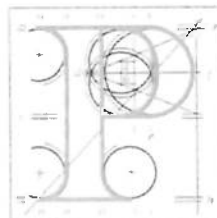


Our Case Number: ACP-324383-26



An
Coimisiún
Pleanála

Residents from Gyles Quay & surrounding areas
c/o Stephen O'Connor
Gyles Quay
Ferrybank
X91 F1H9

Date: 06 August 2026

Re: Proposed IDA Belview Infrastructure Development
Belview, Slieverue, County Kilkenny

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above-mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

Please be advised that there is no fee to make a submission on this case. A refund will be issued to the credit/debit card used to make this payment in due course.

If you have any queries in relation to the matter, please contact the undersigned officer of the Commission at laps@pleanala.ie.

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,


Muirín Gowen
Executive Officer
Direct Line: 01-8049323

AA02

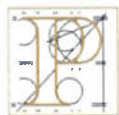
Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902



An
Coimisiún
Pleanála

SID Online Observation

Online Reference
SID-OBS-005850

Online Observation Details

Contact Name
Stephen O'Connor

Lodgement Date
03/08/2026 17:05:38

Case Number / Description

IDA Access infrastructure to industrial land bank Townlands of Kilmurry, Gorteens, Belview Co Kilkenny

Payment Details

Payment Method
Online Payment

Cardholder Name
Stephen O'Connor

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€ 50

Lodgement No

LDG— 089565-26

Reason for Refund

No fee for submission on this case

Documents Returned to Observer

☐

Yes

☒

No

Request Emailed to Senior Executive Officer for Approval

☒

Yes

☐

No

Signed

Meowen

EO

Date

06/08/26

Finance Section

Payment Reference

ch_3U0OMvB1CW0EN5FC15p3YSch

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

To:

An Coimisiun Pleanála
64 Marlborough Street, Dublin 1
D01 V902

Date 31/07/2026

Application Reference: Section 177AE_IDA Belview Infrastructure Development

Applicant Kilkenny County council (on behalf of IDA Ireland land bank)

Location for Development: Townlands of Kilmurry and Gorteens, Belview, Co.Kilkenny

Proposed works: Access infrastructure to industrial land bank, upgrading the L3412 public road to a dual-lane carriageway, and installation of Active travel walk/cycle lanes

Submission made by

Stephen O'Connor

Gyles Quay, Ferrybank

Eircode x91F1H9

On behalf of the Gyles Quay residents Group.

Introduction & Context

Dear sir /madam

I am writing to you on behalf of the residents from Gyles Quay and surrounding areas of the proposed development plan. We do not seek to obstruct strategic national progress or sustainable travel upgrades in our locality. However, we hold significant concerns regarding the lack of localized safeguards for the human population and environmental resources in South Kilkenny. This submission outlines critical omissions and necessary planning conditions required to protect our community under the principles of proper planning and sustainable development.

Primary Grounds for Observation

: Absence of Human and community impact assessment

While the application details comprehensive impact assessment for Local wildlife, flora and Fauna, it omits dedicated assessment of the cumulative impacts on the Human population whose homes encircle this new IDA land bank to be developed. Over the last 15 years, a high density of industrial development has been commissioned in the Belview area. The existing adverse effects of these industries, such as light spill, operational vibrations, and ambient noise and foul smells have not been resolved. A local human impact assessment should be undertaken before the IDA site is developed.

Inadequate Buffers: Request for widened Berm and mature tree planting

The existing 3-meter berm embankments and tree barriers are insufficient to shield residents in surrounding areas like Gyles Quay from noise and light pollution from Tirlan and, the cheese plant. Because the New IDA site sits at a higher elevation than Gyles Quay and

Kilmurry the site will directly overlook our communities. We request strict planning condition requiring that all perimeter boundary embankments particularly along the southern boundary facing down toward Gyles Quay be adequate for purpose with a minimum depth of 15 -25 meters. We would like to see the current berm banks extended and a new one planted with mature, native trees when ground is broken on the new IDA site to form an immediate visual and acoustic shield.

Critical Depletion of the local Water Table

The local aquifer and groundwater systems are under severe stress. Intensive industrial expansion over the last 15 years has already caused a major, documented drop in the local water table, threatening private residential wells and surface streams in the locality. In alignment with sustainable resource management, An Coimisiun Pleanala must place a strict cap or prohibition on any further industrial well drilling or large-scale ground water abstraction by future tenants to the new IDA Belview Land Bank.

Protection of Local roads (L7476)

The upgrading of the L3412 to a dual motorway must not compromise the integrity of our community's local connectivity. We would like to see planning reassurances that our by road the L7476 will not be dissected, closed or Cul De Sacked at a later stage as individual plots within the IDA park are developed. Furthermore, Industrial traffic must be physically restricted from routing south through Gyles Quay to preserve road safety and residential amenities. We would also like to see a 3-tonne vehicle cap on traffic heading west towards Ferrybank after the L3412 is upgraded and during construction.

Omission of the Riparian Forest and Red Squirrel Habitat

The ecological documentation submitted fails to mention the riparian forest close to the new IDA site east of Gyles Quay. This mature woodland is a critical local biodiversity asset. Residents have logged multiple sightings of red squirrels (*Sciurus Vulgaris*) and spotted woodpeckers within and around this specific forest. We request that this entire riparian woodland be designated a protected zone and excluded from any future clearance or structural interference.

Alignment with the National Climate action Plan

To ensure future industrial uses do not conflict with National policies, clear zoning restrictions must be established at this infrastructure stage. Any future planning applications for heavy noisy industry or high emission and foul-smelling industry that contradicts the national Climate Plan should be strictly restricted from this site.

Conclusion

We ask that the board applies robust, binding planning conditions to this infrastructure development approval if granted to protect the local communities, water table, Local roads, Ecology and quality of life.

Thank you for reviewing and considering the views of the residents of Gyles Quay and surrounding areas.

We would like to be notified on any future updates on this development.

Yours faithfully

The Residents of Gyles Quay and surrounding Areas.

