Our Ref: PL 05.131103

**P.A.Reg.Ref:** 01/106

The Secretary, Planning Section, Donegal County Council, County House, Lifford, Co. Donegal.



An Bord Pleanála

23rd April 2003

Appeal Re: Retention and extension to works at quarry.

Ballymagroarty, Ballintra, Co.Donegal.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1998.

As you are aware, the planning authority's decision in the matter is already the subject of an appeal to the Board. Under section 7 of the Local Government (Planning and Development) Act, 1992, as a party to the appeal you may make submissions or observations in relation to the enclosed appeal in writing to the Board within one month beginning on the date of this letter.

Any submissions or observations received by the Board outside of that period shall not be considered and where none have been validly received, the Board may determine the appeal without further notice to you.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

Frank Dempsey Administrative Assistant

Direct Line:01-8737155

Encl: NA 06 Donegal County Council
RECEIVER

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Co. Secretary's Jince Lifford.

63 Stand Macollohuide Baile Atha Chate I

Let (61) 888 8900 Local: 1800 (28) 5 Fro (01) 872 2885 Wetsnittp were objected to grant norderple make to

64 Marlborough Street Dublin 1

# P.C. MOORE & CO.

### SOLICITORS

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An Bord Pleanala 64 Marlborough Street Dublin 1

FMcA/JK/D01014 Our ref:

Your ref

Matter dealt with by: Fiona McAleenan

Re: Reference No. 01/106.

Our client: Edwin and Mary Doyle, 35 Marsham Court, Stillorgan, Co. Dublin. Appeal against the Decision to Grant Permission for the extension And retention and Completion of existing Quarry and associated buildings, offices, laboratory, garage, store and extinguishment of public right of way adjacent to Quarry at Ballymacroarty, Ballintra, Co. Donegal, to Patrick McCaffrey and Sons Ltd., c/o John F. O'Doherty, 6 St. Mary's Road, Buncrana, Co. Donegal.

Dear Sirs,

We act on the instructions of the above named, Edwin and Mary Doyle in respect of an Appeal to the granting of the above Planning Permission to McCaffrey's Quarries by Donegal County Council.

Our clients are full owners of property adjacent to the McCaffrey's Quarries at Ballymacroarty, Ballintra, Co. Donegal, as comprised in Land Registry Folio 9634F of Co. Donegal. For your assistance, we enclose a copy of the said Folio and copy File Plan. You will note that the extent of the property of which Mr. and Mrs. Doyle are full owners is the area which is shaded in "Red".

We wish to advise that our clients purchased this property in 1993 and, at that time the emissions from the quarry were substantially less than they are at the present time and did not impinge on our clients' enjoyment of their property. Indeed, the emissions remained at this level for two years after our clients' acquisition of the property.

There has been a significant and steady increase in the operations of the quarry from 1995 until the present time. This dramatic increase in the said quarry works has resulted in the destruction of the environment, excessive dust emissions, noise, pollution together with the destruction of the beautiful, scenic amenities previously enjoyed in the locality. We attach for your information in this regard, copy Report prepared by K.T. Cullen & Co. Ltd., on investigations carried out into planning environmental compliance and general nuisances associated with the operations of the said quarry.

Cont'd/.....

