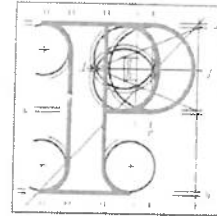


**Our Case Number:** ABP-321882-25

**Your Reference:** Duggan Supermarkets Limited



**An  
Bord  
Pleanála**

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

**Date:** 14 April 2025

**Re:** Busconnects Galway: Dublin Road Development, Compulsory Purchase Order No BCGDR-CPO-001-2025  
Dublin Road, County Galway

Dear Sir / Madam,

An Bord Pleanála has received your letter of objection in relation to the above mentioned compulsory purchase order.

In respect of same, please note that in circumstances where:

- (i) no objections are received by the Board within the period provided for making objections, or
- (ii) all objections made are subsequently withdrawn, or
- (iii) all objections made relate exclusively to matters which can be dealt with by a property arbitrator the Board will inform the local authority as appropriate and, in such circumstances, the local authority can itself confirm the order with or without modification or refuse to confirm the order in accordance with the provisions of section 216 of the Planning and Development Act, 2000, as amended.

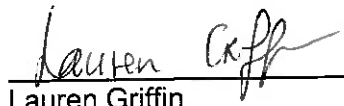
The Board has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. Accordingly, the Board will inform you on this matter in due course.

If you have any queries in the meantime please contact the undersigned officer of the Board at [aps@pleanala.ie](mailto:aps@pleanala.ie) Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

<b>Tel</b>	<b>Tel</b>	(01) 858 8100
<b>Glaó 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

CH02

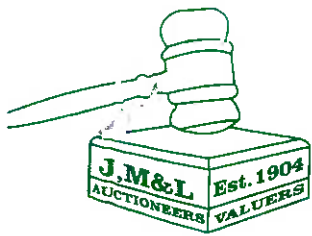
**Tell**  
**Glaó Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Ríomhphost**

**Tel**  
**LoCall**  
**Fax**  
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**Email**

(01) 858 8100  
1800 275 175  
(01) 872 2684  
[www.pleanala.ie](http://www.pleanala.ie)  
[bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
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# Joyce, Mackie & Loughheed

## AUCTIONEERS & VALUERS

I.P.A.V.  
MEMBER  
FIRM

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

An Bord Pleanála,  
Our ref: 64, Marlborough Street,  
Dublin, 1.

LDG-  
ABP-  
10 APR 2025  
Fee: € Type:  
Time: 9.08 By: Pst  
Your ref:

4 St. Vincent's Ave.,  
Woodquay, Galway.  
H91 KH58  
Tel: 091 562278  
Email: info@jmlgalway.com  
Web: jmlgalway.com

Re:- Bus Connects Galway Dublin Road Deveelopment C.P.O.  
Order no. BCGDR-CPO-001-2025.

Dear Sirs,

This agency is acting u8nder directions from Mr. Liam Duggan the owner of property at "Duggan's Renmore Centre, Dublin Road, Galway". Who recently received written correspondence from Galway City Council to the proposed effect of acquiring some of his lands at the above address for the proposed compulsory purchase of some of his property for the intended use as a bus corridor etc?

The Duggan's are a long time resident here at this address and prior to the present development taking place it was reasoned that the implication required a substantial input from the appropriate authorities in regard to the implications and design etc thereof. The Duggan's are resident since here since 1942 and have carried on business there in relative comfort and established reasonableness with their neighbours. Discussions were carried on and meetings did take place in regard to the intent. Galway City Planning Authorities pointed out at that time that the p-plot on this the retail development was intended to take place was insufficient for its then proposed development and that planning would be refused. It also came up with an alternative development plan that would be acceptable to it, this alternative plan was that a proposed aspect of the plan would be altered by accepting that a figure would be paid by Mr. Duggan to alter his plan and lodge a sum of money with the Council to abbreviate the need for the parking that was the cause of their decisions. So it acceptable to the City Council that money would be sufficient to override the need for the car park a seen by them and their advisers. The plot was seen as being too small for its intent and the money over sought its situation. This decision cannot be overstated and its reckoning cannot be over stated. This was a decision taken by Galway City Council and its intended meaning has been regarded as fully meaningful in the interim period.

The planning issues that have taken place in regard to the adjoining junction in the interim period have been many and have taken some consideration never being fully regarded as fully meaningful and beneficial to its problems and remain so today.

In the past eighty years have never sought responses from the City Authorities that were divergent to the Cities planning aspects, Yet today the City seems to believe that it might do whatever is required by it to oversee the partial destruction of the Duggan property to manage its own problems, ignore all matter that have occurred heretofore and simply acquire what it wants. It ignores its own decisions in regard to the management of planning in the past and that then its then planning application would not be passed without a monetary payment or reduction tot he aims sought.

Other matter that have occurred in the interim must also have their situation considered, the next two adjoining premises fronting unto the Old Dublin Road have been purchased with the intent of their being fully developed in accordance with the location. Consequently the situation has altered here considerably. When this proposed property acquisition as initially instigated it showed that the Duggan property was not required, this

propose development was dated 2020. If it was not required at that time why is it required now when no change has occurred? No explanation has been made in the interim to the Duggan's in regard to their inquiry at that time. (Per letter from them dated September 2020).

We now follow up on our client's directions to lodge an objection with you in regard to the proposed acquisition as it is possible that a definite decision would mitigate totally against their plans for further development of this immediate area. Accordingly we now lodge our objection herewith and stress that in the event you wish to presume proceeding with his matter based on the City application we must see what the Council will prepare a section prepared by accountants for the specific benefit of our client the proposed alternative application that might be permissible in this instance in the event the intended purchase might proceed. We will also require the names of suitably qualified authorities that might manage meaningful details on the proposed management of the property in the event the ground was to be acquired. We also require a plan showing how this development might continue to be used fully and professionally post acquisition, such a program to be provided by the City Council or whoever might be awarded such a job.

To ensure we are fully aware of your position in regard to this matter kindly respond and acknowledge our letter of objection, accept that the issues sought will be fully made aware of our interest and that we will have such sentiments ensure that we do not run out of time as the next aspect might be High Court

*Yours faithfully,*  
*Alan F. Kennedy*