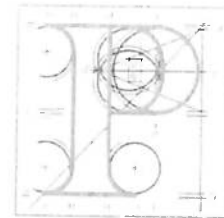


**Our Case Number:** ABP-321776-25

**Your Reference:** Flannerys Motor Inns DAC



An  
Bord  
Pleanála

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

**Date:** 24 April 2025

**Re:** BusConnects Galway: Dublin Road Development  
R338 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 be advised that those listed on the Compulsory Purchase Order schedule associated with this application are not required to pay the €50 fee associated with this case. As you are listed on the schedule, a refund of €50 will be issued to the debit/credit card used to make payment for this submission.

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.

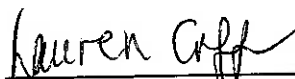
If you have any queries in relation to this matter please contact the undersigned officer of the Board at [laps@pleanala.ie](mailto:laps@pleanala.ie)

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

<b>Tell</b>	<b>Tel</b>	(01) 858 8100
<b>Glao Áitiúil</b>	<b>LoCall</b>	1800 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
<b>Ríomhphost</b>	<b>Email</b>	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

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

Yours faithfully,



Lauren Griffin  
Executive Officer  
Direct Line: 01-8737244

HA02A

**Tell**  
**Glao Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Ríomhphost**

**Tel**  
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[www.pleanala.ie](http://www.pleanala.ie)  
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Baile Átha Cliath 1  
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64 Marlborough Street  
Dublin 1  
D01 V902

27, Galbro Court,  
Team Road, Galway H91 YKH4  
Tel: 091 755 024  
DX 214002 Liosban  
Email: ann@heneghansolicitors.ie



Heneghan & Associates  
Solicitors

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

Your Ref: 321776  
Our Ref: AH-FLA007-003


15th April 2025

**Re: Our Client – Flannerys Motor Inns DAC**  
**Notice - BCGDR-CPO-001-2025**  
**EIAR/S51 - ABP Ref: 321776**

Dear Sirs,

On behalf of our client, we attach scanned copy of our Objection. The original, together with fees were sent via registered post on the 11th April.

Yours faithfully,

  
HENEGHAN & ASSOCIATES

Flannerys Motor Inns Limited – CPO Order BCGDR-CPO-2025

Flannerys Hotel was opened by the Flannery Family in 1969 and is one of only 2 remaining family owned, and run hotels in the city. The proposed CPO and works area as per the Notice served will have a devastating effect on the Hotel.

The hotel has 134 bedrooms and one of it's major selling point, as the name of the Company would suggest, is the parking adjacent to the hotel. At present there are 97 car park spaces, 2 of these will be lost to the CPO but as a result of the proposed area for works section, for the duration of these works 26 spaces will be lost and there will be no facility for coaches to enter and park at the premises, a reduction of 26.8% of car parking and 100% of Coach parking. An analysis was recently carried out on a 24 hour period on a random day in March. During at time period 389 cars and 3 coaches entered the premises. In addition see the attached reviews from Trip Advisor which reflect how attractive it is to have the parking, and also highlights that as is, there aren't enough car park spaces.

The main driver behind the works area appears to be the proposed bus stop at the front of the Hotel. The International best practice spacing guidelines indicates a distance of around 400m between bus stops is recommended. On this section of the road there are already 2 stops one at Glenina 313m in one direction, the other at ATU 278m in the opposite direction. Should the desire be to have a distance of 400m between the two, the most obvious suggestion would be to move the one at ATU as it already causes serious traffic issues.

Under Section 85 of the Road Traffic Act, 1961 as amended by Section 16 of the Road Traffic Act, 2002, this is within the remit of the Local Authority. We would suggest that the placing of this bus stop at this point is something which should be reviewed and reconsidered.

In addition to the bus stop element, the CPO will remove the green area to the front of the hotel it's 10 mature trees aged 40 years +, the seating area and all of the landscaping. The effect will be to bring the hotel façade itself closer to the roadway with the additional noise and fumes.

While the assessment of damages in respect of a CPO is based on 17 rules set out by law, the CPO in this instance hits all of the headings. The impact particularly during the works period and the area proposed in respect of said works could realistically lead to the closure of the hotel and the loss of 120 full time and 30 part time staff. In addition there is no indication on any of the information furnished as to the duration of the project which further adds to the potential impact.

The attached Reports from Gerard Hanniffy Engineers and Candor on the Engineering and Financial impact of the proposals are annexed.





L M

wrote a review

4 contributions

Date visited: **Apr 2023**

Trip type: **Family**



### Beautiful Hotel

Beautiful hotel, staff very friendly and helpful. Good food. Breakfast and dinner was delicious. Family room was very spacious and spotless clean. I was very pleased with my trip. I would definitely return. I wasn't sure what to expect, because it was quite cheap to stay over the Easter mid term break, cheaper than another hotel's around the area but I was pleasantly surprised. Would recommend this Hotel for families who don't want to stay in the madness or noise that comes with staying in the city. Bus outside that drops you to city centre or a small drive away if you want to drive into the city or to sa'hill. Hotel has a big **car park** with plenty of parking.



