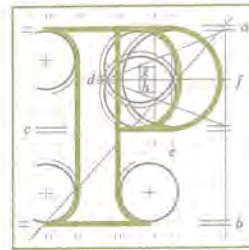


Our Ref: 06S.JA0040
P.A.Reg.Ref:

Your Ref: 1639/LTR/001



An
Bord
Pleanála

Paul Keogh
Paul Keogh Architects,
Cathedral Court,
New Street,
Dublin 8.

RECD:	7 th Feb 2019	
JOB:	1639	
ATTN:	PN	
CC:	SDCC	

6th February 2019

Re:

Dublin Mountain Visitors Centre and all associated works
in the:
Townlands of Mountpelier, Killakee and Jamestown in South Dublin.

Dear Sir,

I refer to the above mentioned proposed development which is before the Board for approval. Please be advised that the Board, in accordance with section 175(5)(a) of the Planning and Development Act, 2000, as amended, hereby requires you to furnish the following further information in relation to the effects on the environment of the proposed development:

Appropriate Assessment

The Board previously issued a request for Further Information to the applicant on the 9th October 2017 noting that the proposed development is not located directly within any designated site, while it is close to three European sites including, Glenasmole Valley SAC (Site Code: 001209), c.1.2km away, the Wicklow Mountains Special Area of Conservation (Site Code: 002122) c.0.6km away, and the Wicklow Mountains Special Protection Area (Site Code: 004040), c. 0.9km away. The Board requested the applicant to provide further information and clarification in relation to birds and cumulative impacts in relation to these European sites. Subsequently a bird survey was specifically requested from the applicant by the Board in a second request for Further Information dated the 7th February 2018.

The Board has now considered the supplementary information provided by the applicant, and the submissions from observers and prescribed bodies in the course of the application including submissions made at the oral hearing.

Within the Bird Survey report, the applicant noted that it is widely accepted that Merlin is difficult to survey while the Board noted that the survey undertaken was limited and conducted in the summer months of 2018. The Board was not satisfied, having regard to the precautionary principle, that the survey was adequate and that the potential impact on Merlin which is a qualifying interest of the Wicklow Mountains Special Protection Area (Site Code: 004040) had been fully addressed. Therefore, the Board requests the applicant to undertake additional bird surveys in optimal conditions to address these concerns.



Furthermore, the Board is not satisfied, having regard to the precautionary principle, that the impact of increased visitor numbers using the proposed visitor centre as a new starting point for the Dublin Mountain Way, which leads into the nearby designated European sites, had been adequately assessed in terms of the potential impact on the qualifying interests within these sites. The Board could therefore not determine whether there was a requirement for mitigation measures, with respect to the potential issue of cumulative effects on the nearby European sites.

The applicant is therefore requested to consider and address the issues outlined above and to prepare a Natura Impact Statement inclusive of any mitigation proposals that are required to address any potential likely significant effects of the proposed development, either individually or in combination with other plans or projects, on European sites in view of the sites' Conservation Objectives.

Biodiversity considerations within the EIAR

With regard to biodiversity, the Board was not satisfied that adequate baseline surveys and monitoring had been carried out, particularly in relation to the potential impacts of increased visitor numbers and the elements of the proposed development in Massy's wood, and could therefore not be satisfied that there would not be a significant negative impact on the ecology, biodiversity and flora and fauna of the area.

The applicant is requested to address the above comments and undertake additional surveys/monitoring during recognised optimal conditions, inter alia, of vegetation and habitats, protected species including bats and otter, and chemical substances and freshwater invertebrates upstream and downstream of the surface water discharge point in Glendoo Brook. The applicant shall update the relevant sections of the EIAR to incorporate the results of these surveys and any mitigation measures that are required to address the likely significant impacts from the proposed development.

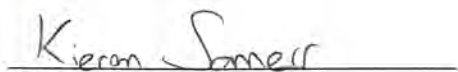
Please also note that following its examination of any information lodged in response to this request for further information, the Board will then decide whether to invoke its powers under section 175(5)(b)(i) of the Planning and Development Act, 2000, as amended, to require you to publish newspaper notice of the furnishing of any further information and to allow for inspection or purchase of same and the making of further written submissions in relation to same to the Board.

Your response to this letter should be received no later than **5.30 p.m. on the 7th February, 2020.**

In this regard, please submit 3 hard copies and one electronic copy of the above information.

If you have any queries in relation to the matter please contact the undersigned officer of the Board. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,



Kieran Somers
Executive Officer
Direct Line:01-8737107

JA13.LTS