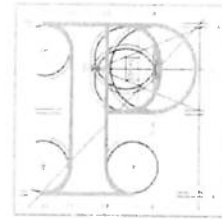


**Our Case Number:** ABP-321776-25

**Your Reference:** Health Service Executive



An  
Bord  
Pleanála

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

**Date:** 22 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

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# **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 – F 09.04.2025**

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



Planning and  
Environmental  
Consultants

Rev	Status	Date	Author(s)	Approved By
01	Final	09/04/2025	KF/ES	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, MKO have been instructed to make the following submission to the BusConnects Dublin Road Galway Planning Application (ABP Ref: 321776) and Compulsory Purchase Order (Case Ref: 321882). These applications were submitted to ABP on 14<sup>th</sup> February 2025 and are open to public submission until 16<sup>th</sup> April 2025.

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 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 set out a number of matters in respect of the proposed design of the project and particularly its interface with Woodlands Campus. 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 healthcare services for Galway and for the wider area which it serves.

2.

## SITE LOCATION AND CONTEXT

2.1

### Site Location

The Woodlands Campus is situated along the R338 between the Moneenageisha junction and the Skerrit roundabout. The woodlands campus is home to the Brothers of Charity (BOC) Services Galway who operate the Rosedale School at this location. Rosedale school provides an educational service for pupils aged 5 to 18 years with learning disabilities. The school has operated a partnership model of education between the Department of Education and Skills and the Brothers of Charity Services since 1998.

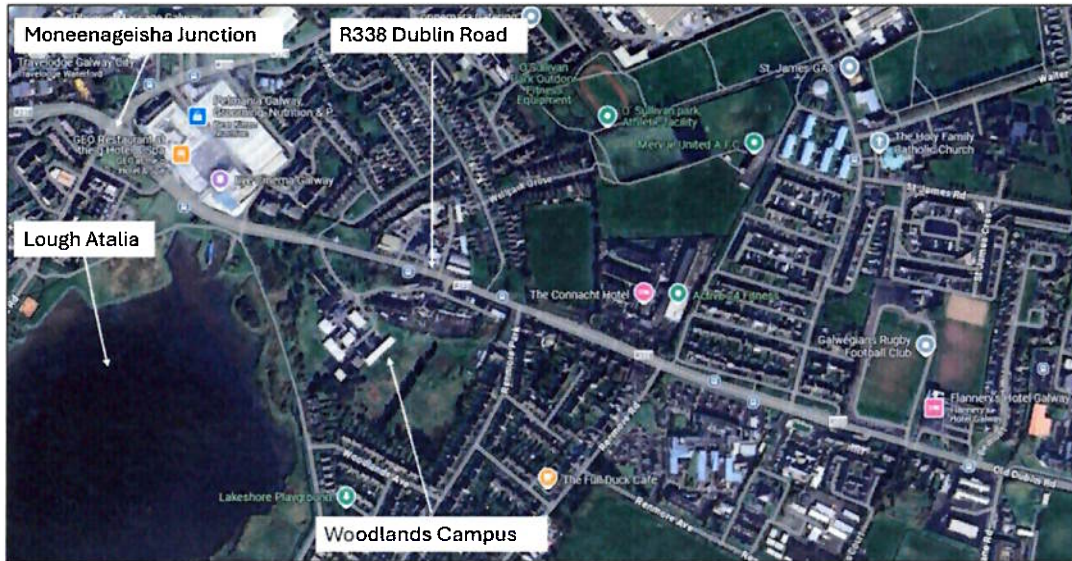


Figure 1 - Woodlands Campus Site Location Context (Google Maps)

The Bus Connects Project extends from the Moneenageisha Junction to the Doughiska Junction. The Project has outlined that a 3.8km high-quality pedestrian, cyclist and public infrastructure improvement scheme will be implemented for the Dublin Road, providing multi-modal facilities for people of all ages and abilities.

3.