Clive J

wrote a review

11 contributions

Belfast - United Kingdom

Date visited: **Jul 2018**

Trip type: **Couples**



### Short break in Galway

We wanted a short break in Ireland and the prices everywhere seemed very very high which is probably to be expected at this time of the year. Flannery's hotel was competitively priced and seemed to offer what we needed. The room was nice - we were in 112. Clean and tidy. Wifi was a bit weak and TV a little small. Bathroom was fine and good shower. Hotel has a decent sized **car park** but once 9pm comes - it's packed. I didn't eat in the hotel. The location is good. There are bus stops nearby and lots of taxis. Staff were friendly enough.



Fiona B

wrote a review

5 contributions



### Christmas Markets

Had a wonderful weekend in Galway the first weekend the Christmas markets were on. Hotel was lovely, friendly staff, good food. We even stayed a third night. Hotel was cosy, clean and very comfortable. Great **car park** too.



**Colleen**

wrote a review

43 contributions

Ireland

Date visited **Dec 2017**

Trip type **Couples**



2017-12-11



### Brilliant

Hotel was very clean and had very friendly helpful staff. The hotel is situated less than a ten minute drive from the main square. The hotel has a private **car park** which is also very handy. Overall brilliant experience, would highly recommend it!

This review reflects the reviewer's own experience and is not a guarantee of quality. It is not a recommendation of the hotel or any other service. The hotel is not responsible for any damage or loss of property. The hotel is not responsible for any injury or death. The hotel is not responsible for any other loss or damage.



**Bee**

wrote a review

144 contributions

Galway Ireland

Date visited **Nov 2021**

Trip type **Couples**




2021-11-10



### Beautiful room

Room was beautiful, newly refurbished and decorated. Had double room booked and were upgrade to a family room which was brilliant. Very friendly staff, **car parking** is the only issue as the **car park** was full we had to **park** elsewhere. Other than that no faults with the hotel.

 **Tip:** Parking can be an issue, we stayed on a Saturday night and no space left in car park.



**Richard H**

wrote a review

310 contributions

Dublin, Ireland



2017-08-10



### Good value hotel

This hotel is excellent value and fairly convenient for seeing Galway. Easy to find as it is on the main Dublin Road. Good size **car park**. Friendly reception.



**Thomas M**

wrote a review

1 contribution

Date visited **Aug 2017**

Trip type **Family**



2017-08-10



### Tom Mackay

Generally okay but poor wifi connectivity was poor and very sporadic. Parking was difficult as the **car park** was often full and quite difficult to manoeuvre around. The rooms were however clean although a bit damp. The staff were however very helpful and friendly. The food was good but service was a little slow but it was busy.

This review reflects the reviewer's own experience and is not a guarantee of quality. It is not a recommendation of the hotel or any other service. The hotel is not responsible for any damage or loss of property. The hotel is not responsible for any injury or death. The hotel is not responsible for any other loss or damage.

 0 helpful votes  Respond





**Catherine W**

wrote a review

4 contributions

Date visited **Aug 2017**

Trip type **Couples**



### Great stay

Had a lovely stay at Flannerys. Room was clean, spacious and comfortable. Very easy to get to with a large **car park**. Galwegian restaurant serves lovely evening menu and breakfast. Special thanks to Abbie and Edward in the restaurant for being very friendly and helpful. We will be back again for our next stay in Galway.

Flannery's Hotel is a 4-star hotel in Galway, Ireland. It is a member of the Galway City Council's Quality Standard Scheme. The hotel is located in the heart of the city, just a short walk from the city centre. It is a very comfortable and spacious hotel, with a large car park. The restaurant serves a lovely evening menu and breakfast. The staff are very friendly and helpful. We will be back again for our next stay in Galway.



**tonesue2017**

wrote a review

10 contributions

Swansea, United Kingdom

Date visited **Jun 2017**

Trip type **Couples**



### Oozes Irish charm and hospitality

My wife and I stayed for 4 nights in June 2017 whilst visiting Galway and surrounding towns and features. The hotel was comfortable, the staff friendly, helpful, and clearly well trained. Food was good and plentiful, and reasonably priced. Service was fast and efficient.

The room was clean and roomy with twin beds, shower, safe, TV and hair dryer. There was large but busy **car park**. It was relatively easy to find on the Dub in Road.



**Luiz Fernando C**

wrote a review

25 contributions

Praia de São Lourenço, SP

Date visited **May 2017**



### Excellent hotel

I've stayed at Flannery's hotel for just one day, but it was enough to recognise their excellent service! Kind and friendly staff, great food and drinks at both the restaurant and the bar! I've been here with my family and we shared a room. For 4 people! Big enough to settle all of us! I'd recommend for big families! **Car park free!**



**blackeyemac**

wrote a review

37 contributions

Abbeyshrule, Ireland

Date visited **May 2017**

Trip type **Family**



### Nice hotel.

Had occasion to stay here over the weekend whilst we attended a function at a different venue in the city. Booked a family room online with a no fee cancellation policy. When we arrived (running bit late) the **car park** was fairly full but we got in. Spaces were tight. Check in was smooth, friendly receptionists processed us quickly and directed us to our room. Fine big room, had all that we required. Taxis available at the door about €12 to Eyre square. No problems or complaints, would use this hotel again.





