

Padraig Lambert
Bramble Lodge
Cruagh Lane
Rathfarnham
Dublin 16

22/09/2017

The Secretary
An Bord Pleanála
64 Marlborough St
Dublin 1

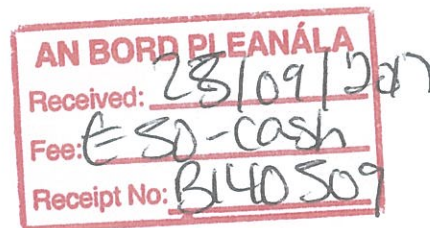
RE: Development: Proposed Dublin Mountain Visitors centre

Location: Massy's Wood/ Montpelier Hill/ Hellfire Club

Applicant: South Dublin County Council

Reference No: JA0040

Observer: Padraig Lambert



To whom it may concern,

I live on Cruagh Lane which is a cul-de-sac off the R116 and leads to the eastern side of Massy's Wood. I am the third generation of my family farming here and the fourth generation is currently in training to do the same. I am the only full time farmer left in Ballyboden parish and work my farm twenty-four seven, three hundred and sixty five days a year. Some of my land borders Massy's Wood and I also farm in the townlands of Kilmashogue, Tibbradden, Killakee, Woodtown, Cruagh and Jamestown. So when I say I know the area you know I mean it. I object to the South Dublin County Council (SDCC) proposal on many grounds and will speak through the medium of common sense. Let's call a spade a spade!!

1. TRAFFIC:

- (a) How can SDCC propose to bring three hundred thousand people per annum to the site by narrowing the already narrow R115 by installing a 1.5m wide foot path on a steep incline?
- (b) They propose to bring buses and coaches on the same route even after narrowing the road?
- (c) Adverse weather conditions – Snow on steep roads that SDCC do not prioritise to salt and grit anyway.

2. Zoning:

- (a) SDCC must apply the same rules as it does to any local applying for planning to live in the area. It is zoned agricultural and high amenity. Locals are regularly turned down on the bases of increase in traffic on substandard local roads.

3. Mis-Information:

- (a) Paul Keogh architects for SDCC in his design report has a photograph on its cover showing the view of Dublin City but this is not taken from Montpelier Hill. It is from a different viewing point up at Killakee and is mis-leading! And I will refer to this photograph later in my objection.
- (b) Mr Keogh's report section 3.14 "Infrastructure and Services" says the surface run off from the car park will be piped under the R115 and into the Glendoo Brook. This is NOT Glendoo Brook. Glendoo Mountain is three mountains away.

4. Pollution:

- (a) As in previous comment, surface run off from such a large carpark will cause pollution to an already pristine Owendoher river.
- (b) Litter- People bring litter, so if one percent of 300,000 visitors that's 3000 people dropping litter. It's a windy site so where does the litter finish up? But in local farmers fields which is a nuisance, an eye-sore and dangerous to live-stock. When SDCC were asked about cleaning up rubbish on our lands their reply was "It wouldn't happen as their employees are not covered by insurance to go in on private lands to clean up rubbish." So why do they invite people to a scenic area and then WONT maintain its beauty?
- (c) Light Pollution- As I said before I work these hills and valleys day and night. If this structure is built, it will have security floodlights. Therefore lighting up a usual darkened hill. Coillte have already been asked to turn off two floodlight placed at the carpark of Cruagh Wood as they are causing problems and anti-social behaviour at night time.

5. Gateway:

- (a) This project is been presented by the SDCC, Coillte, Dublin Mountain Partnership (DMP) and Failte Ireland as been the gateway to the Dublin Mountains. Well there is nothing further from the truth. This is a gateway to the Hellfire Club end of story. Very few of the people who come to the Hellfire Club will travel deeper into the Dublin/Wicklow Mountains. There is no mention of any road above the R115 or any improvements to them to cater for such traffic volumes. I would also like to state the obvious at this point, the site is called Montpelier Hill, it is a HILL not a MOUNTAIN!!