## Please note, as set out hereunder, the significant findings of this report:

- We would refer you to the fact that the dust monitorings which were carried out and which are set out in the Report were carried out in the course of a summer wherein the dust was not at the level or extent to which it currently is, and, furthermore, the position of our client's property which is due east of the quarry would render the dust levels astronomical both day and night given the fact that the wind comes from a westerly direction. Indeed, the area is surrounded by dust both day and night.
- 2. An investigation showed known evidence of abatement measures to control dust. The quarry owners do not even use simple techniques such as road sweepers, sprinklers or tree planting. It is unlikely, however, that trees would grow in the area due to the poor quality of the land and, therefore, the only method of controlling dust emissions is through rain which is totally unacceptable in dry summer periods.
- At 753mg/m2/day to 1.759 mg/m2/day; dust emissions are "extremely elevated and exceed guideline values normally set by the EPA. Guidelines are set at a maximum of 350 mg/m2/day. At some locations emissions were as high as 2,000 mg/m2/day. Another measure the Occupational Exposure Standards showed that the emissions were so high and they indicated potential health risks.
- 4. EPA guidelines for daytime noise levels are a maximum of 55 decibels. "Results of the noise survey show that this daytime value is significantly exceeded...as a result of quarry activities". The noise levels are as high as 75 decibles at times. There is no evidence of noise mitigation measures.
- 5. The sound, dust, water and oil emissions from the said quarry are at levels which are above those recommended as stipulated in the Report of K.T. Cullen & Co. Ltd.
- 6. It is of particular concern to our client that carcinogenic materials are likely to be emitting into Loch Gorman which is used by the Local Group Water Scheme as a result of the quarry operations. We are aware that regular testing of the water system is to be carried out but we are concerned that pollution could be caused and subsequently remedied between inspections.

We wish to advise that our clients have furnished correspondence to Donegal Co. Council stipulating their concerns and objections to the operations of the quarry and, in this regard, we also enclose for your information copies of various correspondences which have been sent by our clients.

With a view to emphasising the destructive effect which the increased quarry operations are having in the area, we wish to point out that our clients had planted five hundred saplings approximately three years ago and 75% of these trees did not grow. The destructive effects of the quarry emissions are obviously highlighted by this fact.

Cont'd/......

You should be aware that the value of our client's property has been significantly reduced as result of the extension of the quarry operations since 1995 and is, in fact, currently not marketable. We wish to point out that our clients have obtained full planning permission from Donegal County Council for the erection of a single storey residence thereon. It was their intention when purchasing the said property in 1993, to build a residence on the site with a view to making the said residence their retirement home. This long term goal has now been completely shattered as it would, obviously, now be impossible to reside in a property on this site due to the extended quarry operations which have prevailed since 1995. Indeed, our clients have been endeavouring to sell their property for the last two years and had secured a Purchaser for the said property at a purchase price of €21,000.00. The prospective Purchaser decided not to proceed with the Purchase having become aware of the extent of the dust emissions from the property. Our clients have been unable to secure a further Purchaser. In this regard, we enclose for your attention copy Certificate which has been furnished by Mr. George H. Draper F.I.A.V.I. of Sherry Fitzgerald Draper in Sligo.

We also wish to emphasise the most negative effects that the extended quarry works have on the tourism industry in what is otherwise a most scenic area.

We also wish to emphasise that the preventative measures which have been imposed by Donegal Co. Council on McCaffreys Quarries are not adequate to provide protection, and, furthermore, the Bond of €20,000.00 which has been imposed by the Co. Council is a most inadequate sanction and much too low to act as a deterrent.

We also enclose for your information cheque in your favour in the sum of €150.00 in respect of the fee for the making of this appeal.

Please do not hesitate to contact the writer should any further information or detail be required by you to assist you in this matter.

We look forward to hearing from you in due course.

Yours faithfully.

P. C. MOORE & COMPANY.

Email:fiona.mcaleenan@pcmoore.ie

Enc.



35 Marsham Court, Stillorgan, Co. Dublin Ph: 01-2885749 3 July, 1999

Re: Site at Ballymagrorty/Ballintra and McCaffreys quarry

to the Co Secretary,

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First of all I want to strongly object to any new development by the quarry behind my site and their intending Retention of the works which I only found out by accident. When this application for retention goes to The Council I want to be informed of such so that I can object to it on the grounds of reasons I am outlining below.

