicular and pedestrian bridges crossing the river Corrib, but in reality there are only 3½, as O'Brien Bridge is really only available for vehicular traffic going one-way, west to east, unless vehicles do you turns on bridge street!

Allowing this scheme at this stage, would reduce the number of bridges to 2½, as the world famous Salmon Weir Bridge would be closed to private vehicles. The proposed relief road (which comprised of a new bridge to the north of the existing bridges) which ABP are not going to fight this case in the High Court, is years away before new bridge is constructed if ever!

Any reduction in the number of bridges crossing the river Corrib will have detrimental effect on businesses, residents, tourists and commuters alike.

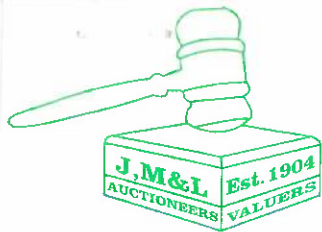
You might kindly acknowledge safe receipt of this correspondence.

Yours sincerely,



**O. David Kennedy MIPAV**  
*Commissioner for Oaths*  
[info@jmlgalway.com](mailto:info@jmlgalway.com)

Cc Ryan Family



ESTABLISHED 1904

# Joyce, Mackie & Loughheed

## AUCTIONEERS & VALUERS

I.P.A.V.  
MEMBER  
FIRM

O. David Kennedy M.I.P.A.V.  
(Commissioner for Oaths)  
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Tel: 091 562278

Email: [info@jmlgalway.com](mailto:info@jmlgalway.com)

Web: [jmlgalway.com](http://jmlgalway.com)

Our ref:

ODK/CPO/1335.10.22

Your ref:

AN BORD PLEANÁLA	
LDG- _____	
APP- _____	
18 NOV 2022	
Fee: € _____	Type: _____
Time: _____	Or: <u>post</u>

17<sup>th</sup> November 2022

An Bord Pleanála,  
64 Marlborough St.,  
Dublin 1  
D01 V902

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Ryan & GlyCC – Bus Connects – An Bord Pleanala

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*Commissioner for Oaths*  
[info@jmlgalway.com](mailto:info@jmlgalway.com)

Cc Ryan Family

