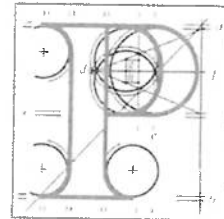


Our Case Number: ACP-324272-26



**An
Coimisiún
Pleanála**

Ardosent Ltd t/a Thomas Keys & Sons Letterkenny
c/o Kelvin Keys
1 Thorn Road
Magherennan
Letterkenny
Co. Donegal

Date: 25 August 2026

Re: Proposed TEN-T Priority Route Improvement Project
all routed along the electoral divisions of Dooish, Stranorlar, Convoy, Lettermore, Magheraboy,
Letterkenny Rural, Manorcunningham, Kincaig, Treantaghmucklagh, Feddyglass, Clonleugh
North, and Clonleugh South, all in County Donegal

Dear Sir / Madam,

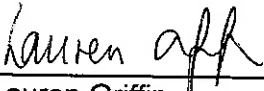
An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed road development and will take it into consideration in its determination of the matter.

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

If you have any queries in relation to this 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,


Lauren Griffin
Executive Officer
Direct Line: 01-8737244

HA02C

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Teil
Glaio Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Validation Checklist

Lodgement Number : **LDG-090090-26**
Case Number: **ACP-324272-26**
Customer: **Ardosent Ltd t/a Thomas Keys & Sons Letterkenny**
Lodgement Date: **06/07/2026 09:15:00**
Validation Officer:
PA Name: **Donegal County Council**
PA Reg Ref:
Case Type: **Local Authority Road Development**
Lodgement Type: **Observation / Submission**



Validation Checklist	Value
Confirm Classification	Confirmed - Correct
Confirm ABP Case Link	Confirmed-Correct
Fee/Payment	Valid – Correct
Name and Address available	Yes
Agent Name and Address available (if engaged)	Not Applicable
Subject Matter available	Yes
Grounds	Yes
Sufficient Fee Received	Yes
Received On time	Yes
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes

Run at: 25/08/2026 10:35

Run by: Lauren Griffin

Lodgement Cover Sheet - LDG-090090-26

Details

Lodgement Date	06/07/2026
Customer	Ardosent Ltd t/a Thomas Keys & Sons Letterkenny
Lodgement Channel	Post
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Categorisation

Lodgement Type	Observation / Submission
Section	SIDs/LAPs

Fee and Payments

Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro
Fee Paid	0.00
Refund Amount	0.00

Observation



Lodgement ID	LDG-090090-26
Map ID	
Created By	Lauren Griffin
Physical Items Included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	

PA Name	Donegal County Council
Case Type (3rd Level Category)	Local Authority Road Development

Observation/Objection Allowed?	
Payment	
Related Payment Details Record	

PA Case Number	
PA Decision Date	
County	
Development Type	
Development Address	all routed along the electoral divisions of Doolish, Stranorlar, Convoy, Lettermore, Magheraboy, Letterkenny Rural, Manorcunningham, Kinraigy, Treantaghmucklagh, Feddyglass, Clonleugh North, and Clonleigh South, all in County Donegal
Appellant	
Supporting Argument	na

Development Description	Proposed TEN-T Priority Route Improvement Project, all routed along the electoral divisions of Doolish, Stranorlar, Convoy, Lettermore, Magheraboy, Letterkenny Rural, Manorcunningham, Kinraigy, Treantaghmucklagh, Feddyglass, Clonleugh North, and Clonleigh South, all in County Donegal
Applicant	
Additional Supporting Items	

Ardosent Ltd.,
1 Thorn Road,
Magherennan,
Letterkenny,
Co. Donegal

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01V902

AN COIMISIÚN PLEANÁLA	
LDG-	088 978 - 26
ACP-	
06 JUL 2026	
Fee: € 50	Type: <i>Chg</i>
Time: 9:15	By: <i>Keay post</i>

3rd July 2026

RE: **ACP Ref 324272 Donegal County Council – Ten-T Priority Route improvement Project, Donegal Compulsory Purchase Order 2026**

A Chara,

We are an affected landowner in the above-mentioned CPO scheme currently submitted by Donegal County Council, namely Landowner Ref: 2091 Ardosent Ltd., and we wish to object to the CPO of our lands included in this.

