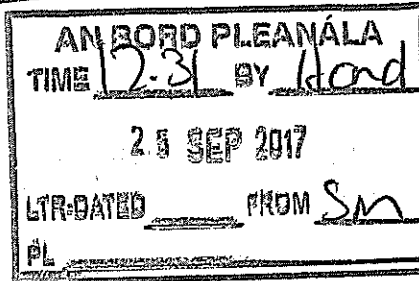
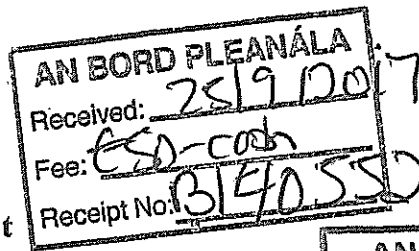


The Secretary
An Bord Pleanála
64 Marlborough St
Dublin 1



Date: 13th September 2017

RE:

Agent	ANGELA O'DONOGHUE
Address of Agent	17 GLENDOWER CLOSE RATHFARNHAM DUBLIN 16
Development	Dublin Mountains Visitor Centre-Strategic Development Initiative
Location	Hellfire Club/Montpelier Hill/Massey's Wood
Planning Authority	South Dublin County Council
Reference Number	JA0040

Dear Sir,

We would like to object to the above development.

Please address all correspondence to our Agent above.

We submit that this development is contrary to sustainable development, principles of proper planning. We also contend it is contrary to the SDCC's Development Plan, including its objectives and policies. We 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.

We wish to comment on the above referenced Development under the following headings and in the order set out below:

- Zoning
- Ecology
- Archaeology/Architecture
- Sustainability/Amenity

Zoning Issues

- The development is in a high amenity area which is also in close proximity to agricultural zoning. The prospects (view etc.) are also protected.

- Cafe/restaurants are only to be considered in the context of existing premises. This is not the case here. The reference to this site being necessary for a "wow" factor is something which is not recognised in planning law. It is subjective and the reality is that there are a number of sites on the surrounding areas with a good if not a spectacular view. E.g. Ticknock/Orlagh/Glencree are all existing buildings/developments with acknowledged and prominent views.
- Given that the EIAR readily admits that all proposed changes will be permanent and primarily will be moderate or greater in terms of severity of impact - it is essential that utmost care be taken.
- We have serious concerns regarding the site selection process – too narrow with some sites ignored and not an independent process.

Ecology

- The EIAR is generally deficient in respect of ecology. The mapping of bird and mammal life generally is either non-existent (in the case of birds) or vague/incomplete (mammals). It is also noteworthy that in relation to biodiversity there is no real sense of Massy's Woods as being fully separate from Hellfire.
- There can be no argument over the serious impact upon the ecology. SDCC is clearly ready and willing to sacrifice protected species and their habitats e.g. Red Squirrels, Badgers etc; that this destruction will be undertaken simply for a commercial use - coffee shop/restaurant is simply disproportionate and clearly a massive over-intensification of use which will also significantly impact on amenity.

Architecture/Archaeology

- The EIAR makes it clear that the site has significant potential (page 196) and that the site at Montpelier Hill is considered comparable to some world heritage sites - Stonehenge is mentioned at page 200. Despite all of this, it is intended that stairways be put in the middle of this archaeological material.
- It should be noted that at places like Newgrange and Mullaghmore interpretative centres are placed some distance away from the actual site that is being interpreted or in a nearby town/village so as to maximise the economic potential e.g. Rathfarnham Village or Tallaght Village where public transport is already provided for. We further note the general comments below in relation to the actual centre in any event. The site has no real public good/interpretative value. It is primarily a restaurant. All of the public spaces are seen as being of commercial value.

Sustainability/Amenity

- A large part of the funding is coming from Failte Ireland funds which are aimed at large scale commercial activities. Sustainable in that sense is clearly linked to financial sustainability. The Business Plan and Planning Statement make conflicting references as to the importance of commercial activity.
- The reality is that a threefold increase in visitors will be sought. There is no Woodland Management Plan or other ongoing control/monitor to ensure the

sustainability of the existing environment. The precise references to the types of tourist sought (*Culturally Curious* and *Social Energisers* in the business plan contrasts markedly to the issues within the EIAR in relation to Biodiversity etc.

- It is extremely worrying that SDCC have no Biodiversity Plan in place and they have no dedicated Biodiversity Officer unlike other Dublin Local Authorities.
- There has been significant confusion demonstrated by SDCC and Coillte to date. They have sent letters to Wicklow County Council and Dun Laoighaire Rathdown County Council about engagement but never once looked to engage with them to find a more suitable site in the whole range of the Dublin Mountains. There is no sense of partnership with other local authorities and no joined up thinking.

Example One: Within Wicklow County Council Area there is Glencree; it was approved as a visitor centre in 2007-2008

Example Two: Within DLR County Council there is Ticknock, a vacant site (former Total Fitness Gym) with amazing views which is within a 5 minute, minibus ride of Ticknock/Three Rock. We note that Glenveigh National Park uses a similar 'park and ride' approach to their national park.

