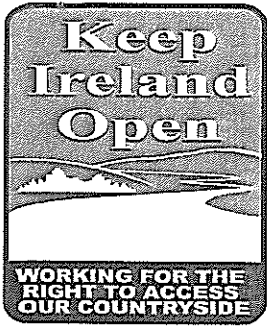


# Keep Ireland Open



*Keep Ireland Open is dedicated to the preservation of access to our heritage of open mountains and countryside*

Web site: [www.keepirelandopen.org](http://www.keepirelandopen.org) Email: [info@keepirelandopen.org](mailto:info@keepirelandopen.org)

7 Ardagh Close  
Blackrock  
Co. Dublin.

To: The Secretary  
An Bord Pleanála  
64, Marlborough Street  
Dublin 1.

3<sup>rd</sup> January 2018.

Dear Sir Madam

<b>AN BORD PLEANALA</b>	
TIME _____	BY _____
04 JAN 2018	
LTR DATER _____	FROM _____
PL 06S	JA0040

Planning Application: Dublin Mountain Visitor Centre – Strategic Development Initiative.  
Hellfire Club/ Montpelier Hill/ Massy's Wood.  
Reference 06S.JA0040.  
Further Information Response 06S.J0040.

In relation to the “Further information Response” 06S.J0040 from South Dublin County Council, the responses supplied are inadequate in addressing a number of the issues we raised in our submission of 20<sup>th</sup> September 2017. In particular it does not address the two major concerns expressed by walkers, recreational users and groups (our members):

1. “The amenity will be severely limited and degraded by the extent of the development and will discourage walkers from availing of the wonderful existing amenity.” (This is not adequately addressed anywhere in the Responses supplied).
2. “The situation will be exacerbated by the massive increase of traffic to the area. The roads leading to the area are small rural roads and they are entirely unsuited to a large-scale development of this nature.” (The increase in traffic is conceded in the original Planning Application by the proposed increase in car parking, coach parking and throughput of between 225,000 and 300,000 necessary to make the development viable).

In addition, we strongly disagree with the responses given to the following observations in our original submission:

p. xvii Landscape and Visual Impact: The area will be severely degraded for existing walkers and recreational users, due to the large concrete buildings, extensive car parks, bus parks and related works.

p.51.4.1.9. Orlagh House. The visitor centre should be placed at a distance which does not destroy the principal attraction.

p.59. Existing recreation users: None of our members was surveyed in any way.

p.147. Implementation: The proposed development will degrade and destroy the natural character and amenity of the area.

Section 6. Architects Drawings and Design Report, 6b, Design Report Final.

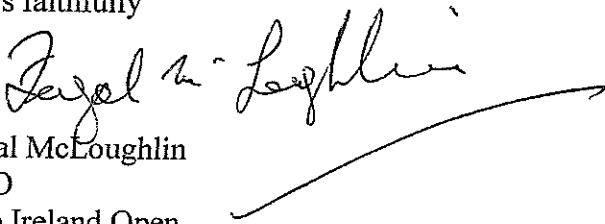
p. 22-34. Photomontage: Photo montages of the buildings are wholly inadequate in the number of visuals supplied and the angles and views supplied.

Overall: There has been inadequate briefing of locals/ affected individuals and groups.

In light of the above reservations, we continue to believe that planning permission should be refused, as the development is contrary to proper planning and sustainable development.

It is evident that there are fundamental contradictions/ differences between what is proposed by South Dublin County Council, and the observations contained in the many submissions from individuals, organisations and groups opposed to this development. We reiterate our call for an Oral Hearing where these matters can be satisfactorily addressed.

Yours faithfully



Fergal McLoughlin  
P R O  
Keep Ireland Open.

<b>AN BORD PLEANALA</b>	
TIME _____	BY _____
04 JAN 2018	
LTR DATER _____	FROM _____
PL _____	