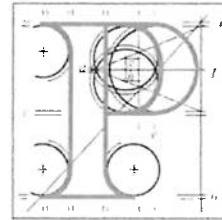


Our Case Number: ACP-324272-26



An
Coimisiún
Pleanála

Niche Resourcing Limited
c/o Brendan Toner
Unit 2
Roe House
Bonagee
Co. Donegal
F92 NHT0

Date: 20 July 2026

Re: Proposed TEN-T Priority Route Improvement Project
all routed along the electoral divisions of Dooish, Stranorlar, Convoy, Lettermore, Magheraboy,
Letterkenny Rural, Manorcunningham, Kinraigy, 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,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

HA02C

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Láithreán Gréasáin	Website	www.pleanala.ie
Riomphost	Email	communications@pleanala.ie

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

Teil
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Dublin 1
D01 V902



An
Coimisiún
Pleanála

SID Online Observation

Online Reference
SID-OBS-005720

Online Observation Details

Contact Name
Brendan Toner

Lodgement Date
09/07/2026 16:05:53

Case Number / Description
Donegal County Council (TEN-T Priority Route Improvement Project, Donegal) Compulsory Purchase Order 2026

Payment Details

Payment Method
Online Payment

Cardholder Name
brendan toner

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€

Lodgement No

LDG—

Reason for Refund

Documents Returned to Observer

☐

Yes

☐

No

Request Emailed to Senior Executive Officer for Approval

☐

Yes

☐

No

Signed

EO

Date

Finance Section

Payment Reference

ch_3TrJWOB1CW0EN5FC0Ae6lzaX

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

Niche Resourcing Limited
Unit 2, Roe House,
Bonagee,
Letterkenny, Co. Donegal,
F92 NH T0
T: 089 478 2529
E: brendan@audit-international.com

9 July 2026

By email: laps@pleanala.ie

An Bord Pleanála

64 Marlborough Street

Dublin 1

D01 V902

Re: Objection to the Road Scheme Layout & Design – Donegal County Council (TEN-T Priority Route Improvement Project – Donegal)

Project Section: N56/N13 Letterkenny to Manorcunningham (including the Bonagee Link)

Property Affected: Unit 2, Roe House, Bonagee, Letterkenny, Co. Donegal, F92 NHT0

Dear Sir/Madam,

I am writing to formally object to the proposed road scheme layout and alignment for the TEN-T Priority Route Improvement Project, specifically regarding the N56/N13 Letterkenny to Manorcunningham / Bonagee Link section, insofar as the proposed map and layout disastrously impact my property and business hub at Unit 2, Roe House, Bonagee.

While I understand the broader infrastructure goals of the TEN-T project, the current proposed "road map" and layout will effectively decimate a well-established commercial ecosystem, rendering seven years of heavy financial investment entirely lost.

We have invested in the building significantly over the last 7 years and now host multiple businesses here including medical centres, a multinational healthcare provider, car parts store, lighting distributors as well as our own business which trades internationally among many others in the building.

Most, if not all, of these businesses would suffer significantly if the proposed road layout were to proceed as currently designed, resulting in a substantial loss of revenue to them and a total loss of our capital investment going forward

I object to the current layout based on the following grounds:

1. Grounds of Objection

1.1 Severe Restriction of Access and "Locking In" of the Property

The proposed layout radically alters the existing road network in a manner that effectively traps and "locks in" Roe House. By cutting off or severely convoluting the current direct access routes, the layout creates an untenable bottleneck for our staff, clients, and the multiple business tenants operating within the building. Commercial viability relies entirely on seamless, intuitive access; this layout strips that away.

1.2 Destructive Reduction in Passing Traffic and Connectivity

While the proposed scheme notes that the current access road will become "quieter" due to traffic diversion onto the improved routes, this design choice is highly detrimental to our location. It relegates an active, highly accessible commercial hub into an isolated, hard-to-reach pocket. The layout fails to provide an adequate, high-functioning connection between the new road design and our premises, leaving us economically severed from Letterkenny.

1.3 Decimation of an Established Commercial Hub and Total Loss of Investment

Over the past seven years, significant capital, time, and resources have been invested into transforming Unit 2, Roe House into a thriving, two-floor multi-tenant commercial hub. It currently houses multiple independent businesses, their employees, and an established customer base. The primary reason these tenants chose Roe House is its highly accessible, strategic location. By implementing a layout that restricts access and isolates the building, the Council will effectively dismantle this functioning commercial ecosystem. This will result in a total loss of our seven-year investment and likely force the displacement of multiple businesses.

1.4 Failure to Consider Less Disruptive Layout Alternatives

The Council has failed to demonstrate that alternative road alignments or junction designs were fully explored to mitigate the devastating impact on established businesses at Bonagee. A modified layout or a more sophisticated access design could achieve the project's transit goals without destroying the operational viability of Roe House.

2. Request

For the reasons set out above, I respectfully request that An Bord Pleanála:

- **(a)** Refuse to approve the current road layout and maps unless and until Donegal County Council modifies the design to guarantee direct, unhindered, and high-functioning access to Roe House.
- **(b)** Require the Council to host a consultative design meeting with us to allow for direct commercial input, ensuring our property's layout and positioning are safely integrated into any finalized road layout.
- **(c)** Require the Council to submit an altered junction or access-road design that prevents the economic isolation and "locking-in" of our commercial hub.
- **(d)** Afford me the opportunity to be heard in person, including at any upcoming oral hearing held in relation to this scheme.

I would be grateful if you could acknowledge safe receipt of this objection.

Yours faithfully,

Brendan Toner

Director

Niche Resourcing Limited