# BOTHAR MAOL, RESIDENTS ASSOCIATION

**Aiveen Robinson,**
**Bothar Maol,**
**Blackrock,**
**Co. Louth.**
**4th January 2026**

**Re;- 7-year permission for a Large-scale Residential Development (LRD) on lands (c.18.54 ha) The development will consist of:- 502 no. residential units, with a total residential gross floor area of c.51,440.5 sqm comprising:40 no. 1 bed maisonettes.147 no. 2 bed mid-terrace 2 storey house ,276 no. 3 bed end of terrace and semi-detached 2 storey houses ,1 no. 3 bed detached bungalow and 38 no. 4 bed semi-detached 3 storey houses, 1 no. two storey creche facility (570.7 sqm Gross Floor Area) with outdoor secure play area and parking. New access off Blackrock Road providing for vehicular, pedestrian and cycle access and incorporating a new bus stop on Blackrock Road; 2 no. pedestrian and cycle only access points are provided from Bóthar Maol. Infrastructure and services for the proposed development including surface water infrastructure, water mains and a new wastewater pump station (with temporary storage and associated dosing measures) which will be pumped via a new rising main along Blackrock Road (R172) and Hardy's Lane to Finnabair Crescent where it will discharge to the existing wastewater drainage network. Associated public and private open space, landscaping and amenity areas including a large central park of c.2.7ha, public art, boundary treatments, public lighting, roads, cycleways, footpaths, car and cycle parking, infrastructure and services and all associated site and development works. To facilitate the proposed development, excavation, cut and fill, reprofiling of existing ground levels and removal of works completed under previously permitted SHD development including the foundations for 5 no. houses is required. The ruins of a former pumphouse will also be removed / demolished as part of the works and existing overhead electrical lines will be undergrounded.**

## 1.0 INTRODUCTION

This is an An Coimisiún Pleanála Appeal against the granting of Marina Quarter planning reference number 2560319.

The submission is made by "Bothar Maol Residents Association". The principal contact/secretary of the Bothar Maol Residents Association is Aiveen Robinson, Bothar Maol, Blackrock, Co. Louth.

We also enclose the fee for the sum of €200.00.

Please address all further correspondence in relation to this matter to Aiveen Robinson.

## 2.0 GROUNDS FOR OBJECTION

### 2.1 Pedestrian Access

**We strongly object to the proposed pedestrian accesses onto Bothar Maol.**
Bothar Maol is a private laneway that runs to the north of the proposed development. The laneway provides access to 17 no. dwellings, the majority of which are located on its southern edge.
Existing dwellings on the southern side of the roadway have no access to public infrastructure or services and all repair and maintenance works to the laneway have been undertaken and funded by the residents themselves.

The proposed pedestrian access would mean that Bothar Maol is directly accessible from the 502 no. proposed dwellings that form part of this application.
We note from the submitted plans and drawings that the extent of both the application site and lands *"under the control of the applicant"*, do not extend across or encompass parts of Bothar Maol. Having regard to the status of Bothar Maol, its exclusion from the application site and being located outside of lands under the control of the applicant, we submit the applicant is not entitled to construct a pedestrian access onto the laneway.

Notwithstanding our very strong doubts over the entitlement of the applicant to provide a pedestrian access onto Bothar Maol, the laneway is narrow in width and is also characterised by poor horizontal and vertical alignment. It is also devoid of public footpaths and lighting. ***The current condition of the laneway makes it wholly unsuitable for use as a pedestrian and cyclist thoroughfare as the applicant intends.***

In a response to LCC's LRD opinion the developer rightly stated that Bothar Maol is not under their control. They make reference to an LAP plan provided in line with the future greenway proposals in the LAP, connecting Bothar Maol to Blackrock. Whilst we cannot find a record of this proposal, Bothar Maol is not under the Councils control and therefore cannot be considered for this greenway.

Additionally in a recent ruling by An Bord Pleanala on the 11th March 2019 (Planning Authority: Louth County Council. Planning Authority Reg. Ref: 18157 An Bord Pleanála Inspectors Report – File Number ABP – 302842 – 18) in section 7.5 the inspector noted the following.