**philipfarrell**

wrote a review

25 contributions

Galway, Ireland

Date visited: **Dec 2016**

Trip type: **Couples**



### Enjoyable stay, friendly staff and good atmosphere

Stayed for one night on the 30th December 2017. First visit. Normally look for 4 star however shortage of rooms and good reviews brought me there. Will stay again. Staff very helpful in fact gentleman in reception offered to move his own **car** as the **car park** was full! Hotel is a little tired however was happy with room and the bathroom/shower room was recently replaced. Didn't eat here however I believe it has a good name for food and the food looked good. One thing I did like was their bar which had a good



**connojo4**

wrote a review

33 contributions

Cobh, Ireland

Date visited: **Oct 2017**

Trip type: **Family**



### Flannery's of Galway

A very good no frills hotel... spacious rooms, very friendly and helpful staff in all departments... good wholesome food and some nice crafty beers. Location perfect for touring with a spacious **car park** only five to ten minutes to access the motorway... Taxi into town 8 euro... very good service with the receptionist calling the cab for you.

we will be back again



**P4308MBkenc**

wrote a review

69 contributions

Limerick, Ireland



### Great Location

We had a lovely two day stay as a couple in this hotel. The location is very good for visiting Galway City centre or going to Salthill, both are only a short **car** journey away. There is a good size **car park** also. The bedroom was very clean with a massive comfortable King size bed with every thing you would need for you



**Curious08965619656**

wrote a review

1 contribution

Date visited: **Dec 2023**

Trip type: **Couples**



### A relaxing night away.

Fabulous big bed. Great food and the Staff couldn't have been nicer, especially the breakfast staff. Not our first time to stay in this lovely Hotel. The **car park** is huge with plenty of accessibility parking too. Thanking you Patricia, from Cahir, Co Tipperary

Value



Location



Service





**Roger C**

wrote a review

9 contributions

Loughborough, United Kingdom

Date visited Jun 2024



27 Jun 2024 ...

### A Vibrant Hotel, Comfortably Appointed and Easily Reached.

Flannerys is a vibrant hotel on the outskirts of Galway City. We stopped for one night and as it was Saturday night this was probably the busiest night of the week. We arrived just after 7pm and I have to say that it was extremely busy. The **car park** was rather full and it took a few minutes find a space, some of which were rather tight. The bar/restaurant was pretty full.

RE: "Parking"



**Leanne M**

wrote a review

53 contributions

County Donegal, Ireland

Date visited Feb 2025



27 Jun 2024 ...

4\*

Nice clean room with a comfy bed. Very close to city centre. Plenty **parking** too. Restaurant staff forgot about us a few times and food was average but plenty places to eat in town and taxi was only about €10. Would recommend though and use again.

Flannerys Hotel, Galway, Ireland

I stayed at Flannerys Hotel in Galway for one night. The room was very comfortable and clean. The staff were very friendly and attentive. The food was very nice, with plenty of options on the menu. The hotel itself is very inviting with plenty of **parking**. I will definitely be staying here again when in Galway.



**Marion D**

wrote a review

1 contribution

Date visited Jan 2025



27 Jun 2024 ...

### Night away in Galway, Very nice hotel

The room was very comfortable and clean. Staff were very friendly and attentive.

Food was very nice, with plenty of options on the menu.

The hotel itself is very inviting with plenty of **parking**.

I will definitely be staying here again when in Galway.

Flannerys Hotel, Galway, Ireland



**mary m**

wrote a review

4 contributions

Date visited Nov 2024



27 Jun 2024 ...

### Lovely Hotel

Lovely hotel great location, staff very friendly and food was lovely. Highly recommend. Will be returning in the future. Plenty of **parking** and bus stop across the road and hotel have taxi service on call which is very handy. Also have electric car chargers which was great.

Flannerys Hotel, Galway, Ireland



**Susan M**

wrote a review  
3 contributions

Date visited: **Sep 2024**  
Trip type: **Friends**



100% 5.0

### Recommended

Lovely hotel. Good food. Very friendly staff. **Parking** available. Close to Galway. Next to Conault Rugby ground. Only downfall was it was on a busy main road which you couldn't hear inside the hotel. Nice rooms but cleaners didn't arrive until evening when you were getting ready to go out.

**Tip:** On busy main road. Late cleaners.



**kjohns233098**

wrote a review  
1 contribution

Date visited: **Jul 2024**

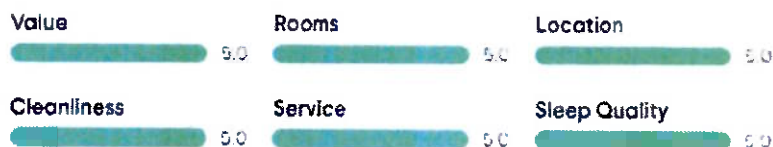


100% 5.0

### Comfortable hotel

Has **parking**, easy to get into the city centre. Room was comfortable and lovely food. It is a large hotel. Staff friendly.

