

Donabate : County Dublin

Wednesday 24th July, 2019

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

AN BORD PLEANÁLA	
LDG-	017799-10
ABP-	
25 JUL 2019 2019	
Fee: €	50 Type: cash
Time:	15:22 By: courier

Location: Agricultural lands at Donabate, Co. Dublin
Planning Authority: Fingal County Council
Case Reference: PL06F.304624

Dear Sirs,

I, Brian Sheehan of write on behalf of my Uncle, Jack Sheehan, Donabate, Co. Dublin the landowner of agricultural land subject to considerable impact as a consequence of the proposed Broadmeadow Way project submitted to An Bord Pleanála by Fingal County Council.

My Uncle, Jack Sheehan, is almost 82 years of age and has farmed this land all his life as indeed did my grandparents. He is unmarried and lives alone. I am his nephew and I am writing to you at his request to make some observations for consideration by the Bord during the approval process.

At the outset, it is important that I clarify that Jack is broadly supportive of the proposed Broadmeadow Way and as such is not in any way attempting to block, delay or frustrate the delivery of this important initiative for the enjoyment of the public. It is a question of the severity of the preferred proposal on his land, and the request for urgent consideration to the other options available having regard to the environmental and human consequences involved. The preferred route selected severely impacts both the practical functionality of the farm and his rights to enjoy his own land unencumbered and unrestrained. It takes considerable rail and road frontage, isolates his farm from the farmyard, divides a field beside his barn, restricts access to most of the fields through the construction of double gates across the pathway and damages his rights to privacy and security. A permanent pathway open 24 hours a day with lighting that slices through a working farm and increases noise, activity and disruption is unduly harsh when there are less destructive or intrusive alternatives. There are other options that deliver the proposal without severely impacting Jack's land and ultimately, his well-being and quality of life. Surely there is a better way to achieve this worthy objective than to effectively entomb and isolate a farmer from his own land?

In the submitted proposal from Fingal County Council, several options are assessed and graded under numerous metrics to select the preferred route. It is our view that insufficient consideration was given to the impact of the preferred route on the human and environmental impact of operating a working farm. There are other options that would be more sensitive in impact and we would make the following specific observations:

- Why is the proposed route not continuing to follow the railway line to the new distributor road and linking both the village of Donabate and Newbridge Demesne through this newly built infrastructure?
- Why is the proposed route not following the scenic route along the estuary on the Donabate side and linking directly with the Kilcrea Road to the Newbridge Demesne entrance?
- Why is the proposed route not continuing down the Corballis Cottages road past Jack's house and joining the new Distributor road to link directly with Newbridge Demesne?

There are options available which minimise both the impact and disruption to Jack's land whilst preserving the desire to deliver the Broadmeadow Way Project.

I understand and appreciate that many people have worked hard to deliver this project for the benefit of the public. And yet, for all of that good work, the fact remains that the landowner most adversely affected, Jack Sheehan, who has supported this initiative from the outset is distressed and upset with the severity of the preferred route and the impact it will have on his farm and well-being. In this regard, Jack has asked me to articulate to the best of my ability his concerns and try to find a better way. That is all he wants and I believe it to be a reasonable request.

It is our sincere wish that the An Bord Pleanála considers our observations, walks the land in question to see the impact of this preferred route to consider the available options and that the matter can be speedily resolved to the benefit of all concerned.

Finally, I have written this letter containing our observations in a constructive and reasonable manner without external professional expertise or advice. This is an important point because I wish to convey the language and spirit which Jack wants communicated. It is about finding a reasonable solution that ensures the delivery of the Broadmeadow Way whilst acknowledging and including the wishes of the landowner who has farmed this land all his life and simply wants to minimise the disruption to his land and way of life. He is a decent and good man whose reasonable wishes merit consideration.

I enclose cash to the value of €50 in payment of the fee.

Yours faithfully

[Redacted signature]

Brian T. Sheehan on behalf of the landowner, Jack Sheehan

[Redacted address]