*7.5. Access onto Bothar Maol*

> *7.5.6. In this instance I am not convinced based on the information provided in this file that there it would be doubtful that the applicant in an event of a grant of permission could make amendments to the southern boundary of the site, including the provision of a pedestrian access onto Bothar Maol. Notwithstanding, I raise significant concerns based on the level of traffic I observed on Bothar Maol and the poor conditions of this lane to accommodate any significant increase in pedestrian movements in the absence of any substantive upgrading. This adds to my concerns on whether the density of development sought under this application is appropriate at this location. For the foregoing reasons, the residents of Bothar Maol strongly oppose and*

*object to the creation of a new pedestrian access from the 'Loakers' onto the laneway which they have maintained and continue to maintain 'out of their own pockets'.*

Specifically, in Section 7.5.6 the inspector raised significant concerns whether the lane could accommodate any significant increase in pedestrian movements. Bearing in mind that the proposed development in this instance was for an additional 16 no. dwellings. *In this regard we would fully contest that it would be suitable to provide* pedestrian and cyclist access onto Bóthar Maol for 502 no. dwellings and request that LCC refuse planning permission on these grounds.

Lastly, condition number 3 of Louth County Councils grant states the following.

3.

> Prior to the commencement of development the developer shall pay the sum of €206,000 (two hundred and six thousand euros) (or such increased amount in accordance with the changes on an annual basis to the Wholesale Price Index for building and construction published by the Central Statistics Office) as a special contribution (as provided for under section 48 of the Planning and Development Act 2000 (as amended), to the Planning Authority as a contribution towards expenditure associated with the installation of street lighting and associated upgrade works to Bothar Maol.

Bothar Maol has not been taken in charge by Louth County Council and is owned by the residents of Bothar Maol. We do not consent as the landowners to street lighting being installed along the laneway as we have native bats on a nightly basis flying on the lane.
Furthermore, the main road (R172) that Bothar Maol joins is devoid of street lighting.

**2.2 Density of Development**

The application for the development of 502 houses is too high a density and grossly "not in keeping" with the surrounding houses on the much longer established Bothar Maol. We would like to object to the proposed development in its entirety as it will seriously detract from visual and residential amenity in the area and will be contrary to the proper planning and sustainable development of the area.
This density is vastly in excess of the surrounding established dwellings. In the recent ruling by *An Bord Pleanala on the 11th March 2019 (Planning Authority:* Louth County Council. Planning Authority Reg. Ref: 18157 An Bord Pleanála Inspectors Report – File Number ABP – 302842 – 18) in Section 7.5.6 the planner raised concerns over the density of development for a much smaller development of only 16 houses. We would request that LCC reject the application pursuant to exact calculations being assessed.

**2.3 Proximity of Development to existing septic tanks**

We note that there are a number of houses within the planned development that fall *short of the minimum ten metre separation from a dwelling and a septic tank* percolation area. There are a number of houses on Bothar Maol that have septic tanks

along their western boundary. We would raise concerns that the developer has not taken this into account. We would request that An Bord Pleanala assess the proximity of the proposed development with the septic tanks on Bothar Maol.

**2.4 Proximity of Development to existing dwellings on Bothar Maol**

We have noted on the sectional drawings for the proposed development that the land is elevated above the existing houses on Bothar Maol where the majority of existing dwellings are single story bungalows. We would object entirely to the placement and orientation of the blocks of 2 storey three bedroom semi-detached dwellings placed adjacent to houses on Bothar Maol. They will be highly elevated above the existing dwellings and create an overshadowing affect. With gable ends of proposed dwellings facing towards Bothar Maol, the design and layout does nothing to improve activity or the passive supervision of Bothar Maol. Such a design approach is wholly undesirable and entirely inconsistent with the "12 Criteria" as set out in the Urban Design Manual Best Practice Guide.

It is our view that the proposed development is not cognisant within its design and layout to existing building lines, staggered built forms, massing and heights and therefore it should be refused on these grounds.