## SUBMISSION - PLANNING APPLICATION

3.1.1

### Boundary Treatments

MKO notes the proposals set out in Chapter 4 of the EIAR for the proposed boundary treatments. Chapter 4 of the EIAR sets out the following -

*'The Proposed Development corridor is bounded by a wide range of established private, institutional, commercial and public land boundaries. While the design development has sought to avoid impacts on such boundaries, the Proposed Development will nonetheless require both temporary and permanent acquisition of lands.*

*Impacted property boundaries will be reinstated following construction. In some instances, boundaries will be re-built along their original alignments. In other cases, boundaries will be re-built on a new setback alignment. In general, property boundaries will be reinstated on a 'like for like' basis, including any walls, piers, fences, railings, gates, driveway finishes and private landscaping. Private grounds that are utilised in part for construction access will be reinstated following completion of the works to match the existing landscaping of the property. Where private grounds are reduced by permanent land take required for the Proposed Development, the remaining grounds will be reinstated to match the landscape and character of the existing grounds in consultation with the property owner.*

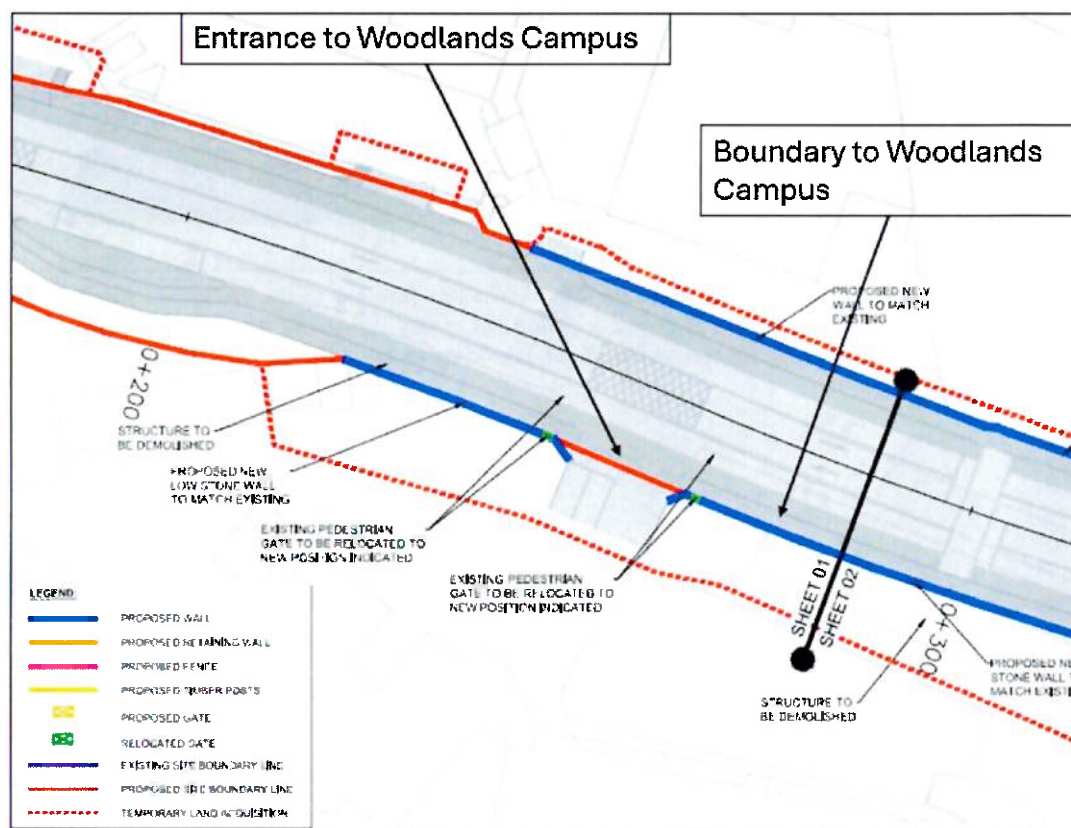


Figure 2: Screenshot of drawing no. BCGDR-BTL-SPW\_BW-XX-DR-CR-00001 (MKO Emphasis included)

The HSE wish to ensure that the BusConnects Dublin Road Galway scheme includes for consultation with the HSE/BOC relating to the boundary treatment and wish to request a Method Statements to be provided for comment and review by the HSE, prior to commencement of development. The rebuilding the wall on a like-for-like basis will necessitate careful planning regarding the dismantling and storage of the existing stone. It is also requested that the use of imported stone be kept to a minimum. In instances where imported stone is necessary, its source and intended use should be agreed through consultation with the HSE.

### 3.1.2 Operational Activity

In light of the previously outlined concerns regarding the boundary treatments, our client seeks further clarification on how the BusConnects Project intends to manage the interface with the Woodlands Campus during the construction phase. Specifically, our client is seeking assurances regarding the safeguarding of operations and security within the Woodlands Campus throughout the duration of the project. Given the potential disruptions and risks posed by the construction activities, it is crucial that a detailed plan be established to mitigate any adverse impact on the daily operations, security protocols, and overall safety of the campus. The HSE requests that this plan be shared in advance to ensure that all necessary precautions are in place to prevent any operational disruptions or security breaches during the project's delivery.