We have been operating a busy retail site at the junction of the N56 and the R245 at Ballyraine F92F9DR since 1983, trading as Thomas Keys & Sons Letterkenny. The family run business includes Car and Light Commercial Sales & Servicing, Car Washing and Valeting, Filling Station including HGVs and a self-service laundrette. There are also currently available units for rent.

We display our stock for sale along the front of our premises along with the filling station and laundrette, all facing onto the roundabout junction of R245 and N56. The workshop facilities and entrance are at the rear of the building facing the N56 road.

We currently enjoy full access from both our front and rear entrances, with left and right turns into and out of both entrances.

The CPO as proposed involves taking a large portion of land at the front of our site facing the junction of N56 and R245 (REF: 2091 C.101, 2019 C.102 & 2091 F.104). We cannot allow this to happen. This part of our site is where we display our vehicles for sale (per

attached document "Photo 1"). Taking this part of our site would have a severely detrimental effect on our business. Without this area to display our stock the future viability of our business would be in doubt, placing our livelihood and staff jobs in jeopardy.

Ease of access as we currently have is essential due to the high-volume retail nature of our business especially in relation to the filling station and HGV pump sales. Our business requires maintaining left and right turns into and out of our site on both our front and rear entrances. This is an absolute necessity especially in relation to safe movements for deliveries.

I believe that the design of the proposed junction could be better positioned to have less impact on our long-established business and utilise more land opposite us in the derelict "old Donegal Creameries" site. In short there are alternatives to taking part of our site that is fully in use and an essential part of our business for the last 40 years plus.

In the CPO document we received, plot ref 2091 F.104 is referenced as "part of public road". We refute that; this land is our land and is kerbed and is a properly maintained grass area used for displaying vehicle stock with half of it gravel filled for display purposes. It has been this way and used in our business for over 40 years. It can only be classified as commercial land and not part of public road. See attached document "Photo 2".

Plot Ref: 2091 C.103 refers to land at the rear of our premises facing onto "Middle Road" N56. I cannot fathom how this is possibly needed, even temporarily. This involves taking away the only access we have onto the N56 and blocking the only access we have into our busy workshop. We cannot give up this area even temporarily as we would have no access to our workshop. Neither would we be able to get HGV deliveries and sales to and from the filling station as the rear access to N56 is essential. There is no possibility of our business operating with plot 2091 C.103 unavailable to us. See attached document "Photo 3".

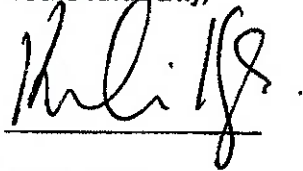
There is no reason why this area would be needed even temporarily and no one in Donegal County Council has ever mentioned needing this area. There are many alternatives locally if working storage areas or yard facilities are needed e.g. the old Unifi site 300yards along the N56 from us, the council yard at Ballyraine or the council yard at Neil T Blaney road.

We are keen to see progress with this proposed project having facilitated the recent "active travel works" at this junction, but the position and design of this new roundabout and the resulting CPO in its current form will have major adverse consequences for the future viability of our business, our livelihood and that of our future generations and staff.

In fact, the uncertainty surrounding this project has paused our plans for growth of the business, as this proposed CPO will reduce our physical footprint as well as stifle our existing businesses, if not close them.

As such, we must object to the CPO as reasoned above.

