

Forest Lodge
Cruagh Road
Dublin
D16 HR97

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

15TH September 2017

ABP Ref. JA0040

Proposed Development by South Dublin County Council at Hellfire Forest Wood and Massy's Woods at Kilakee, South County Dublin.

Dear Sir/Madam,

I wish to object to this proposed development on the following grounds:

1. Diminishment of the amenity for its primary users.

The Hellfire Forest and Massy's Woods amenity is primarily used for recreational purposes by the residents of south Dublin, and by the wider Dublin community as well at weekends. Those using it do so, because it provides the convenient opportunity to get away from the busy and noisy urban environment, and to enjoy walking in a natural environment in an unspoilt landscape. The proposed conversion of these woods into a tourist facility, with buildings, greatly extended car parking, multiple new paths, signage, security cameras and the road bridge, would greatly diminish the amenity value for the primary users.

2. Threat to Massy's Woods

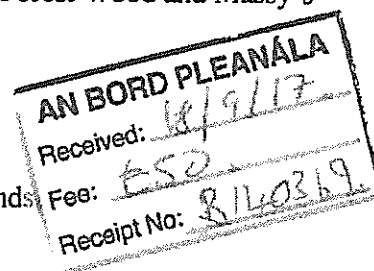
Massy's Woods are unique in south Dublin in comparison to other forests in the area, due to the variety and extent of the types of trees and shrubs there, and the habitat these provide for wildlife. That would not be sustainable if there was the very significant increase in the number of visitors to the Woods envisaged in this proposed development, and the Woods would just evolve into a public park. The proposed bridge would be a negative feature in this regard, as it would entice more visitors to the Woods.

3. Roads and Traffic Safety.

The two approach roads to the proposed development, Old Court Road and Killakee Road, are unsuitable for an increase in traffic, including coaches. Even at the current level of traffic there have been accidents on these roads in the vicinity, including fatalities.

AN BORD PLEANÁLA
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4. Over-development versus Reasonable Development

Given the limited archaeological and historical interest attached to the Hell Fire location, and considering the requirements of the primary users of the amenity, the nature of the public roads and the major water and waste water infrastructure involved, the Council's proposal is very much over-development. There is a need for more car parking space at weekends and bank holidays, which would be easily met by a doubling of the existing space. The provision of a pedestrian crossing would suffice, instead of the proposed bridge.

The proposed café and interpretative centre could be located beside the car park. The adjacent Dower House operated for many years as a restaurant, without the need for major infrastructure, and there is no reason why the Café could not be located beside the car park. Also, I understand that the owner of the Dower House is open to selling the premises to the Council, which could then be used for the Café/Interpretative Centre.

To conclude, I ask An Bord Pleanála to refuse this application by South Dublin County Council, and I enclose cheque for €50 euro for fee.

Yours Faithfully,



Paul Cleary