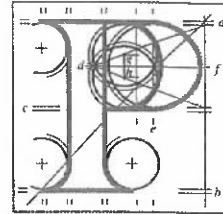


Our Case Number: ABP-314597-22



An
Bord
Pleanála

Gleann Noinin Owners Management Company
Unit 5A Liosban Industrial Estate
Tuam Road
Co. Galway

Date: 05 December 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.

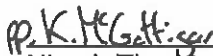
Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

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

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 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

18th of November 2022

Planning Observation

BusConnects Galway: Cross-City Link (University Road to Dublin Road)

Observation made by;

Gleann Noinin Owners Management Company,

With a registered office at

Unit 5A Liosban Industrial Estate,

Tuam Road,

Galway

To whom it may concern,

We are writing to you on behalf of Gleann Noinin Owner's Management company, which is an OMC set up to manage Gleann Noinin housing development, on College Road, Galway. The members of this company are the owners of the apartments in the development. The members are not in favour of this proposed development and this observation will highlight their reasons why.

Noise Pollution:

We have serious concerns in relation to potential effect the proposed development would have on the noise level, particularly for the occupants of Block 1, Apartments 1-9, which are fronting College Road. The proposed development will bring the increasing traffic from an already busy road significantly closer to the living areas of the properties and undoubtedly have a severe impact on the quality of life of the residents.

Visual Appearance:

Gleann Noinin OMC has spent considerable money on the maintenance and improvement of the landscaped areas throughout the estate including the tree's, shrubbery & lawn at the front which borders College Road. This area is of utmost importance to the aesthetic of the estate. The range of colours from the trees & plants helps to aid the look of the development at the critical point of the entrance and should the proposed development be permitted, this would be hindered massively.

Vehicular & Pedestrian Access to the Estate:

Owners and residents alike are worried that the increased traffic flow to the already busy College Road will impact the vehicular and pedestrian accessibility of the estate. The added volume of traffic combined with the now inability to turn right when exiting the estate would

only add to the difficulty of accessing the estate. There are also concerns from residents in terms of pedestrian's ability to cross College Road.

Effect on Property Value:

Perhaps the most serious issue facing Gleann Noinin should the proposed development be permitted is the negative effect on the value of the apartments. The increased traffic noise & disturbances combined with the deterioration of the aesthetic of the estate will undoubtedly drive the value of the properties downward. This is unacceptable to the members, and they would like it known that they are vehemently against the proposal.

In conclusion, the members of Gleann Noinin Management Company would like An Bord Pleanála to consider the significant adverse effects that the BusConnects Galway: Cross-City Link (University Road to Dublin Road) project would have on the owners of the properties as well as the threats it poses to the quality of life of the residents within.

Yours Sincerely,

Signed: P.P *Liam Keating*

Company Secretary,

Gleann Noinin Owners Management Company