- References to preserving the landscape and fauna/flora sit beside the reality of significant negative impacts on the overall environment and visual panorama and the planned destruction of habitats of protected animals -red squirrel and badger. Archaeology that is compared to Stonehenge and World Heritage Sites will be intersected/overridden by stairs for the purposes of tourism.
- SDCC has consistently limited development in this area because of the limitations of the road infrastructure and the overall environment and now plans a threefold increase in footfall - most of which will be casual tourism with no real vision for real education and sustainable development.

Enclosed please find a payment of EUR 50 in respect of the Objection Fee. Please address all correspondence to our Agent.

Yours Faithfully



Agent for the attached list

AN BORD PLEANÁLA	
TIME _____	BY _____
25 SEP 2017	
LTR DATED _____	FROM _____
PL _____	

LIST

NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
PAT DANNEILLY	8 BUTTERFIELD GROVE RATHFAR NURTA	celticlad99@gmail.com	Pat Danneilly
Benny Dawson	88 Butlerfield PK.		Benny Dawson
ROB DAWSON	" "		R.W. Dawson
Liane Needham	10 Anne Devlin Dr. D14	ANNEDEVILIN@GOLPREF.IADIRECT.COM	Liane Needham
Rodney Needham	" "		Rodney Needham
Leanne Coffey	11 Fairways D.14	087 7858688	Leanne Coffey
DDT CUL	57 A Devil's Pt.	087 2847639	DDT CUL
Gene Goodwin	62 Anne Devlin Rd D.14	19466747	Gene Goodwin
HARRY QUINN	71 Glenbrook K.D.14	quinnharry@gmail.com	HARRY QUINN
Don Miller	71 Papan Rd D14	maryquinn@icloud.com	Don Miller
MK Dwyer	65 Killymore Gls		MK Dwyer
F A N N E G I L L	107 Medina Rd		F A N N E G I L L
Paidraig Gill	" "		Paidraig Gill
NORMA COLLIN	6 Ann Devlin Drive		NORMA COLLIN
Kieran Keenan	86 Orchardstown Dr.		Kieran Keenan

AN BORD PLEANALA
 TIME BY
 26 SEP 2017
 FROM TO
 FROM DATED FROM

LIST

NAME	ADDRESS	Email/Mobile	Signature
PETER DONNELL	10 Benwick hall CHURCHTOWN D14	0872244323	Peter O'Connell
DEKNOT BURTON	22 ST PATRICKS COTTAGES DN	0868393294	T. Burton
ELEANOR BRADY	5 Templeogue Wood, D6W.	085 7229971	Eleanor Brady
Rita Henry	368 The Grove Belmont	01 4933145	Rita Henry
Angela McCree	137 Dingle Wood	01 4946220	Angela McCree
Margaret O'Donnell	23 Orlagh Grove.	087 9562687	Margaret O'Donnell

AN BORD PLEANÁLA
 TIME _____ BY _____
 25 SEP 2017
 LTR DATED _____ FROM _____
 PL _____

IST

ADDRESS	ADRES	Signature	Signature
Shoan F. Blenache 13 Willbrock Grove Dr Quinn 71 Glenbrook Pk, Rathfarnham D14	Shoan F. Blenache	Shoan F. Blenache	Shoan F. Blenache
Olina Masterson 111 Maelin Road	Olina Masterson	Maureen Quinn	Maureen Quinn

AN BORD PLEANÁLA	
TIME	BY
	25 SEP 2017
LTR DATED	FROM
PL	

LIST

NAME	ADDRESS	Email/Mobile	Signature
JEAN FATHY	9. WILLOWBANK PARK D14	jeaufathy@gmail.com	<i>jeaufathy</i>
DEIRDRE KEAR	37 KILNINCH ROAD, CO DUBLIN	deekrdk@gmail.com	<i>Deirdre Kear</i>
SHIRLEY WHOOLEY	52 ORCHARDSTOWN AVE, D.14		<i>Shirley Whooley</i>

AN BORD PLEANÁLA
 TIME _____ BY _____
 25 SEP 2017
 LTR DATED _____ FROM _____
 PL _____

LIST

NAME	ADDRESS	Email/Mobile	Signature
M. H. ...	32 Buttenfield Chase D14	mth32@eyecan.net	
Kieran Smyth	43 MAIRIA GROVE D14	msmsm39@gmail.com	
Gáelín McKelvey	39 Manaw Present		

AN BORD PLEANÁLA

TIME _____ BY _____

25 SEP 2017

LTR DATED _____ FROM _____

PL _____

LIST

NAME	ADDRESS		Email/Mobile	Signature
DELA FITZPATRICK	14 BUTTERFIELD CLOSE		ordamtr@gmail.com	Dela Fitzpatrick
Jennifer Denny	30 Ballyron Crescent D16		jennifer.denny@gmail.com	
Albert Denny	53 Ballyron Heights		adenny@bt.ie	
MARY CHAMBERS	41 Cedar Court		Market Tallant Ave, Dublin 6W	

AN BORD PLEANÁLA

TIME _____ BY _____

25 SEP 2017

LTR DATED _____ FROM _____