I bought my site in Ballymagrorty beside McCaffreys quarry seven years ago and have received planning permission to build a house on it but I have been delaying such a move due to the condition of the immediate area around my site. As Co Council records will show I bought the site for myself and my family to retire to in the future. It was not bought as a holiday home or as an investment. I always wanted to retire to the country. When I took possession of this site the quarry was only a small operation and seemed at the time to be of no significance whatsoever. But I am afraid this is not the case today. My site has been desecrated with dust and smoke pollution to the point of the place being worthless. I cannot believe any local authority would sanction such a development within the precincts of dwelling houses (or intended dwelling houses) i.e. blasting, dust, smoke, lorries, damage

This summer, as in other years, myself and my wife decided to spend my fortnight's holidays in to the environment etc. You name it and it seems to be here. Ballymagrorty. Up to now this year we have been going there at weekends only because my job only allows me weekends off and when we would go up there we could see the degeneration of the land and surrounding area due to the dust but we never experienced anything as disgusting as it was this year when we went up on the 20th June beginning our fortnightly holidays and we were there during the working hours of the quarry.

How in God's name could any local authority allow the pollution that is there to go on? I am sure if any environmental or health/safety agency were to visit this area they would emphatically oppose the destruction of the countryside and wonder how planning permissions were given for such excavations and also the fact that the Co, Council were getting road materials from such an excavation. As I am not on the ground up there, as it were, I would have not been aware of any planning permission notices in the local papers or placed on any of the quarry property and I probably would have missed them but I would like to see the records of the Co, Council concerning the planning permissions given to the quarry for all the different excavations on the site and who were the original owners of the quarry. Maybe you could furnish me with this information.

The noise and smell of tarmacadam coming from the quarry is not what you would expect from any country area. Its disgusting. There seems to be no control from anyone. If the wind is coming from the direction of the quarry I cannot walk my field in dry weather as when I come back I am covered in white dust. Surely I have a right not to have dust coming onto my land from outside sources no matter how much gravel is needed for new roads. Do I or my neighbours who have property not count? It certainly seems to be the case.

It would not be worth my while even putting my property up for sale as any prospective purchaser would run a mile due to the dirt of the place. As can be seen the main road from Ballyshannon to Donegal is white from dust from all the lorries coming and going from the quarry. Spraying the roads with water is not the answer you

It is now rumoured that more property has either been sold or is in the process of being sold adjacent to would need to spray the whole works as well. the quarry and if this is true then it will mean more blasting, more noise - and what's the use in me building a house there if it is going to be rocked by blasting and I am objecting to any new development that is going on there at the moment. Is there no law protecting people in the immediate area of a quarry. I never envisaged this quarry becoming so big and the local authority allowing it get so big and if the council was going to let them get so big why did they not tell me this when they were giving me planning permission. Surely the Co. Council knew of the intending spread of excavations on the quarry. The surrounding area has become an elephants' graveyard for old trucks and machinery and now dumping old machinery into the second quarry up the road from me has started. I wonder have you visited the road up from my site. Have a look where they cross the road joining the two quarries and look at it from the safety point of view. I certainly could not let any children come to my place to stay as it is too dangerous. I am afraid that I am not the only one who is objecting to this pollution, most of the

I could not stay in the place for my second weeks holiday. We spent one or two mornings working on the neighbours in the area are doing so as well. field beside my mobile home and had to leave because of the dust. I came home to Dublin for the fresh air (and that's saying something!) and I must say that I am truly disappointed and saddened by this whole affair.

Just a small note of irony to finish off. When I looked for retention of my mobile home on my site the Council requested me to put up a row of trees along the boundary wire facing the Ballyshannon/Donegal Road to block off the view of my mobile home. It is virtually impossible to grow these trees because of the dust coming from the quarry. I am afraid its not my mobile home that is unsightly from the main road! I am sure tourists are very impressed with the view of the quarry.

35 Marsham Court, Stillorgan, Co. Dublin 20 October 2002

Re: McCaffrey Quarries, Ballintra, Co. Donegal.