6. Shuttlebus:

- (a) In the proposal it is mentioned that a shuttle bus from Tallaght up to the Hellfire. Well if the Dublin Mountain Partnership (DMP) were truthful it opened walk ways from Bray to Killakee and ran a shuttlebus from both locations which was discontinued after about a month due to nobody using it.

7. Tree Top Bridge:

- (a) Danger and anti-social behaviour.
- (b) Building Materials- Looking at the design, is it made from timber or steel? If it's made from tanilised timber it only has a life span of ten years max. Or if it's made out of creosoted timber with such an amount of poles in the ground it would be a pollution hazard to the nearby Owendoher River.
- (c) If made of galvanised steel, it will be totally at odds with the local environment of lovely old deciduous trees.

8. Public Health Policy:

- (a) When other Government and public bodies are trying to promote a healthy lifestyle, SDCC are pushing for a coffee shop, conference hall and education room in this proposal. People from Dublin City presently enjoy the Hellfire as it takes them away from such places and if information is sought about the Hellfire and its history it can be found online or googled on their mobile phones. Therefore no need for such a building. Transition year students that visit the Hell fire on day trips remember its wildness and its fresh air. They don't need coffee shops and education rooms.

9. Landscaping:

- (a) In section 3.02 of the architects design report, it states that the conifer trees on the eastern side of the Hellfire will be removed and planting of deciduous trees will take place. I have planted and my father before me have planted trees around our farm and unless they are planted from seedling trees they will not survive on that windy hill. Root balled trees planted and staked will be blown over and gone within ten years. Trees will take at least forty years to semi mature so the impression given in the context model section 3.01 is false and mis-leading.

10. Fire Hazard:

- (a) Bringing so many people to such a forested area brings with it a danger of fire. One cigarette butt and a strong wind would set the place a blaze. I used to help Coillte fight forest fires in the locality with tractors and water tankers, and I know they have since sold the tanker and have total inadequate fire equipment. Current staff don't even know where to get water locally.

11. Numbers:

- (a) An estimated 300,000 people are proposed to visit the centre annually up from 80,000 presently. As a local and I see the hellfire daily, I even question is the 80,000 correct? 300,000 people a year is 820 people approximately every day on average. I ask the question, if anyone went into Dublin City and tried to pay 820 people to visit the Hellfire Club in any one day, it would not be achieved!!

12. Parking:

- (a) As Cruagh Lane is on the lower side of Massy's Wood, local farmers have a big issue with people parking their cars and blatantly blocking a narrow road for deliveries of farm feeds, fertilisers, oil tankers etc. They also curtail the movement of farm animals from field to field.

13. Consultation:

- (a) After a struggle to get an answer at any public meeting, a meeting was eventually arranged with Mr. Daithi de Forge from Coillte. He was unaware of the entrance into Massy's Wood on the Cruagh Lane side and its parking problems. It was also explained to him in no uncertain terms about people and their dogs running free in the woods. Professional dog walkers have become a problem in all local forests and are a serious threat to cattle and sheep as sometimes one person can have up to twelve dogs with them.
- (b) Poor boundary fences plus our "water rights" for our livestock in Massy's was spelt out clearly to the Coillte representative.
- (c) It also has to be stated, that Coillte previously opened up an entrance to Massy's from the R115 about twenty years ago and developed small car parks within the wood and had to close it shortly afterwards due to vandalism and anti-social behaviour.

(d) As already mentioned in my submission, the photo on the cover of the design report is a view overlooking the view of Dublin City beside a field rented by me. My farming difficulties are of people breaking fences, litter, trespassing and throwing empty beer glass bottles at my cattle which eventually leads to broken bottles which cattle walk on or machinery drive over. It is the same in my fields opposite Coillte Wood on Cruagh Road.

14. Environmental Impact Assessment Report (EIAR):

(a) There is no mention of farming and its associated activities in the immediate vicinity of the proposed site which in my opinion is a serious flaw and must be questioned why?

