

AN BORD PLEANÁLA
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AN BORD PLEANÁLA
TIME 4 pm BY hand
21 SEP 2017
LTR DATED _____ FROM AD
PL _____

An Bord Pleanála
64 Marlborough Street,
Dublin 1

8th September 2017

Re: Objection to the Dublin Mountains Project, An Bord Pleanála Application (Ref: JA0040) by South Dublin County Council

Dear Sir/Madam

I am a concerned resident of Killakee. I have lived in the area for 33 years. I have been taking a keen interest in the proposed development, the Dublin Mountains Project and I wish to object to the scheme currently under consideration by an Bord Pleanála for the following reasons:

General Comment

Massy's wood and the Hellfire club is a wild forested area which has provided recreation facilities to Dublin lovers of nature, particularly children, for generations, and it is unique to have a such a wild area so accessible to a capital city. Massy's wood is a particularly sensitive area and is well described in the Landscape report (page 10 of 30); "Massy's Wood offers a unique broadleaved woodland experience with its distinctive trees and character, sense of nature, its child friendly experience and its sense of romance, magic, fun and idyllic woodland. Whilst not universally accessible it does offer relative ease in walking. Massy's Wood is very beautiful and timeless – this characteristic enhanced by its romantic ruins and the story behind them, and the Glendoo Brook corridor and its habitat"

SDCC's track record and experience is in developing and maintaining urban city parks and an inspection of their Principle Consultants websites also confirms that their experience is almost solely in urban environments. No dedicated environmental representative has been present at any of the consultation meetings I attended and I am led to believe that SDCC do not have one. The Architects Design report (item 2.02) lists 11 key objectives for the development and preserving biodiversity; the ecological environment and wildlife of the Massy's and the Hellfire woodlands does not even get a mention.

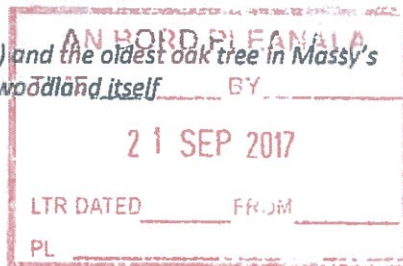
It is hardly surprising therefore that the emphasis throughout has been on "The Building" and on increasing the footfall with very little consideration to what this will do to the wider forest environment. If this plan is allowed to go ahead, the entire area including Massy's wood will become another SDCC urban park. Urban parks obviously have a very important role to play within the city but turning the Hellfire and Massy's situated in the Dublin mountains into an urban park is not appropriate or in the interests of the people of Dublin.



A selection of the diversity of mushrooms seen in Massy's wood, a sign of the health of the ecosystem.



A healthy forest floor in Massy's wood in autumn time (left) and the oldest oak tree in Massy's wood (right), whose age predates the woodland itself



Pedestrian Brid e

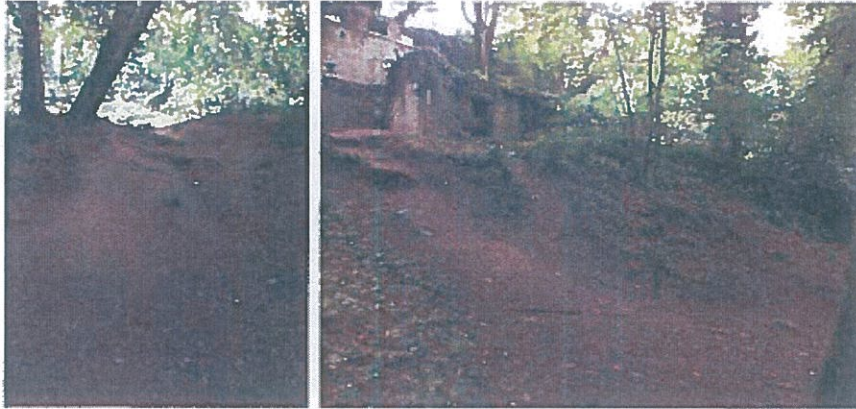
Currently the report estimates that approximately 100,000 people per annum visit the Hellfire Club but that only 20,000 visit Massy's wood. Despite the lower footfall in Massy's there is plenty of evidence of damage to the environment, specimen trees vandalised, damage due to trampling by people not keeping to paths, erosion and soil run off into the river due to paths not being maintained and new random unsurfaced paths being opened up by users, rubbish, pollution of the river, removal of cut stone items from the garden, graffiti etc (refer to photos below).