**2.5 Residents Well & Power Connections**

On reviewing the drawings we have not noted any provisions for the power connections to the three most westerly houses on Bothar Maol whose power supply is fed underground from the pumping station to the dwellings. We would seek clarification as to how these houses would be connected and what interruptions could be expected should the planning permission be granted. We would also seek clarification as to what the developer intends to do with the well that was previously maintained by the residents of Bothar Maol.

**2.6 Residents Health & Safety during construction**

We note that a large amount of work has been carried out to detail the Health, Safety & Welfare of the construction crews for the proposed development. However, we have not been furnished with any details regarding the Health, Safety & Welfare of the residents of Bothar Maol and surrounding areas. We have particular concerns for the following.

*2.6.1 There are three areas of ground on the proposed development area* that consist of mounded rock. One of which was previously a quarry. We would have concerns over the methods used/required to remove these rock formations during the site development phase. We would request that LCC seek clarification from the developer of the intended methods to ensure that the Heath, Safety &

Welfare of the residents and their properties is protected prior to any application being granted

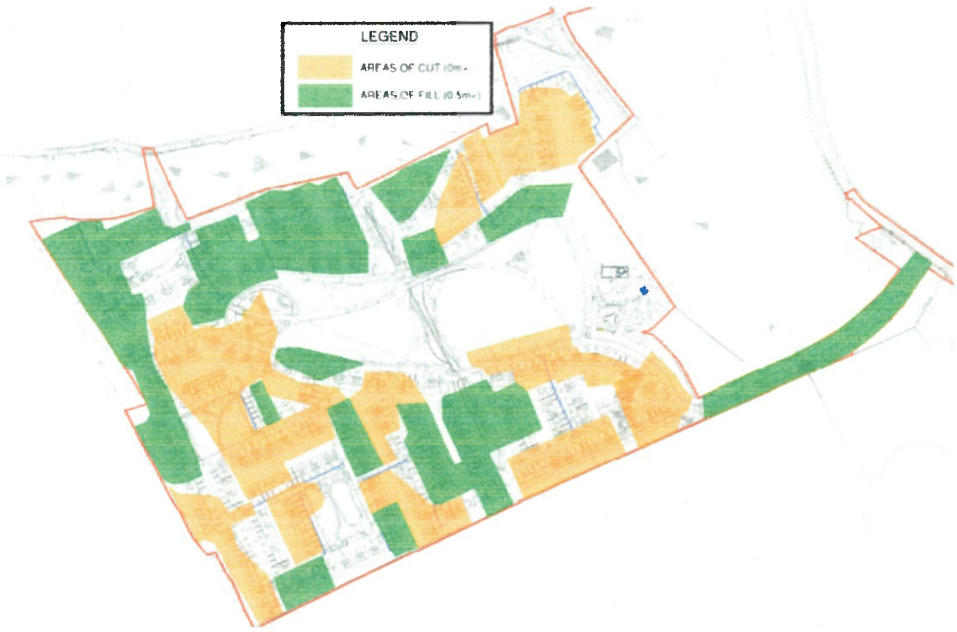
2.6.2 It is envisaged that with a development of this size and the large amount of proposed works over an extended period of time that there will be major disturbance to the residents in the form of dust and noise pollution. We believe that this will cause undue stress to the residents of Bothar Maol. In this regard we would object entirely to the proposed development.

2.6.3 It is unclear whether the developer intends to use the existing vehicular entrance on Bothar Maol during the construction phase. We would object to any construction traffic on Bothar Maol as the road surface has been instated and maintained by the residents. As such it is not suitable for heavy machinery and appropriate signage has been in place for many years indicating this. The developer has previously attempted to construct 2 temporary roads on Bothar Maol with heavy machinery and has already significantly damaged to road surface.

**2.7 Ground Levels**

It is noted on the files submitted by the developer that there was no access to assess adjacent ground levels for properties along Bothar Maol. We would like to note that property ground levels along Bothar Maol are considerably lower than the proposed development. We estimate at least 1.2m lower in some instances.

On page 19 of the "Outline Construction and Management Plan" the developer *indicates that they intend to increase the height of the land to the south of Bothar* Maol by at least 0.5m "plus". See below for details.




We would appreciate if An Coimisiún Pleanála could take this into account during their assessment. We would be willing to allow our ground levels to be accurately measured should it be required.

