

LOG - 071581-24

Sinead White

From: Linda Kane <eponalodge@yahoo.ie>
Sent: 24 April 2024 15:06
To: Appeals2
Cc: David Magee
Subject: Submission against Hudsons Planning Application Ref 319218
Attachments: David and Linda Magee Hudsons Observation Ext 319218.docx

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Dear Sir/Madam:

Please find attached a submission against An Bord Pleanála reference 319218 - Hudson Brothers Ltd application for quarry extension.

Please advise if a fee payment is due for this submission.

Best regards
David Magee & Linda Kane

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David Magee & Linda Kane
Epona Lodge
Wolfestown
Eadestown
Naas
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W91ACW9

23rd April 2024

Re: Hudson Brothers Limited Planning Ref 319218

Dear An Bord Pleanála:

We wish to make a submission against this planning reference 319218 on the following grounds.

Planning and Development:

This development would not be conducive to the proper planning and development of this highly sensitive landscape within the East Kildare Uplands.

This Planning Submission

- Is premature given that there is continued unauthorized development on site and Substitute consent application (319217) in progress.
- Contravenes the aims and objectives expressed in the Kildare County Development Plan for sensitive development in the Kildare Uplands.
- Impacts negatively on the community, notably the visual and residential amenity of the area.
- Impacts negatively on local ecology.
- Cumulative impact of an extension to this quarry combined with other quarries in the vicinity.
- Dangers of quarrying around a high-pressure gas line.
- Impact on the Water Table and local wells.
- History of the developer complying to past planning conditions.

Insufficient community consultation and notice from the developer:

Community consultation regarding this proposed extension was non-existent.

There was no consultation with concerned residents on the impact of the extension

- To the gas line
- Blasting, noise and dust
- Scale of extension
- Increased traffic from quarry

Traffic:

Traffic from the quarry produces pollution, noise, dust and exhaust emissions. Traffic on the R410 will grow with the quarry extension with increased HGV traffic passing close to busy junctions and local housing, causing

disruption, pollution, and danger to the inhabitants with high potential for accidents. The stretch of R410 between Blessington and Eadestown is dangerous and this development would pose unnecessary risk of accidents to residents, visitors, cyclists and walkers in the area. The applicants do not recognize the significant traffic impacts to the residents on and around the R410 a main traffic artery from Blessington to Naas. The road through Eadestown is saturated with articulated traffic from these quarries and an extension would exacerbate the issue. Cycling this route is dangerous and lorries from this quarry often travel uncovered, which is against planning conditions and adds to the hazard of travelling this road.

Gas Line:

This agricultural land has a high-pressure gas line running through it and the proposal to extend the quarry and extract gravel around the gas line is of major concern. Blasting, Rainwater run-off, sub soil and gravel movement caused by quarrying around the Gas line is causing major unrest and fears to residents, and any potential for major incidents should be avoided at all costs.

Private Well Water Pollution:

The impact of the extended quarry on the well water supply of surrounding properties was not assessed. All the residential properties within the locality of the proposal get their water supply from private wells. We are concerned about impacts to the water table, water levels and pollution from quarry activities associated with the proposed development.

Restoration:

We have not seen any attempt to restore exhausted quarried areas that were part of the previous planning applications. This has left a major scar on the landscape and we feel this is unacceptable to grant a new application given the history of ignoring restoration by the applicant. Phased restoration was a condition of the previous application and was ignored by the applicant.

Blast vibration, noise and dust:

As local residents we have serious concerns about the level of noise and dust that will be generated by the proposed development as it moves closer than the existing quarry where blasting is already causing issues to our houses. Our house in particular shakes with each blast and we have had plaster fall from our ceiling.

Devaluation of Property:

The proposed extension of this quarry brings it closer to surrounding residents, with blasting, noise and dust seriously depreciating the value of property and will negatively impact on residential amenity in the vicinity. On a personal note our house is within 500 meters and so this development would have maximum impact on the residential amenity and value of our house, for which we have invested so much.

Impact to Tourism locally:

The rural charm of the Eastern Kildare Upland landscape is a natural asset which is seen by thousands of visitors who pass through our area using main connection roads from Kildare to Wicklow and therefore must be protected. We are concerned that developments of this scale scar the landscape and create traffic hazards.