However, the proposed treetop walkway will act as a magnet and it is estimated that 80% of the estimated 300,000 people who will visit the area will cross the walkway into Massy's.

This is a 12 times or a 1200% increase in visitor numbers to Massy's wood.

Page 9 of the Landscape Design Report states that "The broadleaved woods of Massy's whilst also enclosing in terms of views out, are by contrast, inviting to the walker to explore the woods off trail"

How any group of professional consultants can propose to increase the footfall by a factor of 12 in an area already exhibiting signs of stress, and then invite visitors to roam freely across the woods and claim that it will have no negative effect beggar's belief!



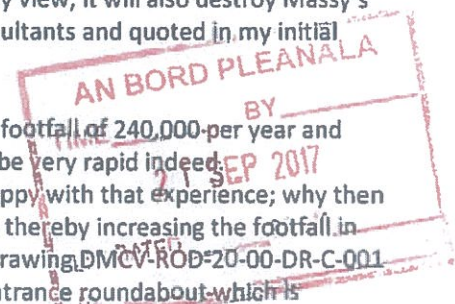
Areas of Massy's wood already show signs of erosion due to walkers at current usage rates. An increase of 1200% in visitor numbers would cause enormous pressure and damage to the woodland.



There are already signs of vandalism and misuse of Massy's wood. A 1200% increase in visitor numbers would have a major negative impact on this issue.

Increasing visitor footfall through the woodland will have a serious impact on the Key Ecological Receptors identified in the report but, equally important in my view, it will also destroy Massy's wood as the magical place recognized by SDCC and their consultants and quoted in my initial comment on this letter.

Massy's wood cannot be preserved in its current state with a footfall of 240,000 per year and with no specific mitigation measure proposed its demise will be very rapid indeed. Currently 80% of visitors visit the hellfire club only and are happy with that experience; why then invite the destruction of Massy's wood by building the bridge thereby increasing the footfall in Massy's wood from 20% of the total to 80%? The Engineers drawing DMCV-ROD-20-00-DR-C-001 Rev P1 shows a pedestrian crossing either side of the main entrance roundabout which is perfectly adequate for safe access across the road for a more sustainable footfall into Massy's wood.



Every effort has been made to make the bridge look slim and unobtrusive in the document. However, the reality is that most pedestrian bridges in the SDCC area are encased in a tube of steel mesh for health & safety reasons. There is no reference in the document as to how the health, safety and security of those passing underneath the bridge or those crossing the bridge will be guaranteed with the current design.

Biodiversity and Wildlife

The EIA is big in volume but short on detail and many of the sweeping statements are not backed up by any real mitigation proposals.

The EIA was undertaken as an afterthought following the ruling by An Bord Pleanála that it was required. At this stage the visitor center was already designed, thereby pressurizing the environmental consultant to justify the center as it was already designed rather than influence its design to suit the environment.

The EIA focuses primarily on the building and many of its conclusions are based on the construction phase or the operation of the building only. The building occupies only a small part of the woodlands and therefore the effect of the increased footfall on the Hellfire Club and Massy's wood as a whole is much more significant. Any of the urban parks in SDCC or Dublin generally with a footfall approaching what is proposed for Hellfire/Massy's are low in biodiversity and wildlife and any of the key receptors identified in Massy's/Hellfire which were present in those parks have either disappeared or been severely affected.

The argument in the documents therefore that the Key Receptors will not be severely affected does not stand up, and specific mitigation measures that might make it different in this case have not been proposed.

Massy's Wood is a refuge for wildlife from the higher mountains in wintertime and it also forms a corridor for wildlife from the mountains to the farmland and urban areas below. Any disturbance to wildlife in Massy's wood will therefore have a knock on effect on the mountains and the Wicklow Mountains National Park, Wicklow Mountains Special Area of Conservation (SAC), Wicklow Mountains Special Protection Area (SPA) and Glenasmole Valley SAC.



Images of some of the rarer and important species found in Massy's wood captured by local residents; a badger (left) and a greater spotted woodpecker (right). Increased visitor numbers would severely affect the behaviour and persistence of these animals in Massy's.

Roads & Sewer

Running a sewer from the proposed development along Killakee road to join the city network will open up all the area below the Hellfire club for development. Previous councils have worked hard to prevent such development, and the lack of a sewerage connection was frequently used as a reason for refusing planning. Removing this restriction will lead to more development higher up the mountain thereby further damaging the unique mountain landscape, biodiversity, cultural heritage, views and prospects which the development is purporting to exploit. Whilst the sewer connection may be the preferred option from a technical/engineering point of view there are plenty of other options available which can treat the sewerage locally in an area such as this with impermeable rock with limited overburden.