To Planning Applications Department, Donegal County Council

It is with regret that I have to once again write to you objecting to the above quarry and their intending request for retention and planning permission to extend. I cannot believe, that in this day and age that my objections to this quarry are being ignored. The powers that be, can talk and talk and send in report after report, survey after survey and, at the end of the day dust is still blowing on to my land covering it in white. I see from the recent report that it says the dust is non-toxic. That would be great to explain to any visitors that I had coming to see me on the site (when they and their car are covered in white dust) I could say to them 'don't worry about being covered in white dust it is non-toxic!!' Whether it is toxic or non-toxic it is still white and has destroyed our and neighbouring trees/shrubs in the vicinity and is totally unacceptable. As I have said in the past if I walk my site in the summer the shoes or boots that I wear are covered in dust. I can't even park my car in the area as the grit destroys the paintwork on it. The land is worthless with the present state of the environment. The public road is like a mud bath with all the mud from the sprinkler system that is installed. Would you please tell me how the quarry is going to stop dust on a summers day blowing on to my land from the top of fully laden lorries and bulldozers or whatever machinery is used on site? At the end of the day all that concerns me is that I don't want any dust, noise emissions or any such nuisance from the quarry mentioned. The noise of this quarry on a fully working day is horrendous. An auctioneer I had asked to value my land said to me that I would find it hard to sell my property because of this alone, even without the dust. In this day and age when the environment is so much in the public interest how can the situation that pertains in the area of the quarry be allowed continue. Surely this is my right, especially when retention and planning permissions are being sought for same.

In my last letter to you I stated the fact that quarry agents, in their submissions to the council, referred to my prefabricated building as being derelict. I stated the reasons in my letter to you in April why it appeared to them to look like this. In the latest submissions to you by agents etc of the quarry it is stated on the map that my site/building is owned by somebody called Dorothy Kilpatrick. This is wrong. The proper name of owners of the building/site in question is in the name of myself and my wife, Edwin and Mary Doyle. I see that the house beside my site is named as being owned by John Carroun. Another mistake. The names on this house should be Willie O'Reilly and Mary Cosgrove. I find all this very odd when we are the present legal owners. From where did the wrong names on the map come?

At the end of the day I am objecting most strongly to any retention or planning permissions to extend this quarry as I feel the matter has been let drift on and the workings let get too big and which also has had a devastating effect on myself and my neighbours' property in terms of health and nuisance and above all made our properties worthless.

The view from my site looking northwards towards the Barnesmore Gap is breathtaking and all this has been taken away because on a windy day, with the wind blowing from the direction of the quarry, we might as well be in a haze.

I would be obliged if our objections be acknowledged by Donegal Co. Council in writing to us at the above address.

Yours
Edwin and Mary Doyle

35 Marsham Court, Stillorgan, Co. Dublin

28th March 2002

Re: McCaffrey Quarries, Ballintra, Co. Donegal. Ref: 01/106

### o Planning Department, Donegal County Council

am writing once again to you concerning the above quarry. First of all I want to clear up the natter of a map sent to you concerning your request for further information on the above. On the nap it stated that my prefabricated building was referred to as 'ex derelict caravan'. I would like to point out that the reason it is now becoming derelict is the fact that I can no longer use my site due the dust and smell coming from the above quarry. I am very annoyed about this.

Yesterday, Wednesday, 27th March I travelled from Dublin to my site in Ballintra and I had not been up there for some time due to family circumstances. I had heard that some type of sprinkler system had been installed in the quarry. When I got out of my car at the site the first thing that hit me was the awful smell of tarmacadam and diesel. The wind, which was coming from the south west on to my property, was blowing the same old white dust. The field was dry and every time I tood on a tuft of grass it was like standing on a powder puff. The trees were white as well. I see the arious tests were carried out in winter, dust, smell, blasting etc. Well yesterday was a dry day and twas unbelievable. I suggest monitoring should be done over a period of fine days with the wind slowing from the direction I stated above and in the working hours of the quarry over a period of time throughout the summer.

