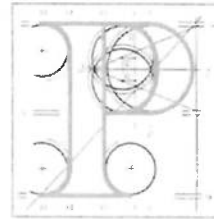


Our Case Number: ACP-324383-26



An
Coimisiún
Pleanála

Kilmurry Residents
c/o Catriona and Kealan Forristal
Kilmurry
Ferrybank
Co. Waterford
X91 V8XV

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-005819

Online Observation Details

Contact Name
Catriona Forristal

Lodgement Date
30/07/2026 09:30:56

Case Number / Description
324383

Payment Details

Payment Method
Online Payment

Cardholder Name
Catriona Forristal

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€60

Lodgement No

LDG—089562-26

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

mgowen

EO

Date

06/08/26

Finance Section

Payment Reference

ch_3TypMiB1CW0EN5FC0gJ2A5kH

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Date

Authorised By (2)

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

Date

On behalf of Kilmurry Residents, we wish to make the following submission in relation to the proposed development, having regard to:

1. the implications of the proposed development for proper planning and sustainable development in the area concerned;
2. the likely effects on the environment of the proposed development; and
3. the likely significant effects of the proposed development on a European Site, if carried out.

Our observations relate specifically to the section of the application concerning the IDA Kilmurry landbank.

1. Unsafe and unnecessary standalone access for house X91 X8Y2

All residents along the proposed road realignment bordering the IDA Kilmurry landbank have had their properties set back from directly facing IDA land, with one exception: house X91 X8Y2, for which a separate, standalone access road is being built. This appears both unnecessary and unsafe, particularly as this section of road narrows to align with the existing road. We request that An Coimisiún Pleanála consider the long-term safety implications for this property and require it to be brought within the cul-de-sac instead, for the safety of the residents, cyclists, pedestrians, and other road users. If the application is approved, we ask that this be addressed by condition.

We also note that there are already five egress/entry points between Gyles Quay Road and the new roundabout. Every effort should be made to consolidate access points rather than add further ones.

In addition, the landowner adjacent to this house does not appear to have retained access to the L3412 entry point.

2. Roundabout design and traffic speed

The N29 attracts a significant volume of fast, reckless driving ("boy racers"), and roundabouts on this stretch should be designed to prevent vehicles from driving straight through them. The new road alignment and roundabouts should be designed to actively slow this type of traffic, not merely accommodate it.

3. Noise mitigation for the Kilmurry landbank

The Noise Impact Assessment's study area is confined to the stretch between monitoring locations A3 (east) and A1 (west), with no baseline measurement or modelling carried out for residents facing the Kilmurry landbank further west (as per given maps). Given the scale of works and traffic change particularly affecting this section, this is a significant gap that should be addressed before determination.

We also have specific concerns about the reliability of the assessment even within its own stated scope, which reinforce the case for a precautionary approach to mitigation:

- **Unexplained "no change" predictions:** Despite the old road's traffic dropping by approximately 96% (1,378 to 60 AADT) while the new road carries 5,061 AADT, at least one receptor (receptor 8685/area U1) near the western edge of the assessed area shows an unchanged predicted noise level with or without mitigation. No breakdown of individual noise sources is provided to explain this, and it is inconsistent with the scale of traffic change involved.
- **Baseline measurements are limited and unverified:** Most attended monitoring locations were based on just three 15-minute daytime samples, with full-day noise levels then estimated using a formula rather than measured directly. The one location with full 24-hour measurement recorded noise levels 5–9 dB higher than the formula-derived estimates elsewhere. This is a gap the report does not explain and raises the possibility that noise levels across the study area, including near the Kilmurry landbank, have been understated and therefore require further rigorous assessment.
- **Proposed noise barrier mitigation is incomplete and not yet committed to:** Where noise barriers are shown, they appear in short, disconnected sections, marked only as "indicative" and "to be confirmed at detail design." The assessment itself acknowledges that some nearby receptors will remain significantly affected even after the proposed barrier is built, as they fall outside its coverage.

Given these gaps, we request:

1. That the noise assessment be extended to properly measure and model noise impacts for all residents facing the Kilmurry landbank; and
2. That a 2-metre high earthen mound be constructed, extending from the new roundabout as far west as possible, as a firm (not indicative) mitigation commitment. An earthen mound would provide effective long-term noise attenuation, a better visual/landscape outcome than a standard barrier, and will be well-matured by the design year (2040). This is a durable, cost-effective solution.

4. Private Wells

There are a number of private wells in the area of construction and there are no details on plans as to how these wells are protected during construction phase.

5. Retention of hedgerows and mature trees

We welcome the commitment to retain existing hedgerows. Where mature trees must be felled during construction, we request that they be replaced immediately with mature trees, not saplings.

6. Risk of indiscriminate parking

The stretch of the existing road from the new roundabout to the western end may become vulnerable to indiscriminate or unauthorised parking once through-traffic is removed. No mitigation measures have been identified to prevent this, and we ask that this be addressed.

7. Access and safety for house X91 X8H1

The resident at eircode X91 X8H1, although included within the cul-de-sac, will have limited access for essential day-to-day services, including oil deliveries and weekly refuse collection. Emergency vehicle access will also be significantly constrained.

We request that both properties at the eircodes highlighted be repositioned well within the cul-de-sac to ensure proper local access is retained, and to avoid one household being physically isolated from the rest of the Kilmurry community.

Yours sincerely

Catriona Forristal

Ck.forristal@icloud.com

Kealan Forristal

k.forristal@hotmail.com

Kilmurry

Ferrybank

Waterford

X91 V8XV