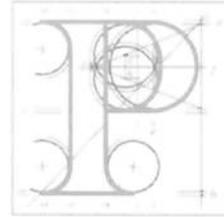


Our Case Number: ACP-323851-25

Your Reference: H2 Properties Unlimited Company



An
Coimisiún
Pleanála

APS Consulting Engineers
Lackagh
Turloughmore
Co. Galway
H65 HF43

Date: 16 January 2026

Re: Proposed construction of the Celbridge Hazelhatch Mobility Corridor
Celbridge Town, County Kildare

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

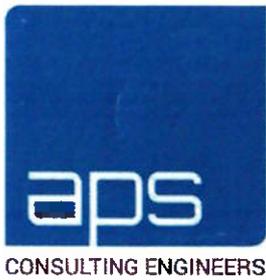
Kevin McGettigan

Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

AA02

Teil (01) 858 8100
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64 Sráid Maoilbhríde 64 Marlborough Street
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E: info@apsconsulting.ie
W: www.apsconsulting.ie

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

02nd January 2026

Re: Submission on The Celbridge Hazelhatch Mobility Corridor Section 177 AE Planning Application by H2 Properties unlimited Company.

Dear Sirs,

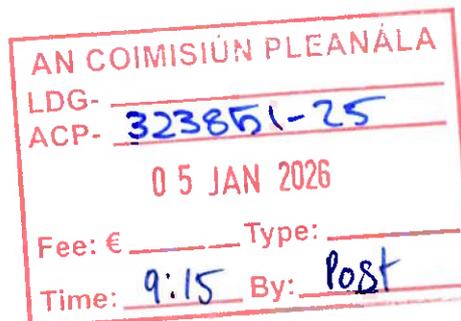
On behalf of our client, H2 Properties Unlimited Company, please find enclosed a submission on the Celbridge Hazelhatch Mobility Corridor Section 177 AE Planning Application.

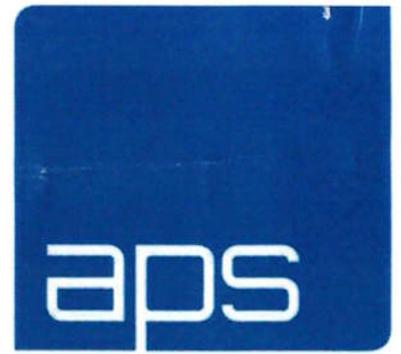
I trust the enclosed is in order, should you require anything further please get in touch.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony Scarry'.

Anthony Scarry
Chartered Engineer
B.Eng, C.Eng, MIEI





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Submission to An Coimisiún Pleanála

The Celbridge Hazelhatch Mobility
Corridor Section 177 AE Planning
Application

H2 Properties Unlimited Company

Project Details

Client: H2 Properties Unlimited Company

Project Name: Planning Submission – Celbridge Hazelhatch
Mobility Corridor

Project Number: 2653

Applicant Name: Kildare County Council

Development: The Celbridge Hazelhatch Mobility Corridor Section
177 AE Planning Application

Document Title: Submission to An Coimisiún Pleanála

Prepared by: Anthony Scarry *B.Eng, C.Eng, MIEI*

Introduction

We, APS Consulting Engineers of Lackagh, Turloughmore, Co. Galway, are instructed by our clients, H2 Properties Unlimited Company, c/o Corrib Oil Unlimited Company, EBI House, Galway Technology Park, Parkmore, Galway, to make this observation to An Coimisiún Pleanála in relation to the Celbridge Hazelhatch Mobility Corridor Section 177 AE Planning Application which concerns lands owned by H2 Properties Unlimited Company.

Our clients have a material interest in this application as lands in their ownership and are included within the application boundary. It is also proposed, as part of the scheme, that some of the lands within their ownership will be subject to both temporary and permanent CPO.

Our clients would like to highlight that they have no objection to the scheme as a whole and are supportive of any scheme that promotes more sustainable forms of transport and improves infrastructure within the town.

However, our clients cannot accept the proposal in its current design owing to the potential for significant harmful impacts it may have on the continued day to day operation and the viability of their existing business.

We would ask the Commission to note that our clients expressed their concerns regarding the proposal during the limited engagement with Kildare County Council prior to the application.

