

File With

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SECTION 131 FORM

Appeal No

ABP— 319282-24

Defer Re O/H

Having considered the contents of the submission dated received 08/04/2024 from Geraldine Cooper I recommend that section 131 of the Planning and Development Act, 2000 ~~be~~ not be invoked at this stage for the following reason(s):

1) New appeal

Section 131 not to be invoked at this stage.

Section 131 to be invoked — allow 2/4 weeks for reply.

Signed

[Signature: Land Secretary]

EO

Date

24/4/24

Signed

[Empty box]

SEO/SAO

Date

[Empty box]

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

[Empty box]

Task No

[Empty box]

Allow 2/3/4 weeks

BP

Signed

[Empty box]

EO

Date

[Empty box]

Signed

[Empty box]

AA

Date

[Empty box]



Planning Appeal Online Observation

Online Reference
NPA-OBS-003351

Online Observation Details

Contact Name
Geraldine Cooper

Lodgement Date
08/04/2024 22:41:17

Case Number / Description
319282

Payment Details

Payment Method
Online Payment

Cardholder Name
Geraldine Cooper

Payment Amount
€50.00

Processing Section

13/03/24: 09/04/24

S.131 Consideration Required

Yes — See attached 131 Form

N/A — Invalid

Signed

Pat B

Date

10/04/2024

EO

Fee Refund Requisition

BP40

Please Arrange a Refund of Fee of

€

Lodgement No

LDG — 071 201-24

Reason for Refund

Documents Returned to Observer

Yes No

Request Emailed to Senior Executive Officer for Approval

Yes No

Signed

Date

EO

Finance Section

Payment Reference

ch_3P3PwHB1CW0EN5FC1exTgXqa

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

Geraldine Cooper
Coldwinters,
Ashbourne Road
Dublin 11

Date - 08th April 2024

An Bord Pleanála
64 Marlborough Street
Dublin 1

D01 V902

Bord Pleanala Ref; ABP-319282-24

Dear Sir/Madam,

Re: Planning Observation – Proposed Development by Rathdrinagh Land Unlimited Company (Trading as Irish Recycling LTD) in Huntstown Townland and Coldwinters Townland, Co Dublin

I am writing to formally lodge a planning observation with regards to the proposed development by Rathdrinagh Land Unlimited Company, as detailed in the application submitted to Fingal County Council.

As a resident living with my family on the quiet narrow cul de sac of R135, located approximately 50 meters from the proposed entrance to the development site, I wish to express my deep concerns regarding the potential impact of this development on our family's quality of life.

Since the initial application was lodged in 2023, my residence has experienced two significant flooding events, both of which required emergency intervention from Irish Water and Fingal County Council to pump water from our home. These incidents were directly attributed to the improper diversion of storm drains from the R135 road

into our low-lying property. The flooding not only caused extensive damage to our property but also posed a serious risk to the safety of my family.

Given this history of flooding and the evident strain on our existing storm drainage system, it is abundantly clear that any further development in our area should be approached with the utmost caution and consideration for our welfare.

The proposed construction of a Materials Recovery Facility and Food Container Cleaning Plant, along with associated infrastructure, raises significant concerns for us. While I appreciate the importance of sustainable practices and the development of circular economy hubs, it cannot come at the expense of the safety and well-being of myself and of my family.

In particular, I am deeply troubled by the lack of adequate measures to address the existing issues with stormwater management. The proposed relocation of storm drains on the R135 road to accommodate the increased surface water runoff generated by this development is absolutely essential before any further progress can be made.

Furthermore, the Environmental Impact Assessment Report (EIAR) accompanying the application must be thoroughly scrutinised to ensure that all potential environmental impacts, including those related to surface water management and flooding, are adequately addressed.

I would also like to bring to your attention to an alternative entrance proposal for the proposed development owned by Rathdrinagh Land Unlimited. Rathdrinagh Land Unlimited also owns the adjoining Bioenergy plant. Utilising the entrance to this plant

would significantly reduce the environmental impact on the lives of the residents at the proposed development's entrance, which is further down the quiet R135 cul-de-sac. By utilising the existing infrastructure and access points associated with the Bioenergy plant, this can minimise disturbance to the surrounding environment and mitigate potential disruptions to the local community. This alternative entrance option aligns with sustainable development principles and demonstrates a proactive approach to reducing environmental footprint and community disruption. Please consider this alternative entrance proposal in the best interest of both the environment and the residents affected by the proposed development.

In light of these concerns, I urge An Bord Pleanála to carefully consider the implications of granting planning permission for this development. Until new, adequate storm drains are relocated on the R135 road to mitigate the risk of flooding and safeguard the well-being of existing residents, any decision to proceed with this development should be postponed.

Thank you for your attention to this matter. I trust that you will give due consideration to the valid concerns of local residents in your deliberations on this planning application.

Yours sincerely,

Geraldine Cooper

