

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

13 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.

Submission Date: 15 August 2018

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 developments close to this proposed development.

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 will also 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 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 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 red bog is a candidate for European SAC (special area of conservation) status. It is understood that there is also an amenity and conservation area at Glending rath and a sister rath on Athgarrett hill itself. The adjacent area of Burgage Mór, Blessington has been classified as a tourism development.

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

Naas Constituency Office

Wolfe Tone Street, Naas, Co Kildare

Number – 045 898476