The traffic study and the road design is flawed in particular in relation to the one-way section proposed between the Gunny hill junction and Mount Venus road. The survey in this area was done over a weekend whereas the busiest time on this section is during weekday rush hours. It is used as a rat run for those coming from Tallaght direction heading eastwards and wishing to avoid the M50. When the M50 was first completed traffic on this section reduced but is now increasing again as the M50 approaches capacity and will get much worse over time. The advent of traffic information on Google maps (and others) is compounding the situation as it makes people aware of blockages on the M50 early enough for them to get off the motorway in time and use the rat run. These spikes in traffic flow may not be picked up in a once off survey but they are very real. They also lead to spikes travelling up Killakee road and across to Glencullen which are not picked up by the traffic survey.

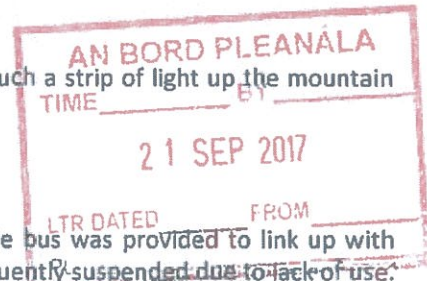
There is no reference to possible lighting of the footpath. Such a strip of light up the mountain would cause significant lighting pollution.

Shuttle Bus

When the Dublin Mountains way was first opened a shuttle bus was provided to link up with Killakee Car park, Cruagh & the Hellfire Club and was subsequently suspended due to lack of use. It regularly passed empty and only occasionally carried a handful of people. The current proposal to run 2 buses on a 15-minute rota is therefore completely financially unviable. There is no way that people will drive to Tallaght pay for parking there, pay for a bus ride and take in excess of half an hour on the bus including waiting time to get to the hellfire and the same back again. They will much rather take their chances and park illegally in the vicinity of the hellfire club as they do at present. Likewise, a tourist travelling from a hotel in the city will need to walk to the Luas travel to Tallaght and then get the bus a total travel time of 1.5 to 2hrs. Very few tourists are going to be that resilient.

Some people from the Tallaght area who do not have access to their own transport will travel on the bus. The majority of these are young people which will place a further responsibility on SDCC.

I have lived in the area for over 30 years and unfortunately what I have witnessed is that most of the vandalism is done by the younger age groups. A limiting factor on the amount of damage done has been the fact that in the main each group required an adult to drive them there who provided an element of supervision. I realise the benefits of younger people having access to the mountains and I am supportive of the concept but it must be balanced by adequate supervision to ensure that the forest is not allowed to deteriorate. The financial unviability of the bus service allied to the additional cost of supervision/patrolling will place a heavy burden on the running costs of the facility. There is no evidence in the SDCC submission that they have any plans to



adequately patrol/ supervise the woodland and therefore the above when allied to the 12 times increase in footfall in Massy's will further hasten its deterioration.

Management Plan

There are major deficiencies in the management plan again reinforcing the fact that SDCC are greatly underestimating what is involved. Opening hours for the car park are 7am to 10pm summer and 8am to 6pm winter with a callout charge if you are late back to your car. This is similar to the existing system in the Hellfire carpark and also in Cruagh Car Park which does not work. Users find it difficult to predict how long they will be walking so if they are in any doubt about getting back in time they will park illegally on the road. In the late afternoon the existing car park regularly has lots of spaces with people still parking on the road. The fact that people like to climb the hellfire club for sunset further exasperates this problem. Illegal parking on the road is not policed at the moment so there is no reason to believe it will be in the future by SDCC. Volunteer Rangers do not have the authority to clamp/fine and provision of parking wardens especially at weekends comes at a significant cost.

Ecological Monitoring is put forward as a solution to deal with deterioration of the environment. In particular, without a proper and comprehensive ecological survey at the planning stage, it would not be possible to detect any changes based on monitoring post-construction. Either way, monitoring is not a solution, and merely indicates there is a problem. This is useless once the facility has been already constructed, and is an attempt to kick the issue down the line in the knowledge that once the facility is up and running there can be no turning back. We are therefore dependant on An Bord Pleanála insisting on measures upfront to protect the Ecological environment (especially Massy's Wood)

Bins are only to be provided in the carpark/visitor centre and hellfire end of the pedestrian bridge. With about the 240,000 people visiting & picnicking in Massy's wood and the 300,000 people doing likewise around the Hellfire Club, there will be huge volumes of rubbish produced. This will likely be dumped in the woods without sufficient bins provided.

