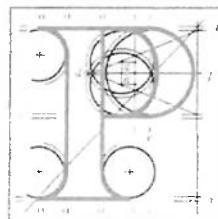


Our Case Number: ACP-324272-26

Your Reference: O'Donnell Enterprises Limited



An
Coimisiún
Pleanála

O'Donnell Property Consultants
c/o Martin P. O'Donnell
17 Corrig Road
Sandyford Business District
Dublin 18
D18 N6K8

Date: 24 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,

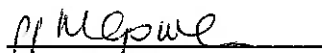
An Coimisiún Pleanála has received your recent submission in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter.

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
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

Muirin Gowen

From: LAPS
Sent: Monday 13 July 2026 10:41
To: Eimear Reilly
Subject: FW: Objection to Donegal County Council (TEN-T Priority Route Improvement Project, Donegal) Compulsory Purchase Order 2026 – Plot No. 2183
Attachments: 1. 26.07.10 Objection Submission to ACP - Donegal CPO.pdf

From: Martin O'Donnell <Martin@odonnell.ie>
Sent: Friday 10 July 2026 16:42
To: LAPS <laps@pleanala.ie>
Subject: Objection to Donegal County Council (TEN-T Priority Route Improvement Project, Donegal) Compulsory Purchase Order 2026 – Plot No. 2183

You don't often get email from martin@odonnell.ie. [Learn why this is important](#)

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/Madam,

Please find attached a submission on behalf of O'Donnell Enterprises Limited in relation to the proposed Donegal County Council (TEN-T Priority Route Improvement Project, Donegal) Compulsory Purchase Order 2026.

The submission relates specifically to the proposed permanent acquisition of Plot No. 2183 C.102.

While our client acknowledges the strategic importance of the proposed infrastructure project and does not object to the scheme in principle, it is our position that the permanent acquisition of Plot No. 2183 C.102 has not been demonstrated to be necessary for the purposes of the development.

We note that Donegal County Council has recently indicated its willingness to consider the acquisition of Plot No. 2183 C.102 on a temporary basis rather than permanently, subject to certain conditions. However, in the absence of any formal agreement or amendment to the CPO documentation, our client must maintain and preserve its objection to the compulsory acquisition of these lands.

The attached submission outlines the basis upon which our client contends that:

- Plot No. 2183 C.102 is not required permanently for the purposes of the scheme;
- Retention and subsequent return of the lands would facilitate the reinstatement of our client's business;
- Such an approach would reduce the compensation consequences arising from the scheme; and
- Any acquisition of Plot No. 2183 C.102 should, if required at all, be temporary only, with the lands returned to our client unencumbered and capable of future development.

We respectfully request that the Commission take the contents of the enclosed submission into consideration when determining whether to confirm the Order and, if so, whether modifications should be applied in respect of Plot No. 2183 C.102.

Should the Commission require any further information, clarification or supporting documentation, we would be pleased to provide same.

Yours faithfully,

Martin



O'DONNELL
PROPERTY CONSULTANTS

Martin P. O'Donnell

B.A. (Econ), F.S.C.S.I., F.R.I.C.S.

Chartered Valuation Surveyor, Arbitrator & Mediator

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O'DONNELL
PROPERTY CONSULTANTS

OBJECTION SUBMISSION TO AN COIMISIÚN PLEANÁLA

**Donegal County Council (TEN-T Priority Route Improvement
Project, Donegal) Compulsory Purchase Order 2026**

Objector: O'Donnell Enterprises Limited

Landowner Reference: Plot 2183

Affected Lands: Plot Nos. 2183 C.101 and 2183 C.102

Location: Ballyraine, Letterkenny, Co. Donegal

10TH JULY 2026



OBJECTION SUBMISSION TO AN COIMISIÚN PLEANÁLA

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

Objector: O'Donnell Enterprises Limited

Landowner Reference: Plot 2183

Affected Lands: Plot Nos. 2183 C.101 and 2183 C.102

Location: Ballyraine, Letterkenny, Co. Donegal

1. Introduction

I act on behalf of O'Donnell Enterprises Limited, owner and occupier of lands comprised within Plot No. 2183, and I am instructed by the two shareholders and directors, Alex and Charlie O'Donnell. This submission constitutes a formal objection to the confirmation of the Donegal County Council (TEN-T Priority Route Improvement Project, Donegal) Compulsory Purchase Order 2026 insofar as it relates to the proposed permanent acquisition of Plot No. 2183 C.102.