[View all 10 photos of this hotel](#)



**T6052EElisa**

wrote a review  
1 contribution

Date visited: **Jun 2024**

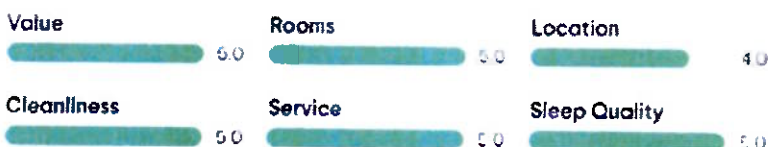


100% 5.0

### Really nice and Coudy hotel

Free **parking** in connection with the hotel. Very good restaurant and bar food. Friendly staff. You feel you are welcome. Nice room.

[View all 10 photos of this hotel](#)



[View all 10 photos of this hotel](#)



**James**

wrote a review  
50 contributions

Date visited: **Jun 2024**  
Trip type: **Couples**



100% 5.0

### First Time Here..Wont Be Our Last

Spent one nite here on a flyin visit to Galway. Happy we did as everythin was A1. From free **parking** on site to check in to all the staff, our room, the comfy bed and the lovely brekkie this mornin we could not fault anythin. Will stay again when visiting Galway. Hopefully they ll keep the reasonable rate per room and not follow a lot of hotels in Galway chargin rip off prices. We had a lovely time (even though it was short) and look forward to stayin in



**jOhngmac**

wrote a review

1 contribution



20th Jul 2024 ...



### LOVE THIS HOTEL

I stay here always when staying in Galway. great **parking**, friendly staff, good food, well presented rooms.

[View as many reviews as possible](#) (10)



**B6316XTkarens**

wrote a review

8 contributions



17th Jul 2024 ...

### Clean, good location with warm welcoming staff.

Stayed two nights - My room was lovely, clean, not spacious but I was travelling on my own. Lots of doors to get to it and stairs aren't that well laid out. Nepresso machine in each room is a nice touch!

Good **shower** and nice bathroom. Breakfast is fine but would have preferred some healthier options.

Dinner was lovely in the restaurant both nights and food was tasty. Hotel is in a good location with **parking**.



**dmckay919550**

wrote a review

1 contribution



16th Jul 2024 ...

### Brilliant Hotel. Friendly helpful staff. Good food and drink

Brilliant Hotel, looks great, rooms clean and tidy, good **parking**

Friendly helpful staff always happy to serve, guests and went out of their way to accommodate our group with extra help.

Good food and drink, breakfast and dinner were delicious and the pints of Guinness were perfect.



**Liza B**

wrote a review

2 contributions



20th Jun 2024 ...

### A true family hotel and gem!

We were so pleasantly surprised by this gem in Galway! A true family hotel where all the staff were so nice and accommodating, especially the manager, Rod, who really made us feel at home.

The room was spacious, clean and well appointed. The location was super easy to get into the city with good on site **parking**. We will definitely stay here again!! Would absolutely recommend Flannery's.



**carranross**

wrote a review

1 contribution

Killarney, Ireland



17th Jun 2024 ...

### Excellent food and cosy comfortable room

I used to stay at this hotel back in the 80s and 90s with tour groups and decided to check it out to see how it was today.

Room was warm, cosy and comfortable. The food in the bar was excellent. The hotel has plenty **parking**. The staff were all very friendly. I highly recommend.



**Louleach**

wrote a review

2 contributions

Date visited **Feb 2024**



Feb 2024 ...

### Excellent hotel

Excellent hotel which looked newly refurbished. The family room was big and spacious. Excellent breakfast and the food in the bar was tasty too. We enjoyed the live band playing in the bar area. Location and **parking** was great

[View this review on TripAdvisor](#)



**Rodes**

wrote a review

294 contributions

Enniscrone, Ireland

Date visited **Jan 2024**

Trip type **Solo**



Jan 2024 ...

### Solo Stay !

Stayed on a Thursday night. Lovely friendly girl on reception, plenty of chat.

Stayed on 3rd floor. Double room for 88 euro, spotless, warm, and comfy. Coffee machine and tea facilities in the room with safe. Beautiful bathroom with extra roomy shower.

Dined in the bar, good selection on the menu. Garlic mushrooms were delicious, and the salmon was also great. The staff were very friendly and attentive. Followed by a great night sleep. Don't overlook this hotel. Couldn't fault a thing. The food was excellent, which can be disappointing in hotels. There is plenty of free **parking** for guests, which is a big bonus in Galway. 5 stars all round.

[View this review on TripAdvisor](#)



**Curious08965619656**

wrote a review

1 contribution



Feb 2024 ...

### A relaxing night away.

Fabulous big bed. Great food and the staff couldn't have been nicer, especially the breakfast staff. Not our first time to stay in this lovely Hotel. The car park is huge with plenty of accessibility **parking** too. Thanking you, Patricia, from Carrig, Co Tipperary.



