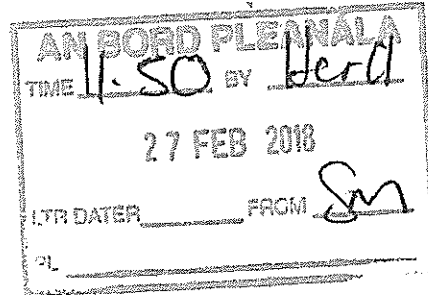


The Secretary
An Bord Pleanála
64 Marlborough St
Dublin 1

Date: 26.02.2018



RE:

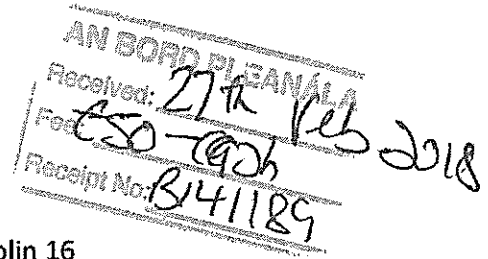
Development	Dublin Mountains Visitor Centre-Strategic Development Initiative
Location	Hellfire Club/Montpelier Hill/Massy's Wood
Applicant	South Dublin County Council
Reference Number	06S JA0040

Dear Sir,

I would like to object to the above development.

My Name is: John Hoolahan

My Address is: 12 Whitecliff Estate, Rathfarnham, Dublin 16



I submit that this development is contrary to sustainable development, principles of proper planning. I also contend it is contrary to the SDCC's Development Plan, including its objectives and policies. I believe that it is a development which is both contrary to the current land-use /zoning of the area and which is also unsustainable/detrimental to the overall ecology/environment of the area.

Please see overleaf a list of additional reasons why I think An Bord Pleanála should refuse planning permission for the above development

Enclosed please find a payment of EUR 50 in respect of the Objection Fee.

Yours Faithfully,

P.P. Gnaemó Corraon

John Hoolahan

I wish to comment on the Further Information for the above referenced Development.

The main two points as I see them:

1. Totally inadequate proposal with regards to the impact on the environment.

- SDCC have not earnestly considered the likely consequences for proper planning and sustainable development in the area in which it is proposed to situate the development. A full description of proposed development including details of construction and operational phases and impacts, likely emissions and/or discharges, phasing, and any mitigation measures proposed are not included in the further information submitted by SDCC.
- The Business Plan and Planning Statement make conflicting references as to the importance of commercial activity.
- The Environmental Impact Assessment and Further Information presented are deeply flawed and fail to reassure on the serious impact such an overscaled and inappropriately placed development will have on the flora, fauna at the site. Despite a request by the Department of Culture Heritage and the Gaeltacht to carry out a bird survey or pine marten survey for example the applicant choose to ignore this request and no such surveys were carried out. SDCC have not undertaken any additional site survey work prior to submitting their additional information, a two day walk-over does not constitute a scientific examination of evidence and data.

7.1 OVERVIEW (Further Information Response)

"The multidisciplinary walkover survey was carried out over a two-day period by experienced, professional ecologists. This was sufficient time to walk the entire site and undertake the surveys. While records of transect routes were not kept, surveyors verified that all areas of the site were covered by the survey."

- References to preserving the landscape and fauna/flora sit beside the reality of significant negative impacts on the overall environment and visual panorama and the planned destruction of habitats of protected animals -red squirrel and badger. Archaeology that is compared to Stonehenge and World Heritage Sites will be intersected/overridden by stairs for the purposes of tourism.
- It is extremely worrying that SDCC have no Biodiversity Plan in place and they have no dedicated Biodiversity Officer unlike other Dublin Local Authorities.

2. Local infrastructure in Rathfarnham will be unable to cope with the increased visitor numbers, negatively impacting local area for residents.

- Stocking Lane and Killakee Road are narrow country roads totally unsuitable to carry the projected volumes of traffic and the proposed development will change the character of the road from rural to suburban. The present diffusion of local traffic generated by the recent closure of Edmondstown Road due to urgent improvement works raises questions about the carrying capacity and sustainability of the road network serving the immediate locale. Concerns are also posed by concurrent housing sprawl, as exemplified by ongoing developments in Stocking Lane and Ballycullen Road - the two main thoroughfares to Montpellier Hill. Given that the proposed development's projected visitor numbers would be accompanied by a substantial increase in private and public transport and place further pressure on narrow, well-established rural routes, a traffic management plan and details pertaining to construction and operational phases are essential.
- SDCC has consistently limited development in this area because of the limitations of the road infrastructure and the overall environment and now plans a threefold increase in footfall - most of which will be casual tourism with no real vision for real education and sustainable development.

I therefore request the Board refuse permission for such a development.