4

# SUBMISSION COMPULSORY PURCHASE ORDER

Following a review of the Compulsory Purchase Order (CPO) Server Maps for the BusConnects Dublin Road Planning Application, we wish to make a submission on the lands which relate to the Woodlands Campus, Renmore. Figure 3 below indicates the CPO lands at Woodlands Campus and each labelled land parcel is identified in Table 1 below.

4.1

## Land Acquisition

Figure 3 below indicates the CPO lands at the Woodlands Campus and each labelled land parcel is identified in Table 1 below.

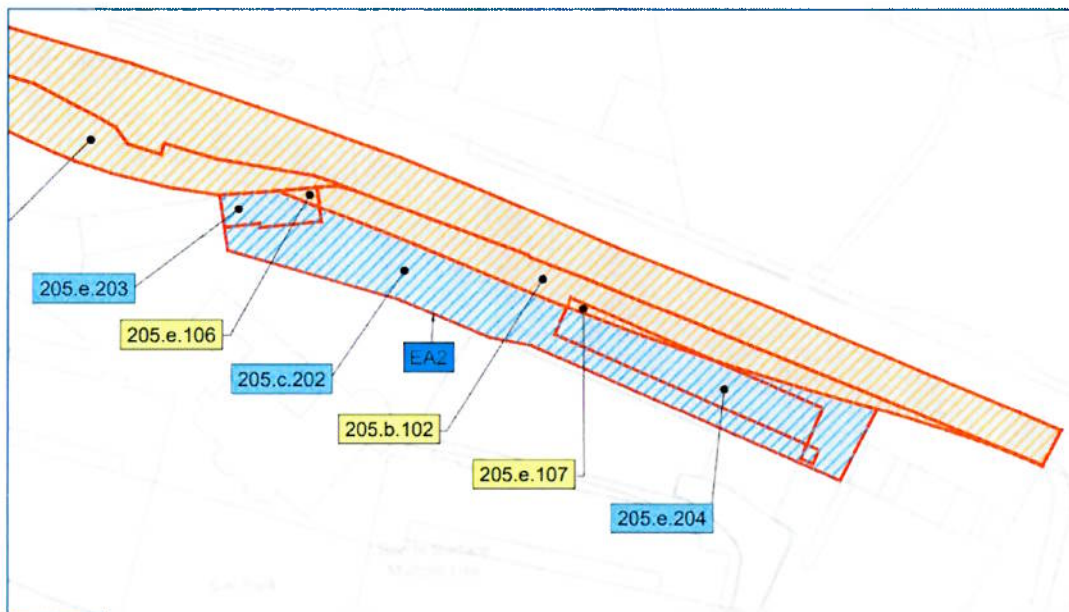


Figure 3: Screenshot of drawing no. BCGDR-SM-205.1

Table 1: Description of Woodlands Campus CPO lands from Compulsory Purchase Order and Schedules

Lands to be compulsorily acquired		Lands to be temporarily acquired	
205.b.102	School Grounds, Access Road & Carpark owned by HSE (402.69sqm)	205.c.202	School Grounds, Access & Carpark owned by HSE (846.70 sqm)
205.e.106	Building owned by HSE (12.3sqm)	205.e.203	Building owned by HSE (88.7sqm)
205.e.107	Building owned by HSE (26.9sqm)	205.e.204	Building owned by HSE (315.80sqm)
Private rights to be temporarily restricted or otherwise interfered with			
EA2	All private rights within the area shaded blue and labelled "EA1 and EA2" on the deposit map reference BCGDR-DM-01 associated with plot references 205.a.201, 205.c.202, 205.e.203 and 205.e.204 as described in Part II of the Schedule.		