This objection is made notwithstanding recent correspondence from Donegal County Council indicating a willingness to consider the acquisition of Plot No. 2183 C.102 on a temporary basis rather than permanently. To date, no binding agreement has been reached and no amendment has been made to the CPO documentation before An Coimisiún Pleanála. Accordingly, it is necessary for our client to maintain and preserve its objection.

2. Background

Our client's lands form part of an established commercial holding at Ballyraine, Letterkenny from which a longstanding business has operated.

Throughout the consultation process our client consistently sought to minimise the impact of the proposed road scheme upon its property and business.

Correspondence exchanged between the parties during 2022 and 2023 demonstrates that our client repeatedly proposed a solution whereby lands adjoining Plot No. 2134 (owned by Charlie O'Donnell personally) and Plot No. 2183 could be treated as a single ownership unit, thereby removing the necessity for the permanent acquisition of lands now identified as Plot No. 2183 C.102.

At that time Donegal County Council maintained that permanent acquisition was necessary, principally on the basis of land ownership, access and severance concerns.



However, significantly, the Council has now amended the CPO mapping and has subdivided the former Plot No. 2183 into two separate plots, namely:

- Plot No. 2183 C.101; and
- Plot No. 2183 C.102.

The subdivision of the lands appears to acknowledge that different treatment of these lands may now be possible. Furthermore, by correspondence dated 9th July 2026 the Council expressly indicated that it is prepared to consider amending the acquisition of Plot No. 2183 C.102 from permanent acquisition to temporary acquisition, subject to certain title and ownership matters being addressed.

3. Grounds of Objection

a) Plot No. 2183 C.102 is not required permanently for the purposes of the scheme

The objector submits that Plot No. 2183 C.102 is not required on a permanent basis for the construction, operation or maintenance of the proposed development. The Council's recent correspondence acknowledges the possibility that these lands may only be required temporarily to facilitate the construction phase of the project. The fact that the Council now accepts, at least in principle, that temporary acquisition may be sufficient materially undermines the justification for the permanent acquisition of these lands.

The objector therefore submits that, if the lands are required at all, they should be acquired temporarily only and returned to the owner upon completion of the construction works.

b) Failure to return Plot No. 2183 C.102 would unnecessarily extinguish the objector's business

As currently proposed, the compulsory acquisition would deprive the objector of lands that are critical to the continuation and reinstatement of its existing commercial operation in this location.

The permanent acquisition of Plot No. 2183 C.102 would effectively extinguish the objector's existing business and significantly increase the compensation consequences arising from the implementation of the scheme.

By contrast, the retention and subsequent return of Plot No. 2183 C.102 would provide the objector with an opportunity to construct replacement accommodation adjoining the retained lands and thereby re-establish and continue its business following completion of the road project.

This outcome is consistent with the principle of minimising disturbance and mitigating losses suffered by affected landowners.



c) Returning Plot No. 2183 C.102 would reduce the compensation burden on the State

The objector submits that the public interest is best served by facilitating the reinstatement of the existing business.

Allowing Plot No. 2183 C.102 to be returned following construction would materially reduce the level of compensation likely to arise from business extinction, relocation and disturbance.

The proposed modification would therefore achieve a more proportionate balance between the delivery of the public infrastructure project and the protection of private property rights.

d) The lands should be returned free from unnecessary encumbrances

Should An Coimisiún Pleanála be minded to confirm the Order, the objector respectfully requests that any confirmation be subject to a modification or recommendation that Plot No. 2183 C.102 be treated as a temporary acquisition only and that the lands be returned to the owner upon completion of the construction works.