I stood on the top of the hill overlooking the whole area of my property and the quarry yesterday nd everytime a load of stones were carried from the quarry on the back of big trucks and put into be crusher there was a cloud of white dust thrown into the atmosphere with the result that my roperty and Mary Cosgrove/Willie O'Reilly's property was covered in white dust. On a bad day then it is raining this does not show. How far away from private property is the workings of a uarry supposed to be? I know in both Mary O'Reillys and my property the distance is probably round a hundred yards.

have spent hundreds of pounds on planning permissions and retentions of my mobile home (in ne with county council requirements) with a view to building but as you know the state of the uarry is the reason for my delay in proceeding with the building of such a house. Have I no rotection rights? I feel I am being driven out! All the reports in the world will not stop the pollution my, or my neighbour's land as the quarry has been let get too big.

would like to point out that on the same map sent to you, Mary Cosgroves/Willie O'Reillys of tage is mentioned as being derelict as well. This is certainly not the case as she is in the same redicament as myself. The services like electricity and water are still connected to the above of tage. The house might look derelict due to the dust but I can assure you it is not.

A last comment concerns the noise of the workings of the quarry. Lorries travelling to a fro from e quarry across the public road, which I might add is covered in muck from the sprinkler stem, are deafening. How can this be stopped? Lets be honest there is no way anybody could live the near vicinity of this quarry when it is in full flow. I had even to change my contact lenses cause of the dust. The smell of tarmacadam is deplorable as well.

f this quarry gets planning permission to be retained and extended I am afraid that my rights and ose of my neighbours are being totally ignored.

Yours etc., Edwin Doyle terms of height and no fencing around it. What about the oil and diesel getting into the water (i.c. wells etc.)?

- 3. ROAD WIDENING. It is not clear why the quarry want to widen the road in front of my site. Is this for the quarry's use or are they doing it as a goodwill gesture? The impact statement is not quite clear on this. The quarry is not supposed to use this road for trucks at the moment but my neighbours and I have seen quarry trucks going up and down this road. Another instance of not abiding by the rules. The road is constantly covered by muck and dirt from the quarry vehicles. Do the quarry owners intend shutting this road off from the quarry altogether?
- 4. ROAD CLOSURE. The road that the quarry want to close is used by myself regularly as I find it is the safest way to exit onto the main Ballyshannon/Donegal town road. The exit from the road down past the front of my site is dangerous because if I have to travel to Ballyshannon the view is blocked to the right and left at the entrance to this main road and with the speed of cars on that particular stretch of road one has no chance of getting to the other side of the road. It takes time to get to the far lane on the other side of the road going to the right.
- 5. DUST. There is no way in the wild world that the dust from this particular quarry can be eradicated because I have studied the workings of the vehicles going into the quarry. The dust on the roads would have to be kept wet to keep it down which creates dirt and filth on the roads around the vicinity. The dust blows off the vehicles tipping the rocks into the crusher. The dust we are told is not dangerous to health but what about people's property being covered in dust and instead of the land being green it is white. On a windy summer's day in the vicinity of this quarry it is like a sandstorm in the desert. Cars, land, everything is covered in dust.
- 6. NOISE. The noise from the vehicles going in and out of this quarry alone is unbearable, not even taking the workings of the quarry itself into consideration with the crusher banging away and all the new additional machinery that is intended.
- 7. SAFETY. The safety of the quarry at this very moment is atrocious concerning animals and children. There seems to be no effort on anybody's part to make this area safe. The walls of this quarry are similar to a cliff-face with only a mound of earth built up from the public road stopping anybody falling over. With this particular record how can we trust anything to change?.
- 8. WATER POLLUTION. As the quarry is going up higher towards the hills behind, it is only natural that the water from these works and the pollution that naturally will be there will flow down into any lakes or wells in the lower region of the area and be a health hazard.
- 9. DEVALUATION OF LAND. When I bought this land the quarry was very small. The quarry has been allowed over the years to get bigger by the local authority with no planning permission for such, the only reason I have been told, is that the quarry has been there for so long it does not need planning permission. Well it does now! My contention is that the quarry was no bother when I bought the site but now it has become bigger and so now it is unbearable rendering my land worthless insofar as nobody will buy it and I cannot even use it myself. I have planning permission for a bungalow and nobody seems to listen to me in terms of my rights. The quarry owners have not even approached me to even buy the site now that it is up for sale considering it is they whom in my opinion have made my property worthless. I have tried to grow trees on my site but with the dust one would think there had been a nuclear explosion and nothing will grow. I planted 300 saplings last year on top of my site and not one survived.