**Niamh S**

wrote a review

1 contribution

Date visited **Feb 2025**

Trip type **Business**



Feb 2025 ...

### Recommend this hotel, great service, value & location.

Excellent hotel. Staff friendly & helpful, rooms immaculate & cosy. Beds comfy, rooms quiet.

On a frequent bus route so excellent location. Ample free **parking**. Rooms warm and quiet both in terms of neighbouring rooms & outside.

Food excellent, and bar area welcoming.

[View this review on TripAdvisor](#)

Kindest regards,  
**Dara**  
Operations Manager

Flannery's Hotel, Galway

[www.flanneryshotelgalway.com](http://www.flanneryshotelgalway.com)

Ph: 091 755 111

Email: [dara@flanneryshotel.com](mailto:dara@flanneryshotel.com)

FLANNERY'S MOTOR INNS LIMITED

ASSESSMENT OF LOSSES FROM PROPOSED CPO OF ROAD  
FRONTAGE AND CAR PARK SPACE



## Introduction

The company has been served with a Compulsory Purchase Order in respect of part of the hotel property along the main Dublin Road to accommodate the widening of the road and creation of bus/cycle lanes on the main road.

The CPO has also proposed that there will be a temporary acquisition of further property on which the local authority propose to utilise for site works.

## Background

Flannery's Motor Inns DAC (FMI) was incorporated in 1967 and has been in business for nearly 60 years. It has successfully operated as a hotel, bar and restaurant for many years and remains extremely popular with visitors to Galway from both coach tours and individual guest bookings. The business generates gross turnover of approximately €10m annually and has traded profitably for many years.

The hotel comprises 134 rooms with a capacity for 300 guests per night. There are 95 car parking spaces and 4 coach parking spaces available on the hotel property with agreed overflow parking in the adjoining Galwegians car park used by the hotel every weekend.

All business to the hotel is from guests travelling by car to the hotel. Situated in the eastern suburb of Galway city, its attraction is to guests travelling by car to the hotel. This is evidenced by the occupation of the carparking each weekend when the overflow parking in the adjoining property is required. The business from coach tours is principally all mid-week.

The hotel has consistently recorded occupancy levels of nearly 80% over the course of a full year with occupancy levels of 90% and over during the months of May to September, peaking at 99% in August and September. The shoulder seasons, March/April and October/November are returning occupancy levels of between 75% - 89%. While the off season would have reduced levels they will range from 35% - 55%.

The company continue to develop and modernise the facilities. Significant investment has been made in upgrading heating and cooling systems, modernising the bathroom and room facilities over the past couple of years. The business is well placed to maintain the offering to customers and continues to receive significant repeat business over many years.



### Expected Losses

The impact of the proposal will be the permanent loss of ground detailed in the engineering report. Part of the grounds proposed to be acquired are currently landscaped with in particular, some mature trees being lost as a result. The aesthetics of the property will suffer some long-term damage because of this loss.

The grounds being acquired will also cause the permanent loss of an estimated 2 car parking spaces. Access into and egress from the hotel property may also be impacted by the loss of grounds, particularly as regards facilitating coach tours once the entrance to the property is re-instated.

It is noted that the proposed CPO also relates to additional grounds to be occupied temporarily for the duration of the works. This will reduce significantly the present onsite parking. This is expected to be a further significant impact caused by the encroachment into the car park for the duration of the works.

- There will be a loss of approximately 26 car parking spaces and 4 coach parking spaces. This amounts to nearly 30% of car parking and 100% of the coach parking spaces. This will significantly impact the ability of the business to cater for their customers who are all travelling by car or bus to the hotel.
- It is also clear that the works on the adjoining Galwegians property will also impact on the existing overflow car parking that the hotel has access to and utilises every weekend.
- There are no local alternate locations where the customers of Flannery's can park and access the hotel.

The ongoing works and the location of the ancillary site works in the Flannery car park will detrimentally affect the hotel trade for the duration of the works. If as expected the proposed site works are conducted from Flannery's car park it will cause major disruption to the business trying to provide a peaceful and restful stay in the hotel with excessive noise from construction activities. There will also be visual interference from any hoardings or security fencing proposed as part of the construction.

The extent of the works proposed will also encroach and restrict the entrance to the hotel significantly. This will prevent the easy access/egress for coaches and cars and cause significant disruption to the normal operations of the hotel for the duration of the works.

The business will expect some cancellations of advance bookings when customers are notified of the proposed works on site. This will cause loss of revenue and potential long-term damage to reputation to the business.

It is anticipated that the impact of such ongoing works will lead to increased complaints from customers which will impact revenues and create additional administration costs to the business in dealing with such matters.

Additional costs are expected to accrue because of the ongoing works with additional cleaning and maintenance required to maintain standards. It would be expected there will be significant dust and debris deriving from the construction activities.