The objector further requests that the lands be returned in a condition that allows their future development and beneficial use, free from unnecessary restrictions or encumbrances arising from the implementation of the scheme.

e) Proposed Landscaping Fronting Plot No. 2183

The Objector is concerned that the proposed landscaping, screening, earthworks or biodiversity planting associated with the proposed development may adversely impact the visibility and commercial profile of the motor sales business currently operating from Plot No. 2183.

The success and viability of the business is heavily dependent upon its visibility from the adjoining road network and from passing vehicular traffic. Any planting scheme incorporating substantial trees, raised berms, dense vegetation or other visual screening measures between the proposed road corridor and Plot No. 2183 would materially diminish the prominence of the business and adversely affect passing trade, customer awareness and future commercial viability.

The Objector submits that such an outcome would be unnecessary and disproportionate, particularly where the objectives of the landscaping strategy can be



achieved through lower-level planting and softer landscape treatments which do not obstruct visibility of the retained commercial property.

The Objector therefore respectfully requests that An Coimisiún Pleanála, in confirming the Order and associated development, require that any landscaping, biodiversity measures, screening or planting located between the proposed road and Plot No. 2183 be restricted to low-level planting only and designed so as not to materially obstruct visibility of the retained commercial premises from the public road network.

The Objector further submits that any landscaping proposals should be designed having regard to the continuing operation of the existing business and the need to maintain reasonable visibility and prominence of the premises following completion of the scheme.

Failure to adequately address this issue may result in avoidable and ongoing losses to the business, including loss of trade, loss of goodwill and loss of profitability. Such impacts would not only prejudice the Objector but would also potentially result in increased claims for compensation arising directly from the implementation of the development.

Accordingly, the Objector respectfully requests that any approval of the scheme be subject to a condition requiring that landscaping adjacent to Plot No. 2183 comprise low-level planting only and that no landscaping, screening, earth bunds or vegetation be permitted which would materially interfere with the visibility, profile or commercial presence of the retained motor sales business.

4. Conclusion

The objector fully recognises the strategic importance of the TEN-T Priority Route Improvement Project and does not object to the project in principle.

However, the objector respectfully submits that the permanent acquisition of Plot No. 2183 C.102 has not been demonstrated to be necessary. The Council's recent correspondence confirms that an alternative approach involving temporary acquisition is now actively under consideration.

In these circumstances, the objector requests that An Coimisiún Pleanála either:

1. Refuse to confirm the compulsory acquisition of Plot No. 2183 C.102 on a permanent basis; or
2. Confirm the Order only subject to modification providing that Plot No. 2183 C.102 be acquired temporarily and returned to the objector once construction of the project has been completed.



Such an approach would facilitate the delivery of the public infrastructure project while avoiding the unnecessary extinguishment of a longstanding local business and reducing the compensation burden that would otherwise fall upon the State.