15. Local Employment:

(a) There is no mention of any local employment in the area and I question why another coffee shop is needed as there is already an excellent coffee shop and country store beside Massey's Wood.

16. Sewage Pipe:

(a) As mentioned in the proposal a sewage is to be connected to the nearest sewage system but it does not state that it is over 2km away. One wonders if a sewage pipe was requested by the residence of the upper R115 before this proposal was mentioned it would have been a definite NO.

17. Oral Hearing:

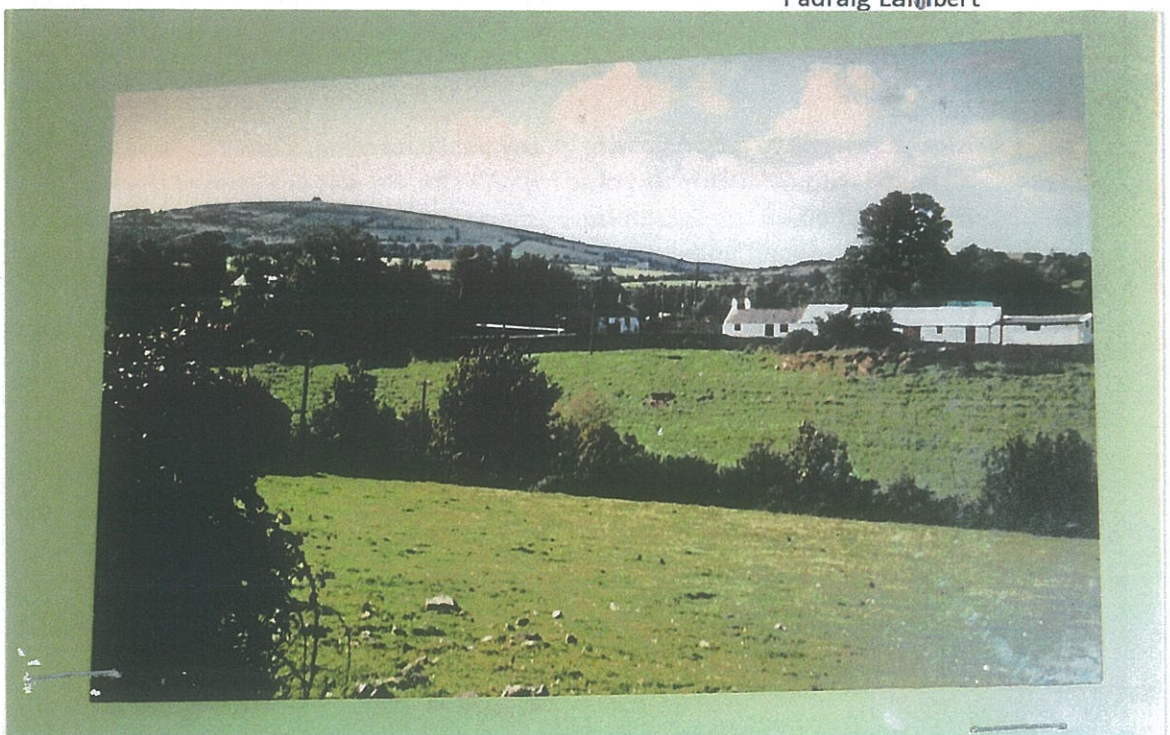
(a) I request that an oral hearing takes place about the SDCC proposal.

