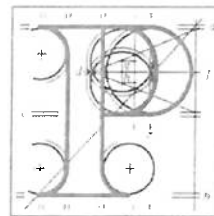


Our Case Number: ABP-321776-25

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
R338 Dublin Road, Galway City.

Dear Sir / Madam,

An Bord 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 Board has approved it or approved it with modifications.

The Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development. 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 in due course on this matter. The Board shall also make a decision on both applications at the same time.

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

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

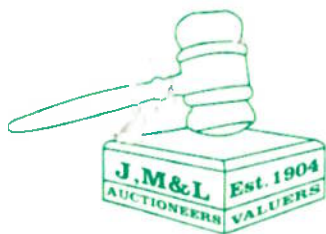


Lauren Griffin
Executive Officer
Direct Line: 01-8737244

HA02A

Teil	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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



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 Pleanala,
Our ref: 64, Marlborough Street,
Dublin, 1.

LDG-
ABP-
10 APR 2025
Fee: € _____ Type: _____
Time: 9.08 By: Rest
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