Submitted on behalf of O'Donnell Enterprises Limited

Martin O'Donnell FRICS FSCSI FCI Arb

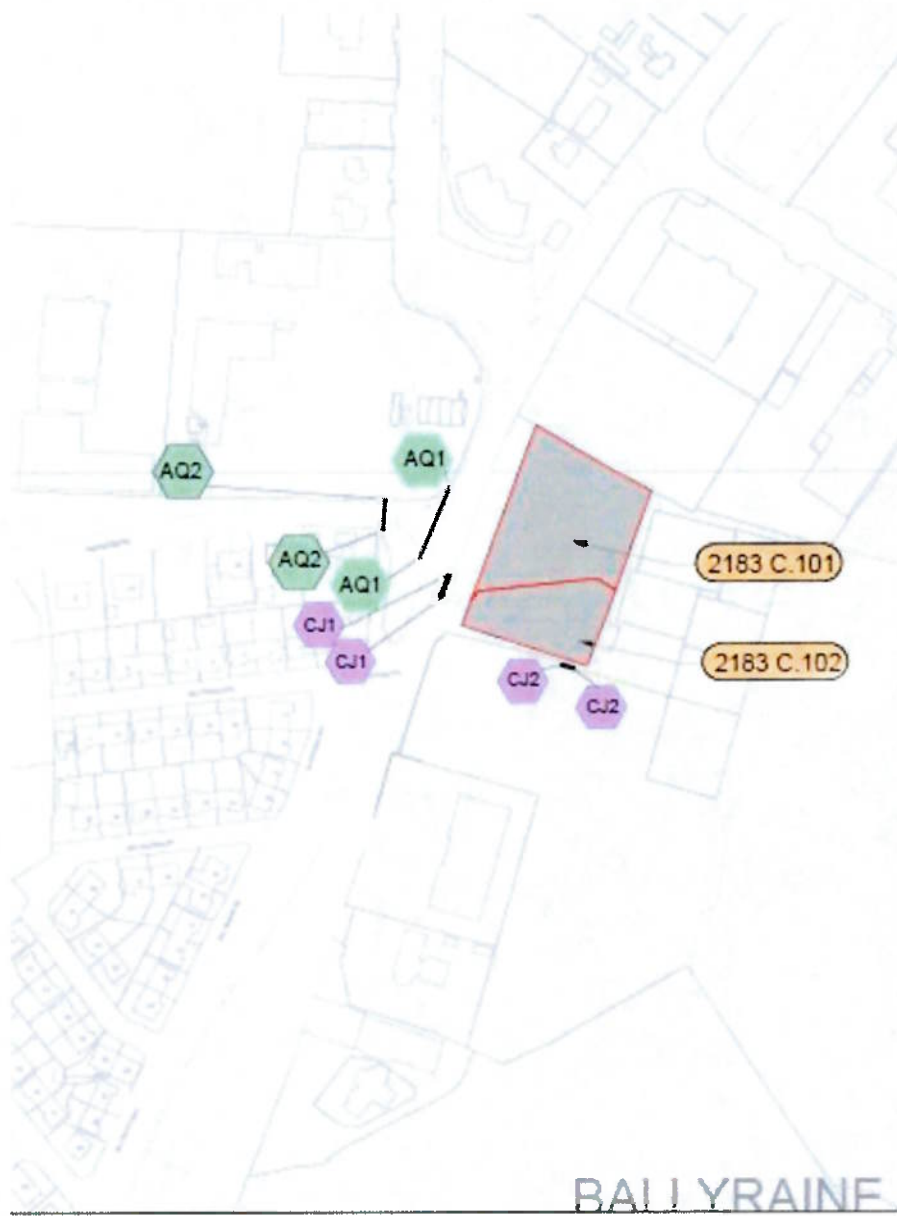
Chartered Valuation Surveyor

O'Donnell Property Consultants

Date : 10th July 2026



CPO Map with relevant Plot Nos.



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O'D O N N E L L
PROPERTY CONSULTANTS

OBJECTION SUBMISSION TO AN COIMISIÚN PLEANÁLA

**Donegal County Council (TEN-T Priority Route Improvement
Project, Donegal) Compulsory Purchase Order 2026**

Objector: O'Donnell Enterprises Limited

Landowner Reference: Plot 2183

Affected Lands: Plot Nos. 2183 C.101 and 2183 C.102

Location: Ballyraine, Letterkenny, Co. Donegal

10TH JULY 2026



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

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Location: Ballyraine, Letterkenny, Co. Donegal

1. Introduction

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This objection is made notwithstanding recent correspondence from Donegal County Council indicating a willingness to consider the acquisition of Plot No. 2183 C.102 on a temporary basis rather than permanently. To date, no binding agreement has been reached and no amendment has been made to the CPO documentation before An Coimisiún Pleanála. Accordingly, it is necessary for our client to maintain and preserve its objection.