Other Omissions

- Fulltime rangers (volunteers will not have the authority for enforcement) to prevent vandalism, enforce security and protect the environment
- Maintenance work in the greater wooded area (paths, fences etc.)

Omitting the above will hasten the deterioration of the facility and including them will add to the financial unviability of the project.

Business Plan

The business plan concentrates solely on the visitor centre. Appendix 2 has been omitted from the document so it is unclear as to the detail of what is included but it would appear that the following are not included:

- Maintenance costs (carpark, trails, fences etc.)
- Shuttle bus subsidy
- Ranger costs
- Costs resulting from recommendations of the Annual Ecological Monitoring
- Costs resulting from the annual Archaeological and Architectural Heritage monitoring
- Costs resulting from Trails Monitoring and Management
- Insurance

The above costs are very significant and will far outweigh any benefit to the local economy from increased tourism numbers generated by the project

Safety & Security

Anti-social activity in both Massys wood and Hellfire club is commonplace after dark. There are particular issues related to the Hellfire Club history and folklore (Ghosts, Hedonistic parties, Rituals, Raves etc.) which attract visitors after dark and which regularly lead to anti-social behaviour. This has been ignored by Coillte for many years, and even in a do nothing scenario it needs to be dealt with before there is a major unsavoury incident as has happened in recent times only marginally farther up the mountain.

The current application seeks to significantly raise the profile of the Hellfire club increasing the visitor numbers by 300% which will at least raise the number of unscheduled nighttime visits by the same percentage, and yet they plan to do nothing about it other than some camera security around the visitor centre. The wall at the main entrance reduces to 1m high on the south end on architects drawing 1639/PA/020/A which is easily scalable. There appears to be no refurbishment work proposed to the Massys wood wall & entrances which are in very poor condition.

Item 3.3.4 of the EIA states "It is considered by the applicant that the wider Hell Fire and Massy's property boundary is too long to erect a fence along its entire length"

Again I am amazed and deeply saddened that SDCC would make such a casual statement as this in a professional application to an Bord Pleanala. In many sections of the boundary the fence is in very poor condition and in some places non-existent (refer to photos below) and in these situations visitors cannot be blamed for inadvertently trespassing. A properly constructed cattle/sheep fence between the forest and adjacent landowners is in keeping with the rural landscape will reduce the impact on adjoining farms, will define the boundary and will act as a moderate deterrent to trespassers. A more robust fence to the properties above and below the main entrance as proposed in item 3.3.4 of the EIA will no doubt be welcomed by the immediate neighbours but please not a palisade fence as it is not an industrial estate. I do recognise that access for wildlife which uses the woodlands as a corridor needs to be maintained but this can be done whilst protecting adjoining landowners from trespassers.



Some of the current boundaries around Massy are wood. LH photo shows fence badly broken and RHS no fence at all on the boundary.

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Public Consultation Process

The public consultation process was a sham and it was perfectly obvious from the outset that SDCC were going through the process to enable them to tick a box, and that they had no real intention of engaging with local residents, neighbours or the general public. Questions were either not answered at all, or answered in such a vague fashion as to be meaningless. My personal experience was as follows:

- I met with Daithi De Forge on a one to one basis on 3rd February 2017. Minutes of the meeting are attached. Answers to any of the questions recorded were never received
- For the Landowner meeting on 22/3/17 I prepared a list of questions and sent them to SDCC in advance of the meeting so that they would have time to consider them and be able to respond efficiently. When I asked for a response at the meeting I was advised that there were too many questions and that it would take too much of the meetings time to respond to them (copy of the questions attached). There was also no response post meeting.
- I wrote a letter on 8th May 2017 (copy attached) which was sent to the Lord Mayor, County Manager, Frank Nevin and Councillors. SDCC did not reply.

It is my view in the light of the above that SDCC did not meet their statutory obligation to hold meaningful consultations with neighbours, adjoining landowners and the general public.