### Calculation of Losses

1. The permanent loss of land value will need to be assessed by a professional valuer.
2. The permanent loss of 2 car parking spaces will incur a long-term cost to the business. There are few alternates for provision of parking in the locality and the business already has arrangements for overflow parking at weekends in the adjacent property.
3. We estimate the disruption caused by the temporary restrictions proposed will incur a significant financial impact on the business. The loss of 30% of car parking, 100% of coach parking and the additional disruption from the works will significantly impact the business. The worst-case scenario is that the business will have to close fully for the duration of the works if the potential disruption is excessive.
4. There are currently no details provided by the Local Authority as regards the proposed duration of the works nor the time of the year it is proposed for the temporary acquisition of property. The impact would need to be assessed when a works schedule is made available, when the seasonality of the business would determine the scale of the losses arising. As indicated earlier from the seasonal occupancy levels – the magnitude of losses would vary according to the time of the year the business is disrupted.
5. The business expects additional costs of operations will arise due to dealing with customer needs during the disruption, handling customer complaints and having to provide for valet parking (were the company required to rent alternate parking elsewhere).
6. Professional fees incurred in legal, valuation, accounting and other advisory fees.

### Conclusion

Presently, there is insufficient information available about the proposed CPO, when and for how long the proposed works are planned, to enable any assessment of the inevitable losses that will be incurred by the company. It is clear however, that the CPO as proposed currently will lead to significant additional losses for the duration of the works.

**Candor Chartered Accountants Limited**

10 April 2025.

**Gerard Hanniffy B.E. M.I.E.I.**

Consultant Civil Engineer

Suite 21, Orantown Centre,  
Oranmore  
Co. Galway  
Ireland

Mob: +353 87 6679046

e-mail: gerry@westcon.ie

BusConnects Dublin Road Project

ENGINEERING ASSESSMENT

related to

Compulsory Purchase Order BCGDR-CPO-001-2025  
*BusConnects Galway: Dublin Road Development*  
*Compulsory Purchase Order*

FOR

FLANNERY'S HOTEL  
DUBLIN ROAD, GALWAY

DATE: April 11<sup>th</sup>, 2025

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And reviewed by Gerard Hanniffy BE

## Introduction

This Report summarises our Engineering Assessment related to the current (as of the date of this Report) Compulsory Purchase Order BCGDR-CPO-001-2025 (BusConnects Galway, Dublin Road Development Compulsory Purchase Order) (known hereafter in this Report as 'the CPO').

This Report is concerned solely with the property known as 'Flannery's Hotel', and located on Dublin Road, Galway (known hereafter in this Report as 'the Hotel').

The Hotel will be directly impacted by the CPO

This Report summarises the impacts that the CPO will have on the Hotel: these impacts are based on our own assessments, taking account of layout of the Hotel as it exists today, taking account of the site extents contained within the CPO (as they related to the Hotel), taking account of our assessment of the work that will then be undertaken related to the 'BusConnects' project (related to the land which is the subject of the CPO), and taking account of the proposed finished layout of the Hotel (i.e. the layout once the proposed BusConnects project is complete) and the proposed finished layout of the altered Dublin Road (related to the BusConnects project).

Our assessment details both the short term and long term impacts on the Hotel.

This Report contains both drawing(s) and photographs, which are included to assist the reader in their review of the written part of this Report.

## Section 1: The Hotel - A Description

Flannery's Hotel (aka 'the Hotel') consists of a detached structure, with bedrooms laid out over 4 storeys, and a single-storey annex to the south (which contains the main entrance).

The Hotel is a staple of business life in Galway City, and in particular the eastern suburbs (Mervue, Renmore) – there has been a hotel at this site since 1969.

The Hotel is contained within a clearly defined site, which fronts onto Dublin Road. In fact, the Dublin Road entrance to the site is the only vehicular and pedestrian access to the site (i.e. the site does not have the facility to be accessed directly from another public road, or via a private right-of-way from a public road). Thus, the access points (vehicular and pedestrian) from Dublin Road are critical to the operation of the Hotel.

A ground-level parking area is provided within the grounds of the Hotel site, being located between the building and the Dublin Road boundary. This car park consist of 103 car spaces (2 dedicated to electric vehicles (ev's), 4 dedicated to disabled disc holders) and 4 coach spaces.

There is very little, if any at all, scope to increase the number of parking spaces within the Hotel site, since the current car park fills the available spare land around the Hotel building.

A landscaped strip, consisting of lawns and mature trees with a boundary stone wall makes up the gap between the car park and the public footpath (Dublin Road). But this landscaped strip also includes some critical elements for the hotel. 2 large signs fronting onto Dublin Road, and a picnic area.

Photographs of the Hotel and site are reproduced below, and show the Hotel property (Photos 1 to 6).



A Site Layout Plan is shown on the page after the photographs – take note of the red and blue zones, which correspond to the lands that are the subject of the CPO (red = permanent possession, blue = temporary possession). This Site Layout Plan shows the layout of the Hotel site in far greater detail than is contained in similar plans contained within the CPO, and so can be used to demonstrate to a greater degree the impact of the CPO on the Hotel.



Photo 1: View of Flannery's Hotel, viewed from south footpath of Dublin Road, looking in a western direction. Take note of boundary wall (stone), mature trees (within a landscaped strip), and two signs



Photo 2: Similar to Photo 1, but viewpoint not moved to the north footpath.





