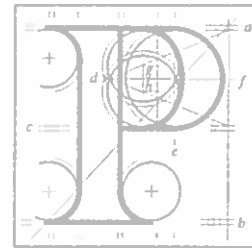


Our Ref: 06S.JA0040
P.A.Reg.Ref:

Your Ref: 1639/LTR/001



An
Bord
Pleanála

Paul Keogh
Paul Keogh Architects,
Cathedral Court,
New Street,
Dublin 8.

9th October 2017

Re:

Dublin Mountain Visitors Centre and all associated works
in the:
Townlands of Mountpelier, Killakee and Jamestown in South Dublin.

Dear Sir/Madam,

I refer to the above mentioned proposed development which is before the Board for approval. Please be advised that the Board, in accordance with section 175(5)(a) of the Planning and Development Act, 2000, as amended, hereby requires you to furnish the following further information in relation to the effects on the environment of the proposed development:

1. Appropriate Assessment

The proposed development is not located directly within any designated site. The information available indicates it may contain protected species and is close to three European sites including, Glenasmole Valley SAC (Site Code 001209) c.1.2km away, the Wicklow Mountains SAC (Site Code 002122) c.0.6km away, and the Wicklow Mountains SPA (Site Code 004040) c. 0.9km away.

All submissions received by An Bord Pleanála on the case have been previously forwarded to the applicant. You are invited to make a response to the submissions made, in particular to the response from the Department of Culture, Heritage and the Gaeltacht dated the 25th September 2017, which includes the following:

"This Department believe that Massy's Woods and the Hellfire Club plantation are likely to support birds such as long eared owl, woodcock, peregrine falcon and possibly nesting merlins. Peregrine falcons and merlins are special conservation interests for the Wicklow Mountains SPA, therefore any impacts on these two species at this site could result in ex-situ impacts on the SPA. The EIS has not included any survey for birds, so it is not clear therefore, whether merlins nest on the site or not, and therefore whether there is potential for ex-situ impacts or not".

The Department also refers to the fact that it is envisaged that the proposed new visitor centre could form a starting point for the Dublin Way route. The Department refers to the issue of cumulative impacts on the nearby sites of the Glenasmole Valley SAC (Site Code 001209), the Wicklow Mountains SAC (Site Code 002122) and the Wicklow Mountains SPA (Site Code 004040), which need to be assessed cumulatively in terms of any increase in visitor numbers, and how they may impact on the conservation objectives of the three European sites.

The applicant is requested to address the above comments in relation to birds and cumulative impact, and provide further information and clarification on such matters. Please note that any conclusions made in regard to screening for Appropriate Assessment should be set out clearly with details of sources of information/frequency of surveys/days etc. identified. Should such further considerations conclude that significant effects cannot be ruled out/are likely to have significant effects on any European Site, in view of the sites' Conservation Objectives, then a Natura Impact Statement will be required to accompany the application for approval.

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2. Red Squirrels

The applicant is requested to provide a red squirrel conservation management plan having regard to the Department's comments.

3. Pine Martens

The applicant is requested to address the comments of the Department in relation to presence of Pine Martens, in light of its likely role in controlling grey squirrels.

4. Bats

The applicant is requested to address the comments of the Department in relation to the extent of the bat surveys and resultant conclusions.

5. Other

The applicant is requested to comment on the Department's reference to Hedgerows, Birds, Badgers, Flora and Habitat, Glendoo Brook, Deer, Vegetation clearance, Deer and Construction Management Plan.

Please also note that following its examination of any information lodged in response to this request for further information, the Board will then decide whether to invoke its powers under section 175(5)(b)(i) of the Planning and Development Act, 2000, as amended, to require you to publish newspaper notice of the furnishing of any further information and to allow for inspection or purchase of same and the making of further written submissions in relation to same to the Board.

Your response to this letter should be received not later than **5.30 p.m. on the 31st October, 2017.**

In this regard, please submit 3 hard copies and one electronic copy of the above information.

If you have any queries in relation to the matter please contact the undersigned officer of the Board. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,



Kieran Somers
Executive Officer
Direct Line: 01-8737107

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