

An Board Pleanala
64 Marlborough Street
Dublin1

Margaret Merrigan-Feenan
Hammond House
Kilakee
Rathfarnham
Dublin 16.

Friday 15 September 2017

Reference: Dublin Mountain "Proposed Development" proposed at Hell Fire Club and Massey's Estate (Ref: JA0040)

AN BORD PLEANALA	
TIME _____	BY _____
21 SEP 2017	
LTR DATED _____	FROM _____
PL _____	

Dear Sir,

Enclosed please find €50 fee as required.

I wish to object to the above development on the following grounds. I am a local resident and frequent user of the amenities at the location and am very concerned that the Proposed Developments will impact severely and detrimentally upon the current environmental conditions, sensitivities and the general scenic amenities.

As you are aware current planning and development law places a heavy emphasis on the appropriate use of scenic amenities. In the Current South Dublin County Council Development Plan 2016-2022 (Development Plan") section 8 and 9 state that the Location is an area "rich in diversity" and that the councils' overall plans must "protect, conserve and enhance ...and restrict development" and that in respect of Cruagh Mountain and Montpelier Hill in particular, they are "prospects that are to be preserved and protected." I do note that section 4 Economy and Tourism does propose some form of development at the Location however any such development is to be on an "appropriate scale", and to fully take into account "pertaining environmental conditions and sensitivities, scenic amenity and availability of services."

I feel strongly that the current Proposed Development will be an over intensification of the use of an existing local amenity. It proposes to bring in much larger numbers of visitors than at present i.e. from 70,000 to 300,000, these numbers that are being used by S.D.C.C. take in the present football at Hellfire, Massy and Cruagh. This is a major intensification by any measure which will elevate it from a local facility to a regional and national facility. The existing roads infrastructure even after the improvements do not have the capacity to sustain this level of traffic and activity. This will change the local area from rural to suburban totally ruining the appeal it has had for generations of Dubliners and visitors for past generations, who came to experience the beauty and wildness of this unique area. All for the sake of commercialisation, ie Restaurant / Coffee shop.

AN BORD PLEANALA	
Received: 21/09/17	
Fee: €50.	
Receipt No: B140439	

The road is to be widened into Massy's Wood on the north side opposite the main entrance. This will involve removing the existing wall and will impinge on existing mature trees. A foul drain and water-main is to be constructed along the road to the Ballycullen area. Surface water will be routed to the Glenadoo stream in Massy's Wood with the possibility of polluting this fragile stream, which leads to the Dodder catchment area already under stress. The bridge structure is some 7.5M high over the road. When viewed with its approach ramps and 'bridge-house' it must be considered a structure which will have a major impact on the area and on the protected structure of Killakee House. It will fundamentally change the character of this area with its industrial aesthetic of 'Corten steel'. during the autumn winter period when leaves have fallen from the trees, this structure will stand out like a like a sore thumb.

I wish to point out the detrimental effect on the highly complex ecosystems at all levels which are now inhabitants of the Hill and Woodland.

No interaction has taken place with the local farming community who play a vital part in maintaining the diverse nature and wildlife of this fragile ecosystem. As stated planning to bring such large number of visitors to this area which is surrounded on all sides by local farms will cause undue stress to the farmers, their livestock and the possibility of increased vandalism and hardship for the local community.

The Hellfire area is rich in archaeology as mentioned on (page 196) yet it is proposed to install a stairway right up the middle, where a large standing stone of some importance now stands. Reference has been made that this site is as important as world heritage sites like Newgrange, Stonehenge. Surely a site of this significance needs to be treated with serious respect from all local and national bodies, before any work can be undertaken. Areas of this importance are not just for commercial gain but for the generations of Irish and international people to come.

It has proved that most other sites of this significance, build centres / coffee shops some distance away so as not to interfere with the delicate balance of the site. There are suitable sites available to S.D.C.C namely Ticknock (former Total Fitness). Glenree centre which had permission granted a few years ago but due to recession was not proceeded with .

The EIAR is generally deficient in respect of ecology. The mapping of bird and mammal life generally is non existent (birds) or vague/incomplete (mammals). It is also note-worthy that In relation to bio-diversity there is no real sense of Massey as being fully separate from Hellfire (Mount Pellier). 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 (squirrels, bats, badgers spotted woodpecker etc). That this 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.

A critical point to make in respect of loss of amenity, sustainability and over intensification of use with reference to this proposed development is the fact that ultimately this application is about a new visitor centre. There are already trails/walks in the entirety of the Massy woods/HFC area and there is already some parking facility and some signage. The only new

additional element is the visitor centre. For the reasons set out in this submission the negative impact on the environment, ecology, traffic far outweighs any potential benefit that a visitor centre, particularly of this size, in this particular site within the Dublin Mountains.

I have spoken to large numbers of people over the last year regarding the above and can state that 85% to 90% are not in favour of the proposed plan in its current state, work does need to be done to enhance and maintain the area but not the plans than are now being put forward.

I hope you will appreciate the genuine nature of my concern in relation to the proposed development.

Yours sincerely

Margaret Merrigan-Feenan - Scene

Margaret Merrigan-Feenan