We set out below their concerns in relation to the proposed scheme.

Introduction & Background

The subject site is located on the Clane Road Celbridge. The site comprises a petrol station forecourt, convenience shop, 2 No. apartments, service area, carwash and ancillary facilities. The subject site is accessed via an existing right of way leading from the Clane Road to the subject site. It is proposed that the existing right of way will be extinguished as part of the proposal and a new entrance will be provided to the south of the existing access point. This will result in changes to the existing traffic movements into and within the applicant's site.

Planning History

The commercial nature of the site is long established, and it has been used as a service station for an extended period of time. The site has been subject to a number of planning applications as outlined below:

PL Ref 01/958 – Permission granted on the 01st May 2002 for local shop and petrol station with staff accommodation.

PL Ref 08/835 – Permission granted on the 14th October 2008 for extension of the existing shop to provide additional sales area, a seating area for food consumption and a new storeroom to the rear.

PL Ref 16/886 – Permission granted on the 16th June 2017 for retention of alterations and extensions to existing petrol filling station and shop.

PL Ref 18/731 – Permission granted on the 22nd October 2018 for retention of existing exit only arrangement.

Observation

It is considered that the application does not take full account of the effects of the proposed development on lands which lie outside of the development boundary, but which are materially affected by the development.

The proposed development has the potential to affect our client's compliance with existing planning permissions, including conditions attached to same. It is not clear if the granting of permission and carrying out of the proposed works will require our client to make applications to regularise the revised layout of the traffic movements within the site.

Our client's property is comprised of a petrol filling station. The operation of petrol stations is licensed under the *Dangerous Substances (Flammable Liquids and Fuels Retail Stores) Regulations, 2019*.

Changes to the traffic layout of the petrol station, such as those proposed under this development, constitute "Major Works" as defined by the regulations. The petrol station licensee will be required, under the regulations, to make a new application for an amended licence no later than 60 days prior to the commencement of the works. This application will be required to be accompanied by a risk assessment detailing how any new or modified hazards will be mitigated. The granting of an amended licence will be at the discretion of the licensing authority.

It is not evident, from the application documents presented, if any assessment of the risks associated with the proposed changes to the traffic arrangements within the petrol filling station have been carried out. This includes both risk of injury and risks to the environment. The lack of any such detailed assessment represents an unacceptable risk to the future operation our client's business. We would ask that the proposed changes to the traffic arrangements within the petrol filling station as a result of the proposed development are fully assessed by a competent authority and the at the impacts on the safe operation of the site are fully considered including the risk of injury and risk to the environment.

In order to fully assess the impacts of the proposed changes to the access and traffic arrangements in regard to the licensing of the premises the following further investigation are recommended.

- A detailed survey of the existing structures, fuel storage & dispensing infrastructure and drainage systems should be carried out.
- A swept path analysis should be carried out for vehicles accessing and egressing the dispensing locations, car parking and carwash.
- A swept path analysis should be carried out for a fuel delivery tanker carrying out fuel deliveries to the property.

No information has been provided in relation to the methodology for carrying out the proposed works in the vicinity of the petrol station. It is understood that the carrying out of major civil engineering works will have some impacts on the business however, it is not clear that the works can be carried out, within a live petrol filling station, in safe manner without having serious impacts on the operation of the business. Should it be the case that the work cannot be carried out without a temporary closure

of the site this would need to be included in the application and associated compulsory purchase order.

Conclusion

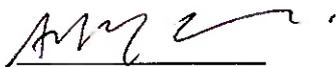
Our client believes that the proposed development in its current design iteration has potential to negatively impact on the safe operation of the petrol filling station and the continued viability of the long-established business.

It is not clear from the application documentation presented if the proposed development can be carried out in a safe manner and it is considered that the granting of a permission where such uncertainties exist would not constitute proper planning.

We would ask that the Commission has regard to the issues raised in making its decision and that it would engage in meaningful consultation with affected landowners as part of the determination of this application, including if it sees fit, an oral hearing.

We look forward to the decision of the Commission and should you require any further clarification on any of the foregoing, please do not hesitate to contact myself.

Yours sincerely,



Anthony Scarry

B.Eng, C.Eng, MIEI