Photo 3 View of Flannery's Hotel from south footpath (Dublin Road), looking east Take note of vehicular entrance to the Hotel (this is the only vehicular entrance).



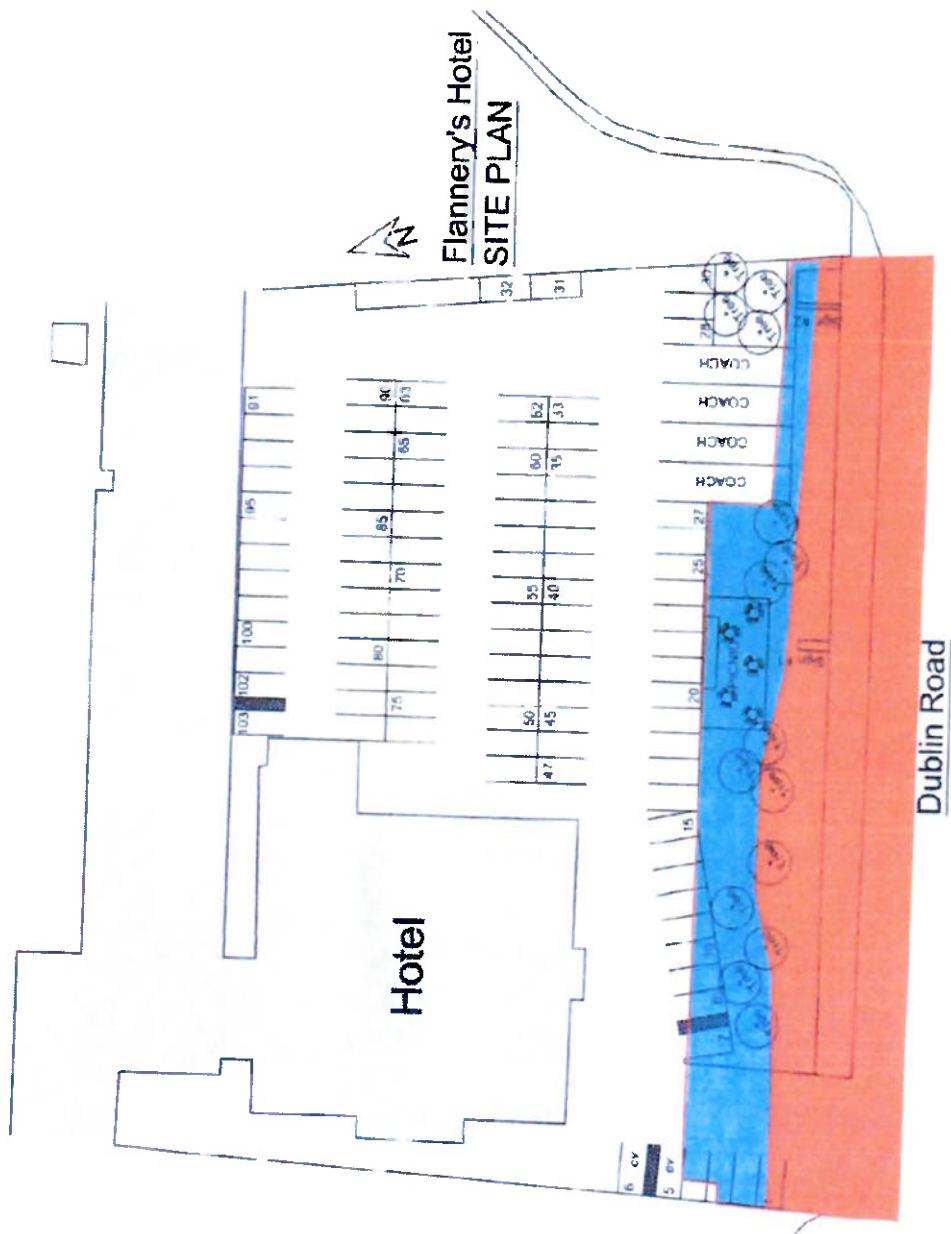
Photo 4: View of landscaped strip between car park & Dublin Road. Take note of mature trees, sign & picnic area (in background). The camera viewpoint is beside the vehicular entrance to the site, looking east.



Photo 5: View of picnic area, within landscaped strip – take note of Hotel entrance in background.



Photo 6: View of car park (viewpoint is near eastern boundary of site, looking towards west).





## Part 1: Short Term Impacts

### **1.1 – Access to the Hotel:**

Take a look at the Site Layout (previous page) – it will be noted that the CPO lands (both temporary and permanent) make up the entire Dublin Road frontage of the Hotel. As noted previously, there is a single vehicular, and a single pedestrian, access to the site.

There is no doubt that access to the Hotel will be curtailed by the CPO, and by the works that will be carried out during the construction phase of BusConnects.

THIS IS A MAJOR IMPACT – describing it in any other way is simply not justified.

Without access to the Hotel site, the Hotel will not be able to operate

With reduced access to the Hotel site, the trade of the Hotel will inevitably be reduced.