Additionally, we noted on a previous planning permission granted on Bothar Maol under File number 016 (reference 01/006) that a condition of their planning stated that "Finished floor level of the proposed dwelling shall not exceed that of the existing dwelling to the west of the site". The reason given was "to protect the amenity of the area". *We request that An Coimisiún Pleanála apply this condition should this* development be granted to protect the amenity of our private area.

## 3.0 CLOSING STATEMENT

The Residents Association of Bothar Maol would be happy to supply any further information requests or requirements that An Coimisiún Pleanála may have in relation to our objections above.

Yours Faithfully,

Aiveen Robinson
Secretary

**LOUTH COUNTY COUNCIL**
Town Hall, Crowe Street, Dundalk, County Louth A91 W20C
Tel: 042/9335457

**PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**

**Date:** 04/07/2025

**TO:** Bothar Maol Res. Association
c/o Patrick A. Halley
Bothar Maol
Blackrock
Co. Louth

**ACKNOWLEDGEMENT OF SUBMISSION**

**Applicant:** Marina Quarter Ltd.

**Description of Development:** 7-year permission for a Large-scale Residential Development (LRD) on lands (c.18.54 ha) The development will consist of:- 502 no. residential units, with a total residential gross floor area of c.51,440.5 sqm comprising:40 no. 1 bed maisonettes,147 no. 2 bed mid-terrace 2 storey house ,276 no. 3 bed end of terrace and semi-detached 2 storey houses ,1 no. 3 bed detached bungalow and 38 no. 4 bed semi-detached 3 storey houses, 1 no. two storey creche facility (570.7 sqm Gross Floor Area) with outdoor secure play area and parking. New access off Blackrock Road providing for vehicular, pedestrian and cycle access and incorporating a new bus stop on Blackrock Road; 2 no. pedestrian and cycle only access points are provided from Bothar Maol. Infrastructure and services for the proposed development including surface water infrastructure, water mains and a new wastewater pump station (with temporary storage and associated dosing measures) which will be pumped via a new rising main along Blackrock Road (R172) and Hardy's Lane to Finnabair Crescent where it will discharge to the existing wastewater drainage network. Associated public and private open space, landscaping and amenity areas including a large central park of c.2.7ha, public art, boundary treatments, public lighting, roads, cycleways, footpaths, car and cycle parking, infrastructure and services and all associated site and development works. To facilitate the proposed development, excavation, cut and fill, reprofiling of existing ground levels and removal of works completed under previously permitted SHD development including the foundations for 5 no. houses is required. The ruins of a former pumphouse will also be removed / demolished as part of the works and existing overhead electrical lines will be undergrounded.

**Location of Development:** Haggardstown and Marshes Upper, including works on Blackrock Road (R172) and Hardy's Lane Dundalk Co. Louth..

**Date Application Received:** 30/05/2025

**Type of Application:** PERMISSION

A Chara

I wish to acknowledge receipt of your written submission/observation in relation to the above application.

The Planning Authority will take this submission/observation into consideration before a decision is made on the application. You will be notified of the decision as soon as it is made together with details of your right of appeal to An Bord Pleanala.

The application and all plans, etc. submitted with it are available for inspection at this office from 9 a.m. to 5 p.m. Monday to Friday. Please quote the planning reference number (2560319) in any future correspondence or enquiry.

Mise, le meas

**Patricia Agnew**
**Planning Office**

PLANNING AND DEVELOPMENT REGULATIONS, 2006 (as amended)

**ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION ON A PLANNING APPLICATION**

**THIS IS AN IMPORTANT DOCUMENT!**

**KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY.**

**LOUTH COUNTY COUNCIL**

**PLANNING APPLICATION REFERENCE: 2560319**

**Marina Quarter Ltd., 7-year permission for a Large-scale Residential Development (LRD) on lands (c.18.54 ha) The development will consist of:- 502 no. residential units, with a total residential gross floor area of c.51,440.5 sqm comprising:40 no. 1 bed maisonettes,147 no. 2 bed mid-terrace 2 storey house ,276 no. 3 bed end of terrace and semi-detached 2 storey houses ,1 no. 3 bed detached bungalow and 38 no. 4 bed semi-detached 3 storey houses, 1 no. two storey creche facility (570.7 sqm Gross Floor Area) with outdoor secure play area and parking. New access off Blackrock Road providing for vehicular, pedestrian and cycle access and incorporating a new bus stop on Blackrock Road; 2 no. pedestrian and cycle only access points are provided from Bóthar Maol. Infrastructure and services for the proposed development including surface water infrastructure, water mains and a new wastewater pump station (with temporary storage and associated dosing measures) which will be pumped via a new rising main along Blackrock Road (R172) and Hardy's Lane to Finnabair Crescent where it will discharge to the existing wastewater drainage network. Associated public and private open space, landscaping and amenity areas including a large central park of c.2.7ha, public art, boundary treatments, public lighting, roads, cycleways, footpaths, car and cycle parking, infrastructure and services and all associated site and development works. To facilitate the proposed development, excavation, cut and fill, reprofiling of existing ground levels and removal of works completed under previously permitted SHD development including the foundations for 5 no. houses is required. The ruins of a former pumphouse will also be removed / demolished as part of the works and existing overhead electrical lines will be undergrounded. Haggardstown and Marshes Upper, including works on Blackrock Road (R172) and Hardy's Lane Dundalk Co. Louth.**

A submission/observation in writing has been received from

**Bothar Maol Residents Association c/o Patrick A. Halley, Bothar Maol, Blackrock, Co. Louth.**

On 3rd July 2025 in relation to the above application.

A fee of €20 has been paid.

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations, 2006 (as amended), and will be taken into account by the Planning Authority in its determination of the Planning Application.

Patricia Agnew
Planning Office

All Correspondence to be addressed to the Planning Manager

04 JUL 2025

PLANNING AUTHORITY STAMP
DATE: 04/07/2025

# BOTHAR MAOL, RESIDENTS ASSOCIATION



Patrick A. Halley,
Bothar Maol,
Blackrock,
Co. Louth.
3rd July 2025

**Re;- 7-year permission for a Large-scale Residential Development (LRD) on lands (c.18.54 ha) The development will consist of:- 502 no. residential units, with a total residential gross floor area of c.51,440.5 sqm comprising:40 no. 1 bed maisonettes,147 no. 2 bed mid-terrace 2 storey house ,276 no. 3 bed end of terrace and semi-detached 2 storey houses ,1 no. 3 bed detached bungalow and 38 no. 4 bed semi-detached 3 storey houses, 1 no. two storey creche facility (570.7 sqm Gross Floor Area) with outdoor secure play area and parking. New access off Blackrock Road providing for vehicular, pedestrian and cycle access and incorporating a new bus stop on Blackrock Road; 2 no. pedestrian and cycle only access points are provided from Bóthar Maol. Infrastructure and services for the proposed development including surface water infrastructure, water mains and a new wastewater pump station (with temporary storage and associated dosing measures) which will be pumped via a new rising main along Blackrock Road (R172) and Hardy's Lane to Finnabair Crescent where it will discharge to the existing wastewater drainage network. Associated public and private open space, landscaping and amenity areas including a large central park of c.2.7ha, public art, boundary treatments, public lighting, roads, cycleways, footpaths, car and cycle parking, infrastructure and services and all associated site and development works. To facilitate the proposed development, excavation, cut and fill, reprofiling of existing ground levels and removal of works completed under previously permitted SHD development including the foundations for 5 no. houses is required. The ruins of a former pumphouse will also be removed / demolished as part of the works and existing overhead electrical lines will be undergrounded.**

## 1.0 INTRODUCTION

This is a submission against the notification submitted by Marina Quarter planning reference number 2560319.

The submission is made by "Bothar Maol Residents Association". The principal contact/secretary of the Bothar Maol Residents Association is Patrick A. Halley, Bothar Maol, Blackrock, Co. Louth.

We also enclose the fee for the sum of €20.00.

Please address all further correspondence in relation to this matter to Patrick A. Halley.

