

## David Curran

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**From:** Bord  
**Sent:** Monday 8 January 2018 16:02  
**To:** SIDS; David Curran  
**Subject:** FW: Dublin mountain Visitors centre. Ref: 06S.JA0040

-----Original Message-----

From: hesterscott8@yahoo.ie [mailto:hesterscott8@yahoo.ie]  
Sent: Monday 8 January 2018 15:58  
To: Bord <bord@pleanala.ie>  
Subject: Dublin mountain Visitors centre. Ref: 06S.JA0040

06S.JA0040  
Hester Scott  
Mt Venus hse  
Mt Venus rd  
Rathfarnham. D16  
8.1. 2018



Dear Sir or Madam

I submit a response to the Further Information re the Dublin Mountains Visitor Centre and associated works. I made a previous submission and paid the relevant fee.

THE BUSINESS PLAN as outlined in the Operational Plan is extremely concerning casting doubt on the commercial viability of the whole project. With so many elements guaranteed to have no cost to the public the remaining areas, I.e the shop, cafe, kiosk, events area etc have to cover the considerable costs of car park management, employment of personnel for security, taxes, insurance, waste management and disposal, possibly lighting and heating, and many others. The procurement of an external contractor has still to take place. The feasibility of this business can only be viewed as doubtful. I would ask the Bord to pay particular attention to this element of the application.

If the procurement of the external management co is unsuccessful, SDCC will manage the development. I respectfully suggest that this would be an enormous undertaking outside the abilities and financial constraints of the Council.

CONSTRUCTION MANAGEMENT Minimal and unsatisfactory. 6.8 page 8. To be told that CESCOP will be developed by the contractor does not give the information which is necessary for the Bord to make an informed decision. Matters of night lighting, noise, sequence of works, management of run off during construction before systems of waste capture are in place are an unknown. Will the contractor comply with already published agreements?

NIGHT LIGHTING This remains largely an unknown area with terms such as "minimised", controlled light spill, being unquantifiable. Section 6.6.2.2. It is admitted that there will be some lighting emitted from the visitor centre at night. In operation of the project there will be increasing pressure to mount events out of daylight hours in order to achieve commercial viability. Car park, access lighting, all incremental.

SIZE OF CAFE. The cafe is described as for 75 customers. Commercial spacing for a cafe is generally 1.1 sq mt. per customer. How does this square with the published density for the cafe in the visitor centre.

PLANTING? The planting of broad leaved trees is emphasised strongly in the Further Information doc. In terms of light screening, the minimising of impact visually, for car parks, walkways, the visitor centre, the planting of trees and shrubbery will be of minimal value for a great number of years. They will be of very limited use in the winter months. Views are considered of optimal importance from the buildings. Where

ever there is a view there is open aspects. The impact of the centre will be severe from most points from Dun Laoghaire , Howth, the city, north of the city. An undesirable result and to be deplored for the Dublin Mountains.

Similarly, the fact the the new planting will be in the form of little more than saplings is ignored in the latest document from the applicant. Nests or dreys, refuge of any sort will be unavailable. Cover or food for ground animals, insects etc. non existent. Ropes strung across area during construction or indeed operation would be futile. Once red squirrels are gone from an area such as this, where they already have a tenuous and fragile existence, they will not return.

FENCING ND PROTECTING OF RESTRICTED AREAS. Unclear and merely aspirational in the Further Information. It is stated that increased footfall will have a regulatory impact on vandalism and anti social behaviour. This will not be the case in actuality. Areas of conservation, restricted access, farmland zones of influence will be impacted negatively by the huge increase of visitors, tourists, walkers, dogs. It is to be deplored that the needs of leisure and recreation of tourists and visitors are given priority over farmers trying to earn a living in the area. When this happens in many countries there is international protest. The concerns of farmers re trespass, danger to animals from sheep worrying, litter ingestion and the danger to the public from cattle have been a ignored in the further information or given little importance. Cases of deaths of animals have already occurred in the surrounding fields.

THE MILITARY ROAD. This is a structure of great importance given no consideration. Historically it is of greater value than the gaming lodge which receives more attention. I would ask the Bord to please make study of this structure and to establish that there would be no danger during the constructional or operational phases.. Little or no information is supplied, with ambiguity about the term military road when used. The military road as we know it, or the R115 as is the way the traffic bearing road is invariably referred to. I object to the lack of visual reference in the form of maps or diagrams.

THE GLENDUO BROOK. There is continued concern as to the welfare of this waterway. It has already been stressed this is imperative to the welfare of the Owendore and Dodder for salmon ids and trout and lampreys. Conflicting plans are evidenced in the F I for the disposal of waste surface water which drain or are conducted from the development. 8.2 page 15 and 6.2 page 7. Land planning and Design.

I ask that An Bord Pleanala refuses permission for this development.

Yours, Hester Scott.