Conclusion

I urge an Bord Pleanála to refuse this application for the following reasons:

1. The vastly increased footfall will impact seriously on the biodiversity of the woodlands; the key receptors identified therein, the idyllic nature of Massy's wood and the Wicklow Mountains National Park, Wicklow Mountains Special Area of Conservation (SAC), Wicklow Mountains Special Protection Area (SPA) and Glenasmole Valley SAC.
2. The proposed sewer will open up the farmland immediately below woodlands for development destroying the views that SDCC are endeavoring to exploit.
3. The one way section of road north of the Gunny hill junction does not take account of the increasing traffic resulting from the M50 approaching its capacity.
4. The management plan and business plan are seriously deficient and the additional cost of securing and maintaining the woodland, subsidising the shuttle bus etc. far outweighs any economic advantage from what will be a very limited increase in tourist numbers.
5. The public consultation process did not meet the standard set by SDCC's statutory obligations.
6. The issue of trespassing on adjoining farmlands has not been dealt with.

Yours sincerely,



David Stanley



Dave Stanley
davestanlevpih@gmail.com

(M) + 353-86-8161686



SDCC Councillors
V Email

8th May 2017

Re: Proposed Hellfire Club/Masseys wood development

Dear Councillor

I am a concerned resident of Killakee. I have lived in the area for 33 years and I have been taking a keen interest in the proposed development in the Hellfire Club and Masseys wood. I have met with Daithi De Forge, attended 3 of the SDCC information events and today I sat in the Gallery during the Council debate on the subject.

Listening to Councillors praising the Project team for their excellent "Public Consultation process" has prompted me to write this letter in an attempt to put the record straight.

Whilst there have been numerous public events the formula has been the same for each, a presentation on the current design of the project followed by an opportunity for members of the public to make their comments. Very few of the questions raised were answered and those few which were were answered in such a non committal fashion as to be meaningless. It is pretty obvious that the object of the exercise was to allow people to say their piece and then carry on as originally intended. In particular I note the following:

1. During my meeting with Daithi De Forge from Coillte he undertook to come back to me on certain issues (minutes of meeting attached) and I have heard nothing since.
2. In order to streamline the meeting held in Tallaght Stadium with adjoining landowners a list of questions was sent to SDCC in advance of the meeting. The response from SDCC at the meeting was that the list would take too long to discuss and it was therefore ignored (copy of list attached). To date I have heard nothing further in relation to the list.
3. There was no dedicated SDCC environmental officer (I have since been informed that SDCC do not have one??) or anybody from the SDCC environmental consultant (if there is one??) at these meetings to answer environmental questions.

Environment.

The reason why people visit the Hellfire club and Massys wood is to get some exercise and fresh air in a beautiful wild natural environment. If the environment is compromised then there is no point in having interpretive centres trails etc. The environment should therefore be most important item on the agenda when considering a development such as this.

At the council meeting lots of contributors "Talked the Talk" about the environment but the reality is that SDCC are not "walking the walk" on this issue. The environment has been relegated to the bottom of the priority list and design of the project is now well advanced with no evidence of any input from environmental specialists.

When they do come on board (hopefully at the behest of an Bord Pleanála) the design will be virtually complete and the environmental consultant (who will be paid by SDCC) will be under enormous pressure not to propose any changes.

Currently most visitors to the area visit the Hellfire club only and are happy with that experience

Massys wood is particularly vulnerable and with a current footfall of 20,000 per yr (feasibility study P54) there is lots of evidence of damage to its environment.

The proposed treetop walkway will act as a magnet and it is estimated that 80% of the estimated 300,000 people who will visit the area will cross the walkway into Massys.

This is a 12 times or a 1200% increase in visitor numbers to Massys wood and it is not possible for the wood to retain its biodiversity and wildness and remain a haven for wildlife including the Greater Spotted Woodpecker, Red Squirrel, Newt etc. with this kind of footfall. There was no mention in any of the events I attended as to how SDCC proposed to manage the environment in this situation and my questions in relation to same were ignored.

Management Plan.

SDCC has plenty of experience managing Urban parks (generally fenced in, relatively manicured with limited biodiversity and generally devoid of any of the more unusual indigenous wildlife).

They have not however demonstrated their capability to manage a wild, unfenced, mountain park, rich in wildlife and biodiversity such as this and any questions raised in relation to it were not answered.