## 2.0 GROUNDS FOR OBJECTION

### 2.1 Pedestrian Access

**We strongly object to the proposed pedestrian accesses onto Bothar Maol.**
Bothar Maol is a private laneway that runs to the north of the proposed development. The laneway provides access to 17 no. dwellings, the majority of which are located on its southern edge.
Existing dwellings on the southern side of the roadway have no access to public infrastructure or services and all repair and maintenance works to the laneway have been undertaken and funded by the residents themselves.

The proposed pedestrian access would mean that Bothar Maol is directly accessible from the 502 no. proposed dwellings that form part of this application.
We note from the submitted plans and drawings that the extent of both the application site and lands *"under the control of the applicant"*, do not extend across or encompass parts of Bothar Maol. Having regard to the status of Bothar Maol, its exclusion from the application site and being located outside of lands under the control of the applicant, we submit the applicant is not entitled to construct a pedestrian access onto the laneway.

Notwithstanding our very strong doubts over the entitlement of the applicant to provide a pedestrian access onto Bothar Maol, the laneway is narrow in width and is also characterised by poor horizontal and vertical alignment. It is also devoid of public footpaths and lighting. ***The current condition of the laneway makes it wholly unsuitable for use as a pedestrian and cyclist thoroughfare as the applicant intends.***

In a response to LCC's LRD opinion the developer rightly stated that Bothar Maol is not under their control. They make reference to an LAP plan provided in line with the future greenway proposals in the LAP, connecting Bothar Maol to Blackrock. Whilst we cannot find a record of this proposal, Bothar Maol is not under the Councils control and therefore cannot be considered for this greenway.

Additionally in a recent ruling by An Bord Pleanala on the 11th March 2019 (Planning Authority: Louth County Council. Planning Authority Reg. Ref: 18157 An Bord Pleanála Inspectors Report – File Number ABP – 302842 – 18) in section 7.5 the inspector noted the following.

*7.5. Access onto Bothar Maol*

> *7.5.1. The appellants argue that the applicant does not benefit from a legal right of way to use Bothar Maol to serve the proposed development. They contend that this roadway is in private ownership as well as is privately maintained. I am not convinced that this has been substantiated in their appeal submissions to the Board whereas the applicant has submitted documentation that would appear to ABP – 302842 – 18 Inspector's Report Page 17 of 24 demonstrate that they have a legal right to provide the pedestrian access proposed onto this road.*
>
> *7.5.2. I acknowledge that Bothar Maol is in a poor state of repair, it does not contain any pedestrian footpaths or lighting that would link the site to the*

*nearest public road (R172 to the west). Despite these concerns it is desirable to create places that align with existing routes and that are cognisant of desire lines that the design as well as layout of a residential scheme would give rise too. This allows the creation of permeable and interconnected hierarchy of route that are easy and logical to navigate around. It is also consistent with local and national policy provisions which seek to focus such developments on streets both existing and proposed. I consider it is logical that the design resolution included a level of interconnection to Bothar Maol. It is also consistent with local and national policy provisions to have provided some level of connection for future residents of the proposed scheme onto Bothar Maol.*

*7.5.3. What is however of concern is the question of whether Bothar Maol could accommodate the potential level of pedestrian movement that the proposed development, if permitted, alongside its proposed linkage to 'The Loakers' a much larger residential development scheme would give rise too.*

*7.5.4. I am also minded that any decision on a planning application does not purport to determine the legal interests held by the applicants or indeed any other interested party. Indeed, Section 34(13) of the Planning and Development Act, 2000 as amended indicates that "a person shall not be entitled solely by reason of a permission or approval under this section to carry out a development".*

*7.5.5. In addition, the Development Management Guidelines for Planning Authorities advise that the planning system is not designed as a mechanism for resolving disputes about title to land or premises or rights over land and that these are ultimately matters for resolution in the Courts. Further, Section 7.3.3 of these Guidelines states that conditions should be capable of being complied with.*

*7.5.6. In this instance I am not convinced based on the information provided in this file that there it would be doubtful that the applicant in an event of a grant of permission could make amendments to the southern boundary of the site, including the provision of a pedestrian access onto Bothar Maol. Notwithstanding, I raise significant concerns based on the level of traffic I observed on Bothar Maol and the poor conditions of this lane to accommodate any significant increase in pedestrian movements in the absence of any substantive upgrading. This adds to my concerns on whether the density of development sought under this application is appropriate at this location. For the foregoing reasons, the residents of Bothar Maol strongly oppose and object to the creation of a new pedestrian access from the 'Loakers' onto the laneway which they have maintained and continue to maintain 'out of their own pockets'.*