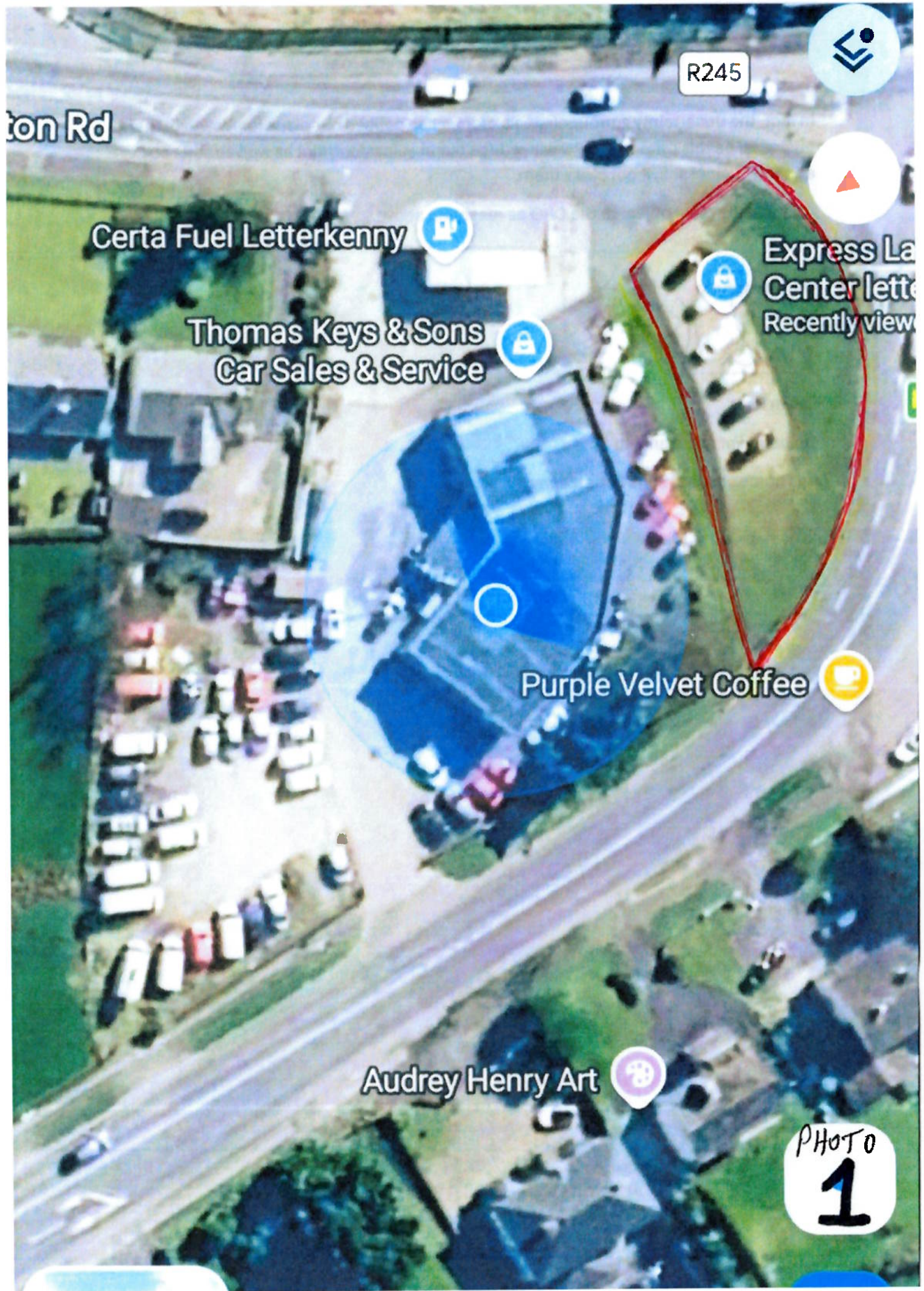
Yours faithfully,

A handwritten signature in black ink, appearing to read 'Kelvin Keys', written over a horizontal line.

