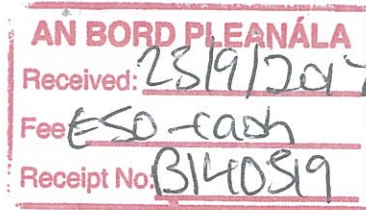


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25 September 2017

An Bord Pleanála
64 Marlborough Street,
Dublin 1



Re: Dublin Mountains Project An Bord Pleanála Application (Ref: JA0040)

Dear Sir/Madam

Introduction

I have been resident of the area of Killakee for over 28 years and I am an immediate neighbour of Massy's Wood. I am very concerned at the scale of this proposed development and the future of our neighbourhood.

I would like to start by stating that in my opinion this proposal is unsustainable and not in keeping with the development of the Dublin Mountain area. The increase in numbers will have a detrimental effect on this unique natural area of the mountains and if dealt with by Coillte and South Dublin Council, in the way that they currently deal with the area and its problems, I have no trust in their claims that this proposal will be a material change that will improve the area and its surroundings.

EIAR

After extensive reading of the EIAR, which was submitted as part of the proposed development, it became obvious to me that it was written in an entirely prejudiced and subjective way and not objectively taking into account both the pros and cons of the proposed development. Having lived as neighbours of Coillte I am able to identify where they have failed to be good managers of the existing development and are now proposing to be good managers of a hugely more complex development. Mainly, their failure to take care of the parking facilities at the Hellfire Club car park, the upkeep of the paths in Massy's Wood including the protection of the "Military Road", which they have consistently neglected despite letters informing them of the problem. Their failure to deal with drainage in both

forests effectively and turning a blind eye to the unsocial behaviour that continues in both Hellfire Club and Massy's Wood.

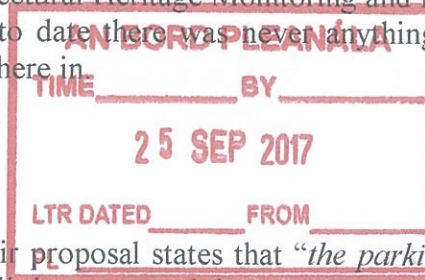
Coillte

It is noted that the submission to ABP is by SDCC only (not Coillte). Coillte has made no commitments or undertakings to ABP on the project. Coillte's covering letter gives SDCC consent to make a planning application only. The map (Drawing ROD-ZO-00DR-C-0030) attached to Coillte's covering letter shows the entire Massy's wood and Hellfire forest outlined in Red. It is unclear what if any duties Coillte or SDCC will retain.

Given the lack of any commitment from Coillte, a very poor history in maintaining both forests and considerable increase in proposed visitors this submission, if it is implemented, will lead to further deterioration for this valuable asset.

A memorandum of understanding mentioned in section 10 between Coillte and SDCC is not included. The submission is silent on who will do what.

Section 10 mentions Archaeological and Architectural Heritage Monitoring and Management and makes comment thereon. It is noted that to date there was never anything preventing Coillte from carrying out the duties mentioned there in.



Proposed Management

Currently there is no security presence and their proposal states that *"the parking area, the visitor centre and the pedestrian bridge, will be managed by a private operator with commercial experience in the leisure/tourism sector"*. There is no sufficient supporting material in the EIAR which supports this and in my opinion it is more worrying as the management of the restaurant and interpretive facilities will be handed over to a commercially run concern with no remit to keep the environment of the woods and surrounding area in a better condition.

Environment/Ecology

I believe that this proposed development will have detrimental consequences for the environment of Hell Fire and Massy's Wood.

The red squirrels have returned to Massy's Wood in the last couple of years after many years of absence. There are many squirrel drays in the woods now and I feel that the addition of the pedestrian bridge will disturb these drays and therefore may begin to reduce the squirrel numbers.

There has also been sightings of woodpeckers in Massy's Wood which I am sure is facilitated by the undisturbed natural environment. If the wood becomes an urbanised park, which it would appear to be, these animals will be disturbed and may not be able to exist in a safe manner. The EIAR did not take bird types or numbers into consideration in the report.

Architecture/Archaeology

The Hell Fire Club is a Protected Structure as is the Military Road in Massy's Wood; Development Plan 2004 - 2010 - Schedule 2, page 2, the intensification and commercialisation of these sites is not in keeping with the preservation of protected structures

Traffic

Killakee Road is a rural road which is not designed to take the kind of usage proposed in this development. The addition of a footpath will just aggravate the situation and make the already pressurised rural facilities. If a footpath is added the additional buses will add to this congestion.

I would maintain that, currently the car parking facilities are inadequate but are free. With a commercially run concern there is a chance that the parking will no longer be free and the traffic problems currently on Killakee Road would perhaps worsen as people would be unwilling to pay the parking fees. If the number of visitors is to increase as proposed this would be unsustainable.

Oral Hearing

I would like to request an oral hearing to help decide on the outcome of this unsustainable planning application.

Conclusion

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.

The above mentioned points lists the reasons why I think An Bord Pleanála should refuse planning permission of the above development.

Enclosed please find a payment of €50.00 in respect of the Objection Fee.

Yours sincerely,

Breda O'Meara-Diamond

Breda O'Meara-Diamond