Impact to Natural Heritage:

There are a number of protected sites which are close to the proposed development -

POULAPHOUCA RESERVOIR SPA 004063 : As per the County Development Plan Poulaphouca Reservoir is the only SPA site located in the county. The proposed site extension (quarrying and blasting) may impact the Graylag geese passing over (to/from) POULAPHOUCA RESERVOIR SPA**.

Red Bog : Natura 2000 Site - SAC 000397

The proposed site extension will impact the Red Bog which is very close to the quarry and is a Natural Heritage Areas (NHAs). There is no mitigation for dust pollution or other drainage impacts to this site.

Glending (Deerpark): The proposed extension of the Quarry, and rock blasting will be unacceptably close to the ancient site of Glending. This will impact both the people who enjoy this amenity and the deer and other wildlife which inhabits it.

These cumulative effects make the extension of this quarry completely unsuitable. The following are policies of the council in protecting our valuable resources.

Landscape Impact:

The proposal to extend this quarry will result in a serious negative impact on the landscape of this highly sensitive protected area of Kildare, industrializing an agricultural landscape. We must protect the landscape; there is no 'very special need' for this quarry to extend more into this protected area of the Eastern Kildare Uplands. The proposed site is in scenic countryside which is widely enjoyed as an amenity. This quarrying is completely and permanently altering this landscape and greatly impairing the peace and enjoyment of the area, in particular Red Bog, Glen Ding, Caureen, and vantage points for miles around. It threatens the rural setting and is highly visible from our protected scenic routes and viewpoints around Red Bog, and Caureen.

Kildare County Development plan : Chapter 13 Landscape, Recreation and Amenity

AIM : To provide for the protection, management, and enhancement of the landscape of Kildare to ensure that development does not disproportionately impact on the unique landscape character areas, scenic routes or protected views;

As per the Kildare DEV plan the East Kildare Uplands are listed as High Sensitivity and High Amenity Landscapes. **Class 3 High Sensitivity: Eastern Uplands** - Areas with reduced capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape having regard to prevalent sensitivity factors.

LR P1 : Protect and enhance the county's landscape, by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the existing local landscape.

LR O7 : Restrict the quarrying of sensitive sites within the Landscape Character Areas and to protect and conserve the ecological, archaeological, biodiversity and visual amenity surrounding quarry sites.

LR O33 : Ensure developments (due to excessive bulk, scale, inappropriate siting or siting on steep slopes i.e. >10%) do not have a disproportionate visual impact or significantly interfere with or detract from scenic upland vistas when viewed from nearby areas, scenic routes, viewpoints and settlements.

Based on the above criteria this planning submission should be refused as it has significant impact both on the landscape character and the amenity of the nearby properties and residents.

From studying the Applicants Planning Submission in detail we noted that the applicants show a high level of disregard to the value of this site and surrounding location, given the site is situated in the East Kildare Uplands and given this is high sensitivity landscape and high amenity area.

- No visuals (LVA) or incorrect visuals were submitted from Protected Views, Routes or Hilltop's , e.g. Red Bog, Caureen
- Disregard of impact to local residents.
- The scale, size and layout of the project, and cumulative effects of other quarries are totally unsuitable to this landscape
- The impact of the proposed development on the Gas Pipeline.
- The impact to protected area of Red Bog.

Conclusion : Granting permission for this development is not conducive to the proper planning and development of this sensitive landscape. It would contravene the aims and objectives expressed in the County Development Plan. This project will impact disproportionately on the community and the visual amenity and landscape character of the area. It has the potential to impact negatively on the environment, residential amenity and recreation, local ecology not to mention the potential dangers of excavation and blasting around a major high-pressure gas line. We are also worried about the adverse effects of quarrying below the water table and the impact on our well and the increase in traffic dangers coming from the quarry extension. It will set an undesirable precedent for further development of this nature in this location already impacted with over-quarrying.

Final extract from the county Development plan : It is the strategy of the Kildare County Development Plan to Protect local assets by preserving the quality of the landscape, open space, natural, architectural, archaeological and cultural heritage and material assets of the county.

Yours sincerely,

David Magee & Linda Kane