Kelvin Keys

On behalf of Ardosent Ltd

t/a Thomas Keys & Sons Letterkenny



ton Rd

R245

Certa Fuel Letterkenny

Thomas Keys & Sons
Car Sales & Service

Express La
Center lette
Recently view

Purple Velvet Coffee

Audrey Henry Art

PHOTO
1

Photo 2



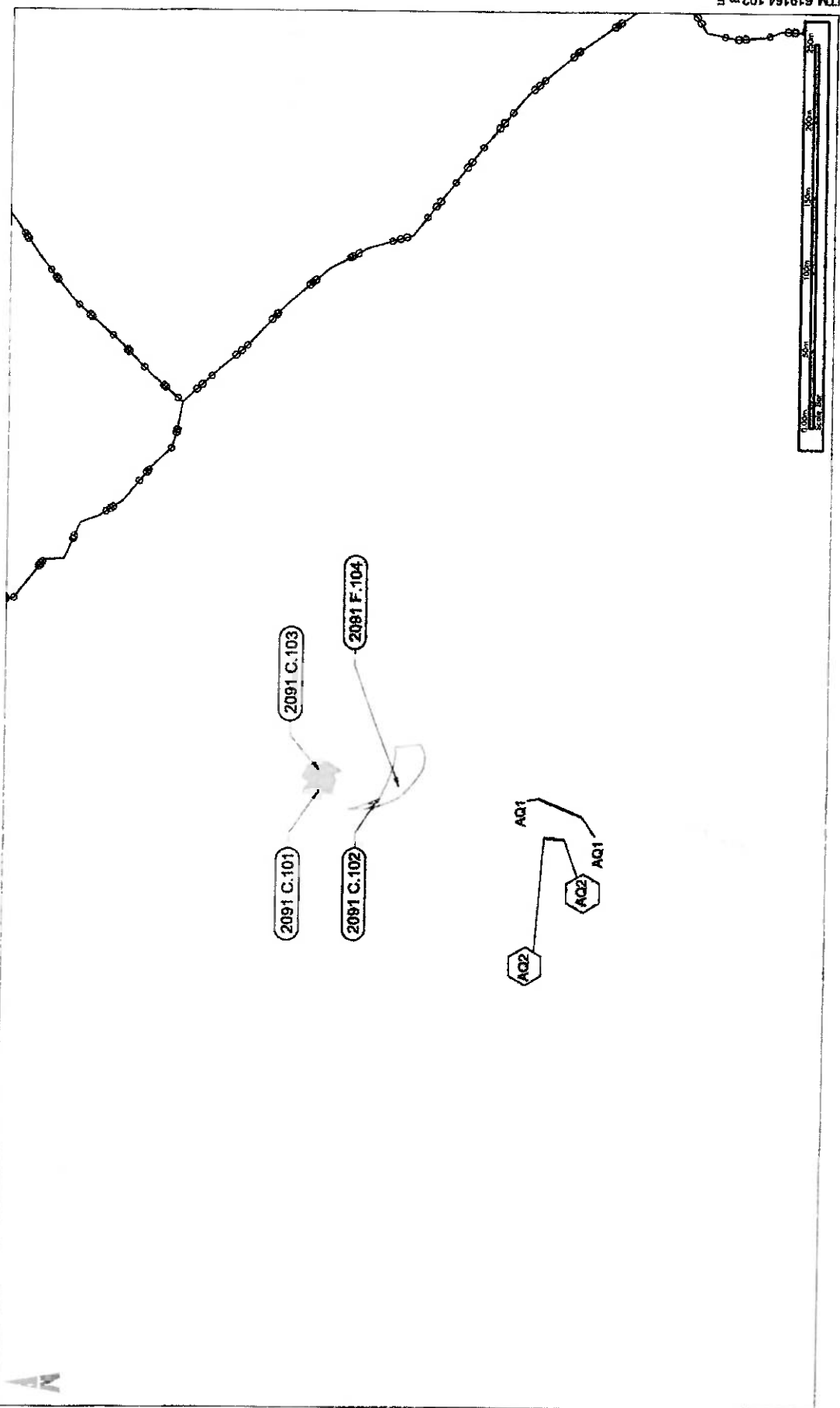
Photo 3



27/10/20



ITM 618252.065 m E



ITM 911793.501 m N

TOTAL AREA (Ha): 0.0760

TOTAL AREA (m²): 0.0331[illegible]

