

Seamus Murphy,  
Killakee House,  
Killakee Road,  
Rathfarnham,  
Dublin 14.

The Secretary  
An Bord Pleanála  
64 Marlborough St  
Dublin 1

27<sup>th</sup> February 2018

<b>AN BORD PLEANÁLA</b>	
TIME _____	BY _____
27 FEB 2018	
LTR DATED _____	FROM _____
PL _____	

RE:

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

Dear Sir or Madam,

I refer to my previous submission which SDCC has identified in their Further Information Documentation as Submission No 68 and to the subsequent Response by SDCC. I understand that I can make a comment on this Further Information without incurring a fee.

In my original submission, I clearly proposed that Killakee House should play a role in the Dublin Mountains Visitor Centre Project and I stated some of the reasons why I believed this could be sustainable, profitable and a positive visitor's experience but without the negative and unpopular impacts the current application has.

In the Further Information Response Matrix,(Appendix A) SDCC responded to my submission under the following headings:

Heading: Amenity Value - SDCC stated "no response needed"
Heading: Archaeology/Architecture/Cultural Heritage - SDCC stated "See Sections 9.1,12.0-13.0"
Heading: Visitor Centre Alternatives - SDCC stated "See Section 15.2.2"

If you examine Section 15.2.2. it states:

"Section 15.2.2 Floor Areas All floor areas given on drawings and in the EIAR are gross internal floor area, measured to the inner face of the external building envelope"
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It is regrettable that SDCC failed in their response to address my proposition of Killakee House as an alternative site. It merely, in response, talks about Floor Areas. This is despite

the fact that An Taisce and others are in support of this protected structure being re-used for this purpose. Killakee House is known also as Stewart's House.

By way of background I have been dealing with Frank Nevin (SDCC Director of Economic, Enterprise and Tourism Development) before and during the Hellfire DMVC meetings in Whitechurch Library and Tallaght Stadium. I also showed Frank Nevin and Eddie Conroy (SDCC County Architect) around Stewart's House/Killakee House which many people would know as the location of the popular Killakee Restaurant.

I am coming from obviously, an angle for to get Killakee House (a 4,000sqm property) dating back to 1765, with a unique historical heritage included in this tourism project as a restaurant and interpretative centre etc. The current car park is directly accessible to Killakee House & lands from the back and front. There was a successful and well-known restaurant at this location up until 2001. The National Inventory of Architectural Heritage (NIAH) appraises this site as

*"This multiple phase site has a rich and varied history, both architecturally and socially. Though refurbished, the house retains its original proportions and spatial relationships with the associated structures, forming a group which makes a bold impression on the passing road."*

The property itself has featured on numerous international TV programmes (included Most Haunted with viewership in the millions internationally). As the closest landowner and closest person living to the proposed development I would like my concerns articulated and appropriately considered.

For the avoidance of doubt, I would like to discuss with SDCC why my property is a better alternative to what is currently proposed. There is a commercial arrangement to be ironed out that could accommodate their tourism strategy, protect our heritage, increase amenity, be sustainable, a marketing and commercial success story and adhere to proper principles of planning. This could be a public private partnership or whatever way we could make it commercially viable for SDCC and myself.

Killakee House did achieve a successful planning application for three houses and renovation of the main house, a protected structure (Sd10a/00332). However, this was before I was made aware of any flagship tourism project in the pipeline. Recently, I was advised by SDCC Official not to go for planning permission for a tourism project.

Killakee House is the obvious choice for this proposed development as a Restaurant and Interpretative Centre. There has been a successful restaurant trading here until 2001. It was a well-regarded and popular spot. Killakee House is a protected structure and is there since 1765 with all its history and folklore. It makes perfect sense to incorporate Killakee House/ Stewart's House into this South Dublin tourism project as there is so much history over the years here.

As a businessman in the hospitality game with two Public Houses in the area, I do see potential problems with this current project located on the side of a mountain. The first and major problem is security. I know from my business that it is near impossible to secure premises at night and I have my premises in built up areas. Restaurants similar to Public Houses are targets for break-ins at night and hold-ups. There is quite an anti-social element in this area at night and more so at weekends. There would have to be a night time security detail to secure the premises and this is not a viable option in a commercial enterprise for this new build and current design. This is a very dark area in winter after 4pm and this will deter people, especially women from using this 'new build' with its lay-out. Whereas Killakee

House is on the main road which makes its more secure at night, safer for potential customers.

In principle, I am in favour of a tourism project but I think that there needs to be a little common sense here. The people proposing this project don't deal with the everyday running of a hospitality business and their business plan confirms that. I understand its overall concept with its many flaws and details to be worked out but common sense must be the foundations.

Do SDCC need to run a costly 3km sewerage pipe all the way up the Killakee Road, to the side of a Mountain, for a restaurant with a footpath and public lighting? This is very costly and will change the character of this old historical and rural area?

Does SDCC need to build a €15-19 million 900sqm building when they have a 4,000sqm protected structure (which includes a restaurant) next door and an Owner willing to enter into negotiations?

I think An Taisce, a prescribed body have indicated a sensible alternative which requires greater consideration from SDCC than that shown to date.

I am happy to show any An Bord Pleanála Official around Killakee House/Stewart's House.

Yours Faithfully,

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