

Whiteriver,
Rathescar,
Dunleer,
Co. Louth.

25th April 2022

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902.

Re: Submission/ Observations

An Bord Pleanála Ref: 313378

**Louth County Council Reference: 211499 – Michael Callan - Rathescar Middle/ Gunstown/
Whiteriver, Dunleer, Co. Louth.**

Dear Sir/ Madam,

In relation to the above planning application that was granted by Louth County Council, please note our objection/ observations as follows:

- The proposed development was previously refused by Louth County Council (original Louth Co. Co. planning reference: 19/469) and was also refused by An Bord Pleanála (original An Bord Pleanála case reference: ABP-307333-20). A further application was then submitted to Louth Co. Co. – application reference 211499, which has now been approved. This is being appealed under An Bord Pleanála case reference 313378. In accordance with An Bord Pleanála's processes/ policies, it is our understanding that An Bord Pleanála's decision is final and can only be challenged by judicial review in the High Court on a point of law. The developer does not seem to have taken this into consideration and has simply submitted a new application to Louth County Council which has now been approved by them. If this decision is upheld, I would be grateful if you would respond detailing why standard procedures have not been followed/ why preferential treatment seems to be afforded to this developer.
- We are one of the closest homes located to the proposed development. We have two small children and another one on the way.
- The scale of the proposed development would put huge pressure on the small local road (L62790) and would cause additional dangers for children playing, walkers, runners, cyclists and drivers in the area.
- The proposed entrance does not have the required sight visibility which again would cause extreme dangers to road users.

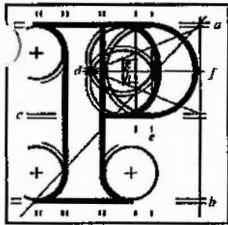
**Submission/ Observation – Louth Co. Co. Ref: 211499/ ABP Ref: 313378 – Rathescar
Middle/Gunstown/Whiteriver, Dunleer, Co. Louth.**

- The proposed trimming back/ removal of hedges for the four suggested lay-bys are not on the developer's land and would only affect a small portion of the road and therefore would not facilitate the whole road that would be affected by the development. There is no supporting documentation with the planning application to show that the developer has gained approval from the other land owner(s) to carry out any works to lands not under his control. Should the lay-bys be approved, the road will still be too narrow for two standard vehicles to pass never mind a HGV.
- The road concerned already has extremely poor visibility. The suggested widening of lay-bys will not improve this issue and would give additional concern for serious road accidents. The road as it stands is too narrow for two-way traffic. The suggested installation/ widening of lay-bys will not change this issue. In addition, if these lay-bys are approved it would give rise to antisocial behaviour in the area.
- The developer has suggested in the planning application that the lay-bys would be on the county council's land. There was no documentation to say that the county council has granted approval for this and it is concerning that this type of approval would be granted to a commercial developer.
- Exposure to poultry dust and airborne contaminants are known to produce a variety of health and respiratory issues including asthma, chronic bronchitis, chronic airways obstructive disease (COPD), allergic alveolitis, organic dust toxic syndrome, bacterial diseases and more.
- As a sufferer from an autoimmune disease there are major concerns that my condition will worsen and cause additional health issues with exposure to the proposed development.
- The scale of the proposed development would dramatically affect the quiet rural area where there are many family homes and would no doubt see a return of the putrid odour that residents were subjected to for 30 years due to the LCC Land Fill Facility which is now closed. There is already negative stigma due to the Landfill site. The proposed development is causing significant upset and concern to local residents who should not have to endure the impact of yet another development that will have such a negative impact on the area.
- The proposed development will cause sound pollution and major disruption to the area during construction and during its life time if permitted. This will have a huge negative impact on the day-to-day lives of the families surrounding the area.
- The Rathescar Lake amenity is located close by and would be also negatively impacted by the proposed development.
- Being one of the closest houses to the proposed development our property will be hugely devalued if permission is granted and our ability to sell will be diminished as the rural setting now enjoyed will be destroyed.

We appreciate your time and urge you to seriously consider the details outlined in making your decision.

Yours Sincerely,

Neil & Aoife Foy



**An
Bord
Pleanála**

Planning Appeal Online Observation

**Online Reference: (NPA-OBS-
000814)**

Online Observation Details

Contact Name:	Aoife Foy
Lodgement Date:	25/04/2022 12:28:32
Case Number / Description:	313378

Payment Details

Payment Method:	Online Payment
Cardholder Name:	Aoife Foy
Payment Amount:	€50.00