As a means of assessing this impact, we asked the Hotel staff to count the number of vehicles accessing their property over a 24 hour period. Here are the results:

Date: 29/03/2025 4 00pm to 30/03/2025 4 00pm (Saturday into Sunday)

Number of cars entering hotel (from Dublin Road): 389

Number of coaches entering hotel (from Dublin Road): 3

Assuming that at least 100 cars park up during this period (remember that the maximum capacity of the car park is 103 cars, as described previously), then the total car movements (both entering and exiting) over this 24 period equals  $389 + (389 - 100) = 678$ .

This number is a staggering figure. It represents an average peak (weekends tend to be high occupancy for hotels), but the number would be even higher during established holiday periods (end of March falls outside such a period).

Reducing, curtailing, impeding, or even preventing, vehicles from entering the Hotel site from Dublin Road will, inevitably, impact negatively on the trade of the Hotel.

Bear in mind that this is a 'short term' impact, and will last for the duration of the construction works related to BusConnects on Dublin Road. But the duration of these construction works is not defined, and this 'short term' impact could be felt for weeks, or even months.

### **1.2 Car Parking:**

Car parking facilities are a critical component of any Hotel business. Any hotelier will tell you that the majority of patrons will arrive at their hotel by car, or by coach. There is no doubt that this is true for Flannery's Hotel, who have expressed this sentiment to us.

The car parking area within the Hotel site is laid out to maximise the number of spaces, including allowance for ev's, disabled disc holders, and coaches. Based on what we have seen, there is virtually no land set-aside within the Hotel site that could be turned over to additional car parking.

So the loss of any car parking spaces can be detrimental to the Hotel.

Take a look at at the Site Layout Plan – you will note that the 'blue' lands of the CPO (i.e. the lands subject to a temporary possession) include 12 car parking spaces (car parking spaces are numbered, the spaces that are impacted by the blue zone consists of numbers 1 to 14, excluding the ev spaces (5 & 6))

But even more troubling is the impact the coach spaces – all four of these spaces is partly contained within the blue zone.

There is little doubt that all 12 car parking spaces and the strip of land within the coach parking spaces, will become out-of-bounds to the Hotel during the construction phase of the BusConnects project. The loss of 12 spaces will be a difficult prospect for the Hotel, taking account of the dire need for car parking facilities

But the impact on coach parking will be enormous – these coach parking spaces cannot operate with chunks of them suddenly becoming absent, the four coach parking spaces will effectively become redundant with the current 'blue' lands of the CPO.

THIS IS A MAJOR IMPACT – either the hotel will need to re-design the car parking area to accommodate new locations for the coach parking spaces (this will inevitably reduce the number of car parking spaces available to the hotel, increasing the lost number above 12), or the Hotel will need to cater for coach spaces, but at an off-site location. Either prospect will impact negatively on trade within the hotel

## Part 2: Long Term Impacts

### **2.1 Amenities for Hotel Patrons:**

The landscaped strip beside Dublin Road forms a buffer zone between a high traffic public road, and the calm surrounds that would be expected within the Hotel. The landscaped strip itself is neatly laid out, with lawns and mature trees, and is available to the guests of the hotel.

This strip will be lost as part of the CPO (it will be entirely within the blue zone, and only a portion falls outside the red zone, indicating only a portion will become part of the Hotel once the BusConnects project is complete)

Whereas the BusConnects proposed works includes the reconstruction of a boundary wall (at a new location), and new trees (within a new, but narrower, landscaped strip), it does not contain information (as far as we can determine) related to the existing picnic area

This picnic area will, initially, be located within the temporary 'blue' zone (and so will become out-of bounds to the Hotel, and will inevitably need to be deconstructed), but what happens when the BusConnects works are complete? Will a new picnic area be provided? This is unknown as of this time

The impact of this element is debatable – in one sense, it can be treated dismissively, for example by saying that this landscaping & picnic area is secondary to the running of the hotel

and as such is disposable. However, the landscaped strip serves as a buffer to a busy public road (Dublin Road), which over time will inevitably become busier. As such, the presence of a landscaped strip, and of a picnic area of this type is a priceless addition to the Hotel.

Our opinion is that the landscaping and picnic area will be sorely missed, but will not impact significantly on the operation of the Hotel.

## 2.2 Signage

There are two signs, located within the landscaped strip (as described previously) and positioned along the boundary with Dublin Road. Both signs are critical components in successfully directing patrons into the Hotel grounds.

Both signs are located in the 'red' permanent zone of the CPO – these signs will inevitably need to be deconstructed. But what will happen to these signs?

There will be limited scope for the Hotel to relocate the signs further into their site (now they will be too far from the public road to be seen) and who will be responsible for re-constructing these signs once the BusConnects project is complete? This information appears to be missing from CPO and BusConnects documents.

Signage of this type is a critical component for the Hotel business, in fact for any hotel business.

Accordingly, our opinion is that if the signage is not dealt with suitably, then IT CAN HAVE A MAJOR NEGATIVE IMPACT on the Hotel business over the long term.

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End of Report