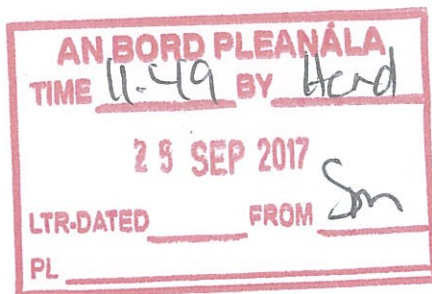


The Secretary.  
An Bord Plenala,  
64 Marlborough St,  
Dublin 1.



24 September 2017.

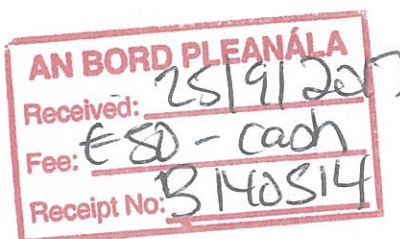
Planning Application Reference Number: **JA 0040**

Project Development Title: Dublin Mountains Visitor Centre.

Location: Montpelier Hill/Hellfire Club/Massys Wood.

Applicant: South Dublin County Council.

Objector: John Lawlor.  
Address: The Pink House, Woodtown Park,  
Stocking Lane, Rathfarnham,  
Dublin 16.



Dear Sir/Madam,

I object to the proposed development referenced herein for the following reasons.

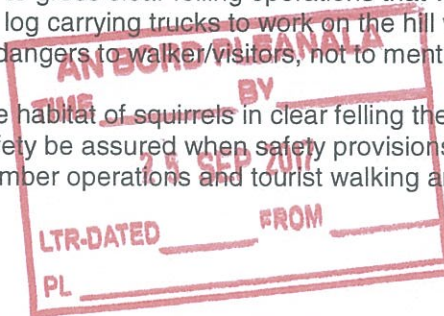
1. There is no management plan for the Woodlands of Massys Wood within this proposed development plan. A plan for upgrading the walkways and signage is there and that's for people. What about the trees, what about the biodiversity of its nature..the 'Assets' of the 100 acre broadleaf woodland visitors are supposed to come and see?  
A plan that proposes to bring up to 200,000 more visitors per year into a woodland without making clear ecological provision for the protection and enhancement of that same woodland and its biodiversity of flora and fauna...has to in this day and age be regarded as highly suspect, dis-functional or downright insane. With this omission the developer clearly pushes aside any true environmental concern and/or commitment for the habitats they wish to develop within.  
The applicants additional requests for license to eradicate already extant habitats of badger and red squirrel (an up to recently listed endangered species) adds clarity to the omission. There is no real or true environmental plan being put forward by the applicant for the protection and enhancement of the nature on this site.  
How can a proposed visitor centre which aims to interpret the ecology of the surrounding area for thousands of visitors do so with any credibility when its only real operating plan seems to be a business plan?
2. The repeatedly stated 'extensive consultation period' the developers have boasted in this plan is in my humble opinion an outrageous untruth. One which I believe requires investigation. Ignoring the fact that no community or community group have been brought into or invited into any authentic consultation meeting in the years of project development, the two day event at the Tallaght Stadium had 'facilitators' informing visitors regularly that the plans mounted on

the display boards before them were 'obsolete'. That they 'had changed'. I experienced this myself when asking a question after studying the plans. I also witnessed two other visitors being answered in the same way. 'These plans are now obsolete'. was another facilitators answer to a focused question.

Surely the most up to date plans must be present for a real consultation to take place and if the plans are not real and relevant then one is experiencing a fact finding exercise...for the developers Architect in this instance? Additionally on the first day, I was present for six hours and was unable to find anyone representing forestry. The immediate community and the greater community of Dublin, the long term users of this facility have not been consulted or informed. Its quite clear that an Amenity for the people of Dublin is being taken from them with a multi million euro project aimed at tourists.

3. There does not seem to be any provisions or acknowledgements made in this plan for the safety of the proposed hugely increased numbers of people who will be walking through the Montpellier/Hellfire site which is zoned both as a high amenity site and a commercial industrial tree plantation site. Large stands of conifers are growing all over the site and will be harvested in the not to distant future. This will open the site to gross clear felling operations that will put large industrial harvesting machines and articulated log carrying trucks to work on the hill which will deliver huge environmental disturbances and dangers to walker/visitors, not to mention the fauna and flora.

The Forest company has already damaged the habitat of squirrels in clear felling the proposed development site for the building. How can safety be assured when safety provisions in plans do not exist? The hidden mixing of Industrial timber operations and tourist walking amenity on this site is a recipe for disaster.

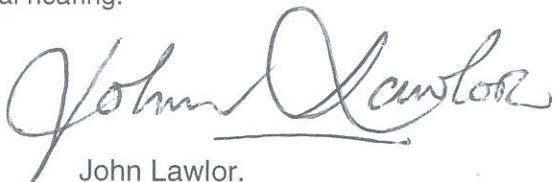


4. The applicant makes no reference in this plan to the long history of teenage tear away behaviour this location has attracted for the past thirty years or more. To this day car break-ins and thefts occur regularly in the car-park. Joy riders in stolen cars favour the car park of Hellfire Club, the Killakee road itself and upper car-park as destinations for high speed car acrobatics, often ending with car-crash fires. There is no clear mention of this anti-social problem and therefore no provision or plan proposed to reduce or eliminate that very real and dangerous problem. This is a critical shortcoming in the plan and it reveals clearly, for those who wish to see, the shallow nature of the overall plan with regard to community needs.

5. More than three thousand local,regular users of the walks available at Montpelier/Hellfire and Massys Wood were consulted by community volunteers during the spring and summer months of 2017. Clip boards in the car park every day and every weekend for months. This is the only real act of consultation the Dublin walkers have been engaged in, so its meritable to acknowledge that three thousand of those people gave signatures of support opposing this development and its also meritable to acknowledge that the vast majority of these people stated that they came for the peace and quiet, free from any monetary payments or enticements to stop and buy something,especially another cup of coffee. Families particularly found the freedom from this influence refreshing. The number of real on the ground signatures just described is not to be confused with the seperate and additional 3240 facebook people who expressed opposition support for stopping the inappropriate development.

In this objection I request an oral hearing.

Yours sincerely and in trust,

 .. 25/Sept 2017.

John Lawlor.