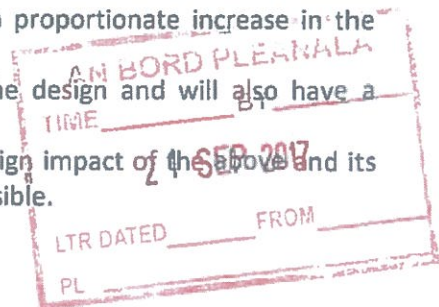
There are lots of issues unique to the Hellfire club/Massys wood which have not been addressed such as:

1. How do you manage security in an open park such as this close to a major city.
2. Security lighting is a common tool used to assist security in an area such as this but in this situation it will lead to significant light pollution. What is the SDCC solution to this.
3. Given the history of the Hellfire Club many people go up there after dark how will this be managed re security & access.
4. Climbing the Hellfire club to be there for sunset is a popular activity what (supervised) opening hours will be put in place to accommodate this.

Most of the above are already issues on the mountain and have been ignored by Coillte however the massive increase in footfall will lead to a proportionate increase in the above.

Some of the solutions to the above will impact on the design and will also have a considerable impact on the annual running costs.

Proceeding with the design without considering the design impact of the above and its impact on the annual running cost is in my view irresponsible.



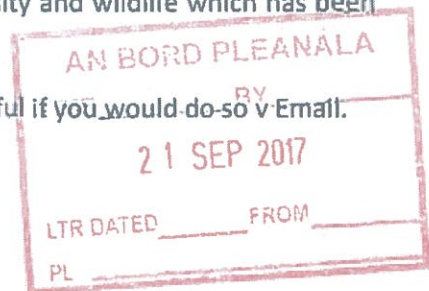
Road & Sewer

As SDCC is well aware there is huge pressure for both one off and commercial development on the mountain and the lack of a sewer connection is often used by their planners to refuse further development. Taking a sewerage connection up to the proposed interpretive centre will eliminate this reason for limiting further development thereby facilitating further urbanisation of the mountainside. Whilst connection to the mains network might be the preferred solution in pure engineering terms there are plenty of technical solutions available to treat the effluent locally.

The engineering solution to the road access appears still to be a work in progress but fundamentally the road is not wide enough to accommodate 2 traffic lanes cycle lanes and a pathway. Even if a solution is cobbled together using single line traffic etc. it will be just a matter of time until a hedge is removed to facilitate road widening. I refer to the recent road widening on the Ballycullen road where beautiful ancient hedges with great biodiversity were removed from both sides of the road and replaced with concrete walls (the hedge to hedge dimensions on Ballycullen road at that point were wider than Killakee rd . Add in lighting on the public footpath and urbanisation is well on its way up the mountain destroying the amenity which the council claims to be protecting

In summary the consultation process albeit the unofficial one was very unsatisfactory. The lack of input from environmental experts and the massive increase in footfall to Massys wood will all lead to the creation of an urban park on the mountain and the end of the wild and beautiful forest with its vibrant biodiversity and wildlife which has been enjoyed by the citizens of Dublin for generations.

If this letter is deemed worthy of a reply I would be grateful if you would do so v Email.



Yours sincerely,

David Stanley

Questions for SDCC at Masseys Wood meeting on 22/3/17 at Tallaght Stadium

1 Heritage and Environment Protection

Please provide an example elsewhere in SDCC where a similar amenity has been provided with a footfall of 300,000 or more per year where local wildlife, biodiversity and cultural heritage have been successfully preserved

1.1 Who in SDCC will be responsible for preserving/maintaining the environment in the area (wildlife, biodiversity, trees etc.) Is there a dedicated officer within SDCC who takes charge of these matters county wide

1.2 Who within SDCC will be responsible for preserving/maintaining the cultural heritage in the area. Does SDCC have a dedicated Heritage officer.

1.3 The vast majority of visitors at the moment go directly to the Hellfire club and do not visit Massey's wood. The reason being is that 20,000 people visit Massey's wood annually. If a treetop walkway is built across Killakee road it will act as a magnet and will attract approximately 80% of the Hellfire club visitors. If the overall visitor numbers increase to 300,000 as projected this would mean 240,000 visitors annually into Massey's wood. This would mean that the visitor numbers into Massey's wood will increase **12 times or by 1200%**. What specific proposals do SDCC have to manage this and still preserve the natural environment, wildlife biodiversity etc within Massey's wood bearing in mind that there has been a slow but steady deterioration of Massey's wood with the current modest level of network. This will create an unstoppable demand for development to follow the sewer up to the Hellfire club thereby urbanising the current rural environment to the detriment of the tourist facility that SDCC are trying to create. Treating the sewerage locally is possible. So why can SDCC not do this.