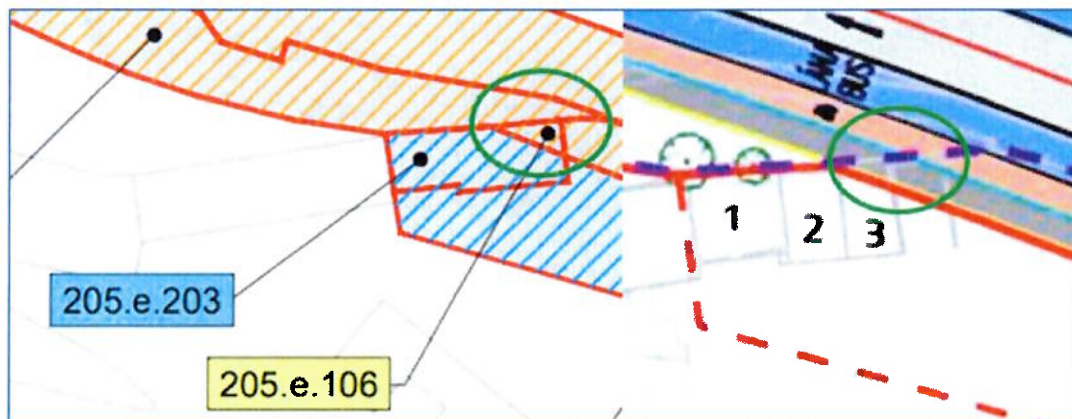


Figure 4: Comparison of BusConnects CPO mapping and the current Woodlands Campus

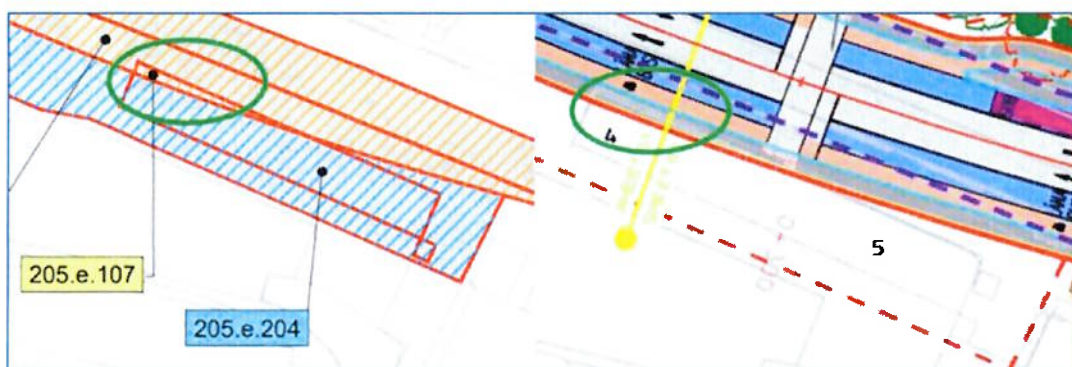


Figure 5: Comparison of BusConnects CPO Mapping and the current Woodlands Campus

A review of the CPO maps has identified discrepancies regarding the designation of land take—temporary versus compulsory—within the Woodland Campus. Figures 4 and 5 (as referenced above) show that portions of Building/Unit 3 and Building/Unit 4 appear to fall within areas marked as both temporary and compulsory land take (highlighted in green). The HSE is seeking clarification on the exact status of the land take in these locations. Additionally, further details are requested regarding the full reinstatement/replacement of these buildings and the associated compensation for any disruption and temporary cessation of activities currently being undertaken within them by the Brothers of Charity who operate the service.

Following a review of the documentation and mapping submitted as part of the CPO application, MKO notes that areas designated for temporary land take are to be reinstated to their original condition. The HSE requests that the BusConnects Dublin Road Galway Project facilitates a consultation with HSE in relation to these matters, and that Method Statements for the reinstatement of temporary land take areas are submitted for review and approval prior to the commencement of development works.

#### 4.1.1 Operational Activity

With regard to the previously raised concerns regarding the temporary and compulsory acquisition of Buildings/Units 3 and 4, our client seeks further clarification on how the BusConnects Project intends to manage its interface with the Woodlands Campus during the construction phase. Specifically, assurances are requested regarding the protection of ongoing operations and the maintenance of security within the campus throughout the project's duration. Given the potential for disruption and associated risks, it is essential that a comprehensive plan be developed to mitigate any negative impacts on day-to-day activities, established security measures, and overall campus safety. Our client further requests that this plan be provided in advance to ensure that appropriate precautions are in place to avoid operational disruptions or security breaches during the delivery of the project.

## 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 healthcare services. However, while the HSE welcomes the project, it wishes to highlight a number of important concerns raised in this submission. Accordingly, a summary of each of the points are as follows:

- HSE acknowledges the boundary treatment proposals, but requests reassurance that consultation efforts will be made with the HSE, and that Method Statements are reviewed and approved prior to commencement of development.
- HSE seeks clarification on the discrepancies regarding the designation of land take—temporary versus compulsory—within the Woodland Campus.
- Clarification is requested regarding the management of the interface with the Woodlands Campus during the delivery of the project and the intended mitigation measures to protect the daily operations of the campus.
- Temporary and permanent compensation is required to support day to day operation of the business by BOC arising from disruption associated with temporary and permanent works.

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 scheme.