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At that time Donegal County Council maintained that permanent acquisition was necessary, principally on the basis of land ownership, access and severance concerns.



However, significantly, the Council has now amended the CPO mapping and has subdivided the former Plot No. 2183 into two separate plots, namely:

- Plot No. 2183 C.101; and
- Plot No. 2183 C.102.

The subdivision of the lands appears to acknowledge that different treatment of these lands may now be possible. Furthermore, by correspondence dated 9th July 2026 the Council expressly indicated that it is prepared to consider amending the acquisition of Plot No. 2183 C.102 from permanent acquisition to temporary acquisition, subject to certain title and ownership matters being addressed.

3. Grounds of Objection

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The objector therefore submits that, if the lands are required at all, they should be acquired temporarily only and returned to the owner upon completion of the construction works.

b) Failure to return Plot No. 2183 C.102 would unnecessarily extinguish the objector's business

As currently proposed, the compulsory acquisition would deprive the objector of lands that are critical to the continuation and reinstatement of its existing commercial operation in this location.

The permanent acquisition of Plot No. 2183 C.102 would effectively extinguish the objector's existing business and significantly increase the compensation consequences arising from the implementation of the scheme.

By contrast, the retention and subsequent return of Plot No. 2183 C.102 would provide the objector with an opportunity to construct replacement accommodation adjoining the retained lands and thereby re-establish and continue its business following completion of the road project.

This outcome is consistent with the principle of minimising disturbance and mitigating losses suffered by affected landowners.



c) Returning Plot No. 2183 C.102 would reduce the compensation burden on the State

The objector submits that the public interest is best served by facilitating the reinstatement of the existing business.

Allowing Plot No. 2183 C.102 to be returned following construction would materially reduce the level of compensation likely to arise from business extinction, relocation and disturbance.

The proposed modification would therefore achieve a more proportionate balance between the delivery of the public infrastructure project and the protection of private property rights.

d) The lands should be returned free from unnecessary encumbrances

Should An Coimisiún Pleanála be minded to confirm the Order, the objector respectfully requests that any confirmation be subject to a modification or recommendation that Plot No. 2183 C.102 be treated as a temporary acquisition only and that the lands be returned to the owner upon completion of the construction works.

The objector further requests that the lands be returned in a condition that allows their future development and beneficial use, free from unnecessary restrictions or encumbrances arising from the implementation of the scheme.

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The Objector further submits that any landscaping proposals should be designed having regard to the continuing operation of the existing business and the need to maintain reasonable visibility and prominence of the premises following completion of the scheme.

Failure to adequately address this issue may result in avoidable and ongoing losses to the business, including loss of trade, loss of goodwill and loss of profitability. Such impacts would not only prejudice the Objector but would also potentially result in increased claims for compensation arising directly from the implementation of the development.

Accordingly, the Objector respectfully requests that any approval of the scheme be subject to a condition requiring that landscaping adjacent to Plot No. 2183 comprise low-level planting only and that no landscaping, screening, earth bunds or vegetation be permitted which would materially interfere with the visibility, profile or commercial presence of the retained motor sales business.

4. Conclusion

The objector fully recognises the strategic importance of the TEN-T Priority Route Improvement Project and does not object to the project in principle.

However, the objector respectfully submits that the permanent acquisition of Plot No. 2183 C.102 has not been demonstrated to be necessary. The Council's recent correspondence confirms that an alternative approach involving temporary acquisition is now actively under consideration.

In these circumstances, the objector requests that An Coimisiún Pleanála either:

1. Refuse to confirm the compulsory acquisition of Plot No. 2183 C.102 on a permanent basis; or
2. Confirm the Order only subject to modification providing that Plot No. 2183 C.102 be acquired temporarily and returned to the objector once construction of the project has been completed.



