



James Lawless TD  
KILDARE NORTH



Planning Department,  
Kildare County Council,  
Áras Chill Dara,  
Devoy Park,  
Naas,  
Co. Kildare,  
W91 X77F

14 August 2018

**Planning Reference: 18/839**

Address: Wolfstown, Eadestown, Naas, Co.Kildare

Applicant: Mr. John Morrin

Description: To infill the subject site of 28.86 hectares in order that the site. To operate this facility as an infill facility for inert non-hazardous soil and stone. The incoming soil and stone will be deposited on site and the site contoured to final restoration levels. These will be designed in order to ensure that the restored site will be fully in keeping with the surrounding landscape. It has been estimated that there is approximately 1.8 million tonnes of void space remaining within the site. The applicant proposes to fill this at approximately 200,000 tonnes per annum. The applicant also proposes to install a site office and canteen, weighbridge, wheel-wash, new entrance, internal haul road and carry out all ancillary site works.

**Dear Sir/Madam**

I would be obliged if you could consider my submission on the proposed development. This submission also acknowledges the concerns raised about this proposal by residents in Eadestown, Naas, Co Kildare, in particular those living in existing established residential properties close to this proposed development and asks that those submissions are given careful consideration.

**Excessive Scale of Proposed Development and Local Property Value Impact.**

The excessive scale and prolonged timescale of this development will have continuing and detrimental effect on the community of Eadestown, Naas. The applicant states that there is approximately 1.8 million tonnes of void space remaining within this site and the applicant has proposed to fill this at approximately 200,000 tonnes per annum. This envisages the operation of this site for approximately 10 years for six days a week (Monday to Friday 8am – 6pm and Saturdays 9am – 4pm). This is a disproportionate price for a community to pay for the refilling of a sandpit that is not visible to any local residents in Eadestown.

The continuous operation of this site for 10 years at the level of 200,000 tonnes per year could have a negative local property value impact. A development on this scale with the associated operational impacts i.e. increased traffic, noise, dust etc. will negatively affect property values and will also reduce the enjoyment of local residents of their community for an excessively long period of their lives.

**Increased Traffic Volumes on R410**

The R410 road is a key artery route that has reached saturation level in traffic volumes. The increased traffic volumes of the additional lorries associated with the transport of 200,000 tonnes of material per year will increase heavy vehicle traffic volumes on a route already excessively busy with lorries already using this road to service a high number of local pits in the area. Furthermore the proposed new entrance to the site presents an additional safety concerns. Additional entrances onto the R410 should not be encouraged onto a route that the maximum speed limit exists and where road safety is a concern.

### **Increased Traffic Volumes on N81**

It is anticipated that at least some trucks to/from the proposed operation would travel along the N81. This road is already under pressure from traffic volumes with haulage and other heavy vehicles traversing it recently. A local campaign has recently begun to seek an upgrade of that road given that it appears unsafe and inadequate for the current traffic volumes, without adding additional traffic.

### **Nature of Materials**

The application appears to deal with construction and demolition waste only. It is understood other types of material may be already present within the site which require remediation and extraction as part of this application. Previous landfills in the nearby area, such as the notorious Kerdiffstown landfill, began under the same licence but quickly expanded to cover a range of materials. The Drehid landfill in West Kildare has recently requested an expansion to allow the installation of hazardous waste in future. It is essential that rigorous screening, inspecting and vetting be applied to all sites of this type, unfortunately the recent past suggests that the local authority and other relevant agencies are not sufficiently resourced at present.

### **Increased Noise and Dust Factors**

The proposed development will increase noise levels experienced by nearby properties. I would have concerns regarding the noise pollution associated with increased heavy vehicle traffic and the operation of the mobile crusher (especially regarding the weekend operational hours indicated in the application). The application is absent of details regarding measures to monitor and manage increased noise levels. Furthermore there is an inadequate detail in relation to the control of dust pollution and dust suppression techniques. With the volumes of materials proposed to be received at this development this will be a significant factor that will affect the immediate area considerably.

### **Local Amenity Concerns and Impact**

I submit that there is a lack of examination of the potential impact this development will have on local tourist amenities and I would have concerns regarding the proximity of following to the proposed development.

## 1. **Kildare Uplands**

Kildare is a flat county. Elevated terrain is in short supply and the landscape, views and character of the east Kildare uplands are an asset to be treasured. Views from the Red Bog, Cromwellstown, Slieverua / Tipperkevin and similar areas, all in proximity to the proposed site, form a natural heritage which should be preserved.

## 2. **Conservation Issues**

It is understood that the nearby red bog is a candidate for European SAC (special area of conservation) status. There is also an amenity and conservation area at Glending woods which is a popular recreational walking site and includes at top a medieval rath, allegedly built by Oscair McTurcaill an early King of Dublin. A sister rath sits on Athgarrett hill itself. The adjacent area of Burgage Mór, Blessington has been classified as a tourism development and was home to some scenes in the popular TV series “The Vikings”.

### **Screening Proposals and Landscaping Issues**

The application is lacking in detail in regard to the any landscape plan to protect the views of the scenic area of the Kildare uplands and other areas as set out above. Screening provisions for the village of Eadestown on the side of the proposed development are insufficient. There is a lack of screening proposals for nearby properties. Also existing screening (trees/hedgerows) of over 200 metres have been recently removed and there is no screening proposals for this location. In general the screening proposals for the development are inadequate and lacking in substance.

I would be obliged if these matters could be examined and considered in respect of this proposed development.

Kind Regards,



James Lawless TD

Vice Chair Joint Oireachtas Committee on Communications, Climate Action and Environment.

**Naas Constituency Office**

**Wolfe Tone Street, Naas, Co Kildare**

**Number – 045 898476**