1.4 How do SDCC plan to deal with surface water drainage from the interpretive centre and car park.

2 Access & Traffic

2.1 I understand that Killakee rd will be expected to provide for traffic including buses travelling in either direction plus a footpath and a cycleway. How do SDCC plan to accommodate this within the current way leave.

2.2 Will the footpath be lit.

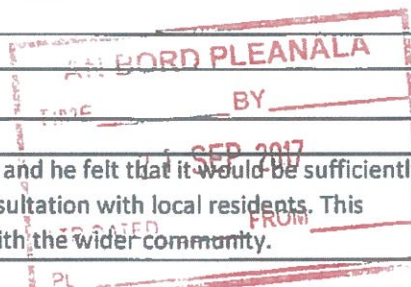
2.3	Is it planned to extend the Dublin bus network as far as the Hellfire Club/Massys wood.
2.4	I understand that the proposed car park is not large enough to accommodate 300,000 visitors per year. How many additional spaces would be required and what is the estimate of how many days per year that the current proposed capacity will be exceeded
2.5	When the Dublin Mountain Way was first opened a bus was provided to facilitate access from the Luas to the Hellfire club Cruagh Killakee. It was subsequently terminated due to lack of use. I understand there is a proposal to provide a shuttle bus from a remote car park on stocking lane. What assurances can SDCC give that this bus will not suffer the same fate as its predecessor given Irish peoples love of their cars and their propensity to park anywhere as long as it is close to their destination as is the case at present,
2.6	Has a traffic study been undertaken - where can this be viewed,
2.7	Has the ever increasing number of cyclists and horses on the road been taken into consideration in the traffic study.
3	Local Concerns
3.1	There is regularly anti social behaviour in the area which will undoubtedly increase with the increased footfall. What specific plans have SDCC got to mitigate this.
3.2	The Hellfire Club is unique in the Dublin mountains in that people access it at all times during the day and also at night time. Current opening and closing times are quite restrictive and do not take account of this and it is one of the main reasons why people park on the road (for fear of being locked in) when there are still spare places in the car park. What opening hours do SDCC propose for the car park and the interpretive centre. How will SDCC deal with safety and security in relation to night time visitors
3.3	How will access be controlled. Will fencing be provided and to what standard - cattle/sheep proof, deer proof or person proof.
3.4	Car break ins are common in the area how do SDCC plan to deal with this
3.5	Security lighting is a common deterrent to anti social behaviour but in this instance it would lead to significant light pollution on such an exposed hilltop site. What is the SDCC view on this.

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3.6	<p>Both Maseys wood and the Hellfire Club have suffered from a lack of finance for the day to day running and maintenance of the amenity for many years. We understand that the only direct source of revenue in the proposed development will be the licence fee to be paid by the restaurant operator. This will not cover the running costs of the entire amenity particularly in light of the unique security and access issues highlighted above. Are SDCC prepared to supplement the revenue from the restaurant on an annual basis to maintain and run the amenity in a professional manner.</p>
4	<p><u>Suggestions/Clarifications</u></p>
4.1	<p>The pedestrian bridge/walkway will signal the end of Maseys wood as a wild wood unique in the Dublin area. Maintaining its biodiversity and wildlife (including the greater spotted woodpecker and red squirrel) is not compatible with a footfall of 240 - 300,000 people per year. The bridge should therefore be eliminated and replaced by a traditional road crossing which will mean a much lower footfall into massys wood as is the case at present.</p>
4.2	<p>I understand that the size of the interpretive centre has been substantially reduced to less than 1000m2. This means that Stewarts house should now be large enough to accommodate the interpretive centre. It should therefore be reconsidered particularly in view of its historical connection with the hellfire legends. a review of the Matrix on pages 57- 60 of the feasibility study reads very differently if it is marked in conjunction with hellfire and maseys wood (for ex connection to existing trails, new trails and Archaeology would then be the same as Hellfire/Maseys estate) which would radically change the marking and make it a very attractive option without the need to create a new build on an elevated site in the hellfire wood.</p>
4.3	<p>Installing a sewer, providing a piped water supply,extending bus routes to the hellfire club, installing a path (with lighting), a cycleway and road widening will all destroy the rural character of the area and open it up for urbanised development thereby destroying the environment which SDCC are trying to turn into a major tourist attraction. Can SDCC advise as to how they have rationalised this in relation to the scheme.</p>