Specifically, in Section 7.5.6 the inspector raised significant concerns whether the lane could accommodate any significant increase in pedestrian movements. Bearing in mind that the proposed development in this instance was for an additional 16 no. dwellings. In this regard we would fully contest that it would be suitable to provide

pedestrian and cyclist access onto Bóthar Maol for 502 no. dwellings and request that LCC refuse planning permission on these grounds.

## 2.2 Density of Development

The application for the development of 502 houses is too high a density and grossly "not in keeping" with the surrounding houses on the much longer established Bothar Maol. We would like to object to the proposed development in its entirety as it will seriously detract from visual and residential amenity in the area and will be contrary to the proper planning and sustainable development of the area.
This density is vastly in excess of the surrounding established dwellings. In the recent ruling by An Bord Pleanala on the 11th March 2019 (Planning Authority: Louth County Council. Planning Authority Reg. Ref: 18157 An Bord Pleanála Inspectors Report – File Number ABP – 302842 – 18) in Section 7.5.6 the planner raised concerns over the density of development for a much smaller development of only 16 houses. We would request that LCC reject the application pursuant to exact calculations being assessed.

## 2.3 Proximity of Development to existing septic tanks

We note that there are a number of houses within the planned development that fall short of the minimum ten metre separation from a dwelling and a septic tank percolation area. There are a number of houses on Bothar Maol that have septic tanks along their western boundary. We would raise concerns that the developer has not taken this into account. We would request that An Bord Pleanala assess the proximity of the proposed development with the septic tanks on Bothar Maol.

## 2.4 Proximity of Development to existing dwellings on Bothar Maol

We have noted on the sectional drawings for the proposed development that the land is elevated above the existing houses on Bothar Maol where the majority of existing dwellings are single story bungalows. We would object entirely to the placement and orientation of the blocks of 2 storey three bedroom semi-detached dwellings placed adjacent to houses on Bothar Maol. They will be highly elevated above the existing dwellings and create an overshadowing affect. With gable ends of proposed dwellings facing towards Bothar Maol, the design and layout does nothing to improve activity or the passive supervision of Bothar Maol. Such a design approach is wholly undesirable and entirely inconsistent with the "12 Criteria" as set out in the Urban Design Manual Best Practice Guide.
Referring to the recent report by An Bord Pleanála for the other proposed development above, in Section 7.4.2 the planner wrote the following

*If permitted it would add little in terms of creating a sense of place or indeed an appropriate level of integration with its surroundings, in particular in terms of Bothar Maol.*

*Despite echoing the 2-storey building height, the terrace built form and the palette of external finishes that are present within the adjoining 'Lookers' development to the north I consider that there is a tangible built form, height and massing variety within the overall design and layout of the proposed scheme. This in my view is visually reinforced by the design resolutions failure to harmonise with the variety that is present along Bothar Maol; to the east of it along the western side of the R172 and the more substantial in height structures present within the Finnabair Industrial Estate to the west and north west.*

*On this matter I do not consider that the proposed design solution puts forward a successful response to the public domain of Bothar Maol nor does the proposed placement of buildings, hierarchy of spaces, the building lines through to the boundary treatments integrate in a successful manner with the existing buildings adjoining and neighbouring the appeal site on Bothar Maol. In my view it would be appropriate for any residential scheme at this location to address and to provide active frontage onto Bothar Maol alongside having cognisant within its design and layout to existing building lines, staggered built forms, massing and heights. The latter approach would be consistent with Section 6.6.1 of the Development Plan.*

It is our view that the proposed development is not cognisant within its design and layout to existing building lines, staggered built forms, massing and heights and therefore it should be refused on these grounds.