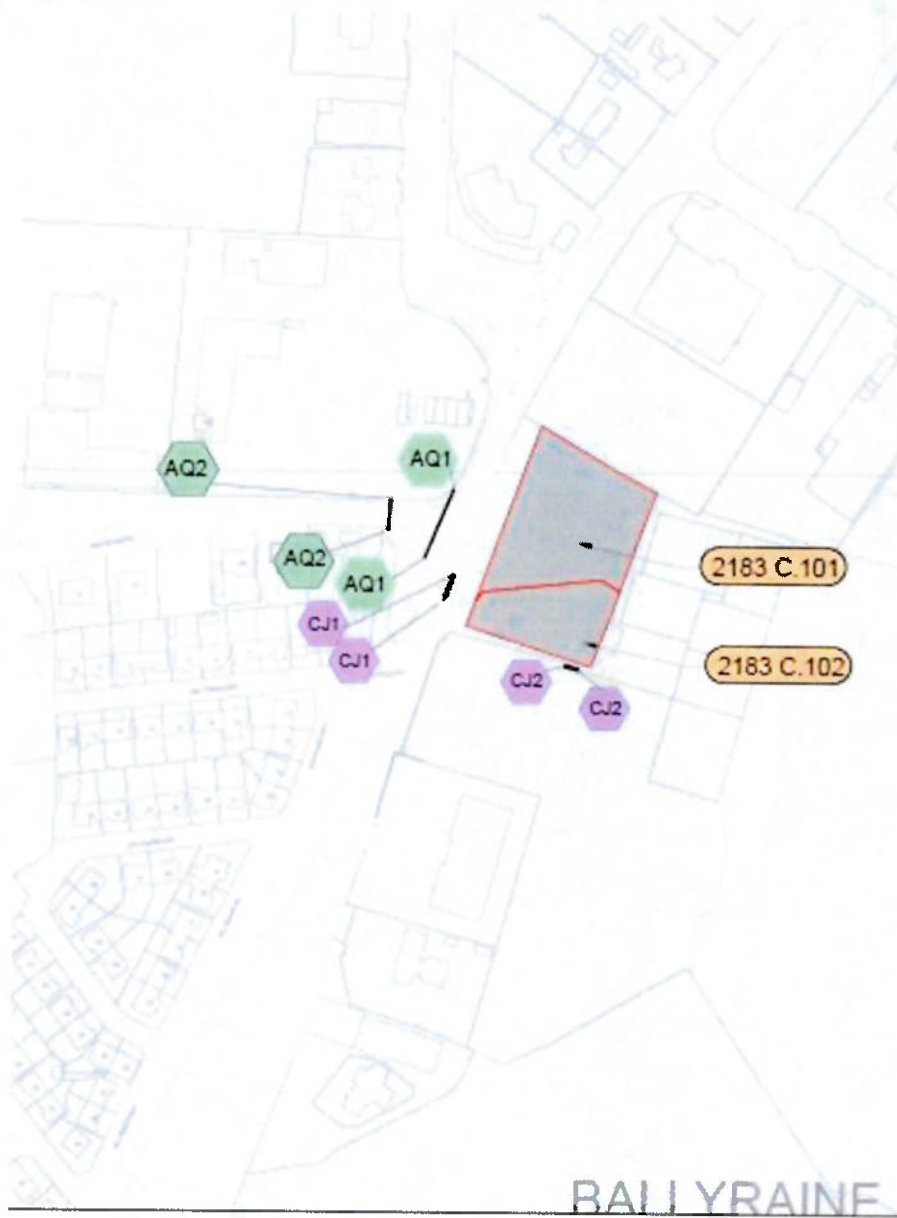
Such an approach would facilitate the delivery of the public infrastructure project while avoiding the unnecessary extinguishment of a longstanding local business and reducing the compensation burden that would otherwise fall upon the State.

Submitted on behalf of O'Donnell Enterprises Limited
Martin O'Donnell FRICS FSCSI FCI Arb
Chartered Valuation Surveyor
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Date : 10th July 2026



CPO Map with relevant Plot Nos.



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