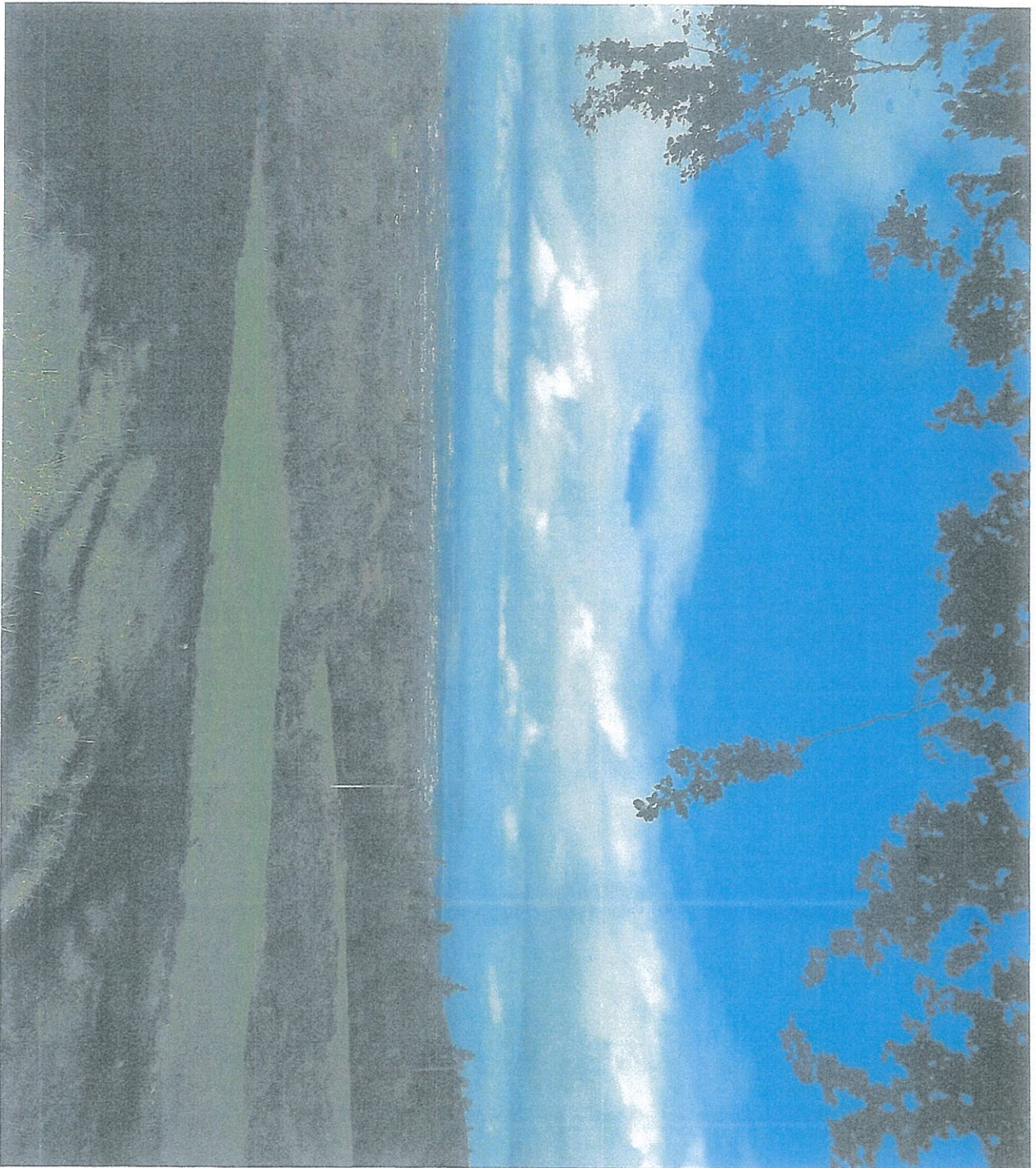
Finally, I will finish by saying a square building doesn't fit onto a round hill and leave you with an old photograph taken of the Hellfire Club in the early 1960's from the Tibbradden road when it was a bare hill with very few trees and the building itself stood out as a landmark.

Thank you for your time and consideration.

Kind Regards,

Padraig Lambert
Padraig Lambert





*Photographs
mentioned
in point
No 3(a).*

**D u b l i n
M o u n t a i n s
V i s i t o r
C e n t r e**

Design Report

by

Paul Keogh Architects

for

South Dublin City Council

July 2017