**2.5 Residents Well & Power Connections**

On reviewing the drawings we have not noted any provisions for the power connections to the three most westerly houses on Bothar Maol whose power supply is fed underground from the pumping station to the dwellings. We would seek clarification as to how these houses would be connected and what interruptions could be expected should the planning permission be granted. We would also seek clarification as to what the developer intends to do with the well that was previously maintained by the residents of Bothar Maol.

**2.6 Residents Health & Safety during construction**

We note that a large amount of work has been carried out to detail the Health, Safety & Welfare of the construction crews for the proposed development. However, we have not been furnished with any details regarding the Health, Safety & Welfare of the residents of Bothar Maol and surrounding areas. We have particular concerns for the following.

2.6.1 There are three areas of ground on the proposed development area that consist of mounded rock. One of which was previously a quarry. We would have concerns over the methods used/required to remove these rock formations during the site development phase. We would request that LCC seek clarification from the developer of the intended methods to ensure that the Heath, Safety &

Welfare of the residents and their properties is protected prior to any application being granted

2.6.2 It is envisaged that with a development of this size and the large amount of proposed works over an extended period of time that there will be major disturbance to the residents in the form of dust and noise pollution. We believe that this will cause undue stress to the residents of Bothar Maol. In this regard we would object entirely to the proposed development.

2.6.3 It is unclear whether the developer intends to use the existing vehicular entrance on Bothar Maol during the construction phase. We would object to any construction traffic on Bothar Maol as the road surface has been instated and maintained by the residents. As such it is not suitable for heavy machinery and appropriate signage has been in place for many years indicating this. The developer has previously attempted to construct 2 temporary roads on Bothar Maol with heavy machinery and has already significantly damaged to road surface.

**2.7 Boundary Treatment**

We have noted the developer proposes a rendered 2m block wall onto public areas. We would request that if the development proceeds that a 2m rendered block wall be constructed compared to the proposed block wall.

**2.8 Placenames**

The residents of Bothar Maol are not in agreement with the proposed naming of "Mothar Maol" as it makes no sense in Irish and is detracting from the name of Bothar Maol.

**3.0 CLOSING STATEMENT**

The Residents Association of Bothar Maol would be happy to supply any further information requests or requirements that LCCmay have in relation to our objections above.

Yours Faithfully,

Patrick A. Halley
Secretary

# LOUTH COUNTY COUNCIL
# PLANNING PAYMENTS RECEIVED

**Payment Method:** (Please Tick As Appropriate) **Cash** **Cheque** **Credit Card** **Debit Card**

**Payment Made By:** Rathar Mool Residents Assocation c/o Patrick A Helley

(Insert Name & Address)

**NOTE: If payment is made by a cheque/card the above name must match that on the cheque/card. Refunds, where relevant, will only be made to the above name).**

**Contact Name & Phone Number:** _____

Please receipt the following amounts to the appropriate codes as outlined.

| DESCRIPTION | AMOUNT | RECEIPT CODE | AMOUNT PAID |
|---|---|---|---|
| PLANNING APPLICATION FEE | VARIES | PL008 | |
| OBJECTION/SUBMISSION TO PLANNING APPLICATION | €20.00 | PL030 | 20 |
| INSPECTION OF OLD FILE (OVER 7 YEARS OLD) | €47.00 | PL005 | |
| PHOTOCOPYING CHARGES | VARIES | PL027 | |
| EXTENSION OF DURATION/APPROPRIATE PERIOD APPLICATION | €62.00 | PL011 | |
| APPLICATION FOR DECLARATION OF EXEMPTED DEVP (SECTION 5) | €80.00 | PL010 | |
| EXEMPTION CERT PART 5 – SOCIAL & AFFORDABLE S97 | €45.00 | PL010 | |
| FULL PLANNING SEARCH | €84.00 | PL024 | |
| COPY OF PLANNING PERMISSION | €52.50 | PL003 | |
| SALE OF WEEKLY PLANNING LIST | €165.00 | PL025 | |
| SUNDRY RECEIPTS | VARIES | PL026 | |
| | | Total | € |

**SIGNED:** Ane Mon

**DATE STAMP** LOUTH COUNTY COUNCIL 03 JUL 2025 Customer Services Dundalk

**RECEIPT NUMBER:** 107019

Ref Planning/Forms/CSChecklist&Fees011214