	Minutes of meeting between Daithi De Forge and Dave Stanley on 3rd Feb 2017
1	General
1.1	Daithi confirmed that today's meeting was one of a series of informal meetings to advise Coilltes neighbours of the current situation in relation to the proposed development. He advised that a more formal consultation will take place by the end of February with local residents. Dave advised that he appreciated Daithi's efforts to make contact representing Coillte as a neighbour. Notwithstanding this the formal consultation will still be necessary so that Coillte can present the full picture to all interested local residents
1.2	Daithi is a member of the steering committee currently running the project proposal on behalf of Coillte and SDCC
2	Structure & Finance
2.1	Daithi advised that Coillte own the land and that they will be paid the Net Present Value of 2 forestry crops for the use of the land. This will be funded from the development budget. The land incorporates Massey's wood and the Hellfire club wood from Killakee rd. to a point past the hellfire club structure. Post meeting note - a map showing the actual lands involved would be helpful.
2.2	Daithi advised that the development cost will be funded by SDCC and Bord Failte. There will be no private/commercial finance involved
2.3	Daithi advised that the restaurant licence fee will be used to fund maintenance. He advised that any shortfall should be compensated for by the additional business generated in the SDCC area as a result of the development.
2.4	Daithi advised that planning will be applied for by SDCC in their name. The planning application will be made directly to An Bord Pleanala. Daithi undertook to revert on the actual planning process to be followed
2.5	Daithi advised that day to day running of the development will be the responsibility of SDCC who will contract out the various services but that the forestry element will still be managed by Coillte.
2.6	Daithi confirmed that there would be no charge for visiting the Hellfire Club or Massey's Wood or for parking.
3	Design/Planning
3.1	Daithi advised that design is currently a work in progress and he felt that it would be sufficiently far advanced by the end of February to facilitate formal consultation with local residents. This consultation will take place in advance of consultation with the wider community.
3.2	Daithi advised that currently the main building is being reduced in size as part of the design development - possibly as much as 50%



3.3	Daithi advised that paths will generally be rolled stone with a crushed stone/dust top layer. Tarmac paths as reported elsewhere was a misunderstanding.
3.4	Daithi advised that provision will be made for dedicated horse trails.
3.5	Daithi advised that mountain bikes and trail bikes/scramblers will not be allowed
3.6	
3.7	Daithi confirmed that a traffic study had not yet been undertaken. Dave advised that this was a major concern as in his opinion the ever increasing volume of bike traffic combined with the increased traffic flow was a major hazard. Horses also use the road which adds considerably to the hazard
3.8	Daithi advised that either a connection to the nearest public sewer or a local treatment plant were being considered for sewage disposal. Dave advised that an extension to the public sewer this far up the mountain would generate additional pressure for other development in an area where there was already pressure for development outside that provided for in the SDCC county development plan.
3.8	Daithi outlined the plan for the high level walkway from the Hellfire club wood to Massey's wood over Killakee rd. (similar to that in Lough Key). Dave advised that currently the vast majority of visitors (perhaps 85%) to the area visited the Hellfire club and were happy with that experience. Massey's wood therefore remained a relatively wild woodland area and is unique in Dublin in that regard. The walkway will encourage vastly increased numbers into Massey's and it will not be able to maintain its wildness. It will simply become another Marley Park or Tymon Park pretty much devoid of wildlife (Ex: lesser spotted woodpeckers have been seen in the area and they will not remain if 300,000 per year visit the wood). Eliminating the walkway will keep the numbers visiting Massey's wood at manageable levels mainting its wildness and wildlife.
3.9	Daithi advised that an EIA and an Archaeological assessment had not yet been undertaken but that this would be done before submission to an Bord Pleanala. Daithi to check and confirm if local residents would be consulterd during these asesments. Dave advised that he felt it was very important that local residents be consulted as they had considerable knowledge which might not be obvious to an external assesor. Dave advised Daithi of the approximate location of the passge grave in Masseys wood.
3.10	Daithi is aware of the significant security issues in the area and advised that an appropriate solution to this was still being worked on. Dave noted the dilemma between excessive lighting on the mountain, excessive cost of 24/7 security etc. Daithi to revert on this when an appropriate solution has been proposed by the design team/SDCC.
3.11	The opening hours for the centre car park etc have not yet been decided. Daithi to revert on this. Dave advised that the restricted opening of the current car park was not working as it encouraged parking on Kilakee rd. The proposals for the new car park were therefore awaited with interest
3.12	Daithi advised that over time it was proposed to replace the commercial forestry in the Hellfire club wood with native trees.

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