GHD/AH

26 March 2003

Catherine Moore Solicitor PC Moore & Co Solicitors 17 South Great Georges Street Dublin 2 2.7.11.11.13

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Property Advisers

Re:

C. 1 Acre At Ballymacroarty, Ballyshannon, Co Donegal with Full Planning Permission For One House Thereon – Edwin & Mary Doyle, 35 Marsham Court, Stillorgan, Co Dublin.

#### Dear Madam

As you are aware on the instructions of our mutual clients I recently went to inspect the above property with a view to assessing the current market valuation of same, and advising on a marketing strategy for the property. As you are probably aware the property is adjacent to McCaffrey's Quarry, and is completely intimidated by the activities of quarrying as carried on therein. As the time of my call did not coincide with the working hours of the quarry I could not assess the effect of noise level on the property but what was very evident was the extent of dust covering the entire plot. It was very noticeable as I walked through the plot the extent of dust on the grass and vegetation was so dense that it rose in a fog like manner clinging to my footwear and clothes. Obviously the condition is more evident at this time because of the long dry spell of weather but of course the dust deposit is always there but not as obvious as in dry weather. In my opinion this property is not marketable as a residential development site due to its condition from the dust emissions from the adjacent quarry.

I await your further instructions.

Yours sincerely

GEORGE H DRAPER F.I.A.V.I.

Sherry FitzGerald Draper

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7 Cornelscourt Hill, Foxrock, Dublin 18. 1April 15,17 2002.

Donegal County Council RECEIVED

17 APR 2002

Co. Secretary's Office Lifford.

RE. PROPOSED EXTENSION TO McCAFFERY'S QUARRIES AT BALLINTRA

DearSir/Madam,

This is the second time in just over a year that I have had occasion to write on this subject (a previous letter was sent to the County Secretary on March 14, 2001). In view of recent developments, I wish now to make the following points.

- \*According to the map (no. 273-02F) our house is referred to as "ex-derelict". It is not "ex-derelict". It was rewired and partly restored, having been vandalised; there is a water supply, and special lamps have recently been installed by a local electrician to prevent dampness.
- \* We used the home for a number of summers and weekends after inheriting it; but could not continue to do so precisely because of the nuisance already complained of noise, dust, smells, roads rendered unusable due to rocks falling from passing lorries, and liberal use of water (supposedly to clean the air!): all of this constituting an unbelievable degree of devastation and sheer ugliness over an entire area which used to be so scenic and attractive. This is, moreover, an area which has in its vicinity an historic "Mass Rock", as well as an eminence from which, on a fine day, five counties can be seen.
- \* Our son wanted to set up a sound studio on the property, but the conditions created by the quarrying made this impossible.
- \* We were refused planning permission for two houses on the property some years ago. The reason given was that these would interfere with the skyline! If you haven't recently viewed that skyline to see what the quarrying has done to it, I suggest you do so

very soon; and thereafter please explain the consistency of your logic to us and to the rest of the neighbours there.

- \* More recently we were eventually given planning permission for two different sites, but these have proved unsaleable once prospective purchasers became aware of the quarry and all that it entails.
- \* This in effect points to the reality that our entire property has been totally devalued and rendered unusable. In addition, the whole range of flora and fauna in the locale has been seriously damaged.
- \*We have also suffered from intruders entering the property without permission in order to measure for blast effects, etc. (We have witnesses to this.)
- (2) Ed Doyle bought a site from us some years back; and you granted him permission to build a house. Ed set about planting trees, measuring for a tennis court, etc. I have sat with the Doyles on a number of occasions outside their mobile home enjoying a pleasant time. That mobile home you also have the audacity to label "ex-derelict". But as with our house, it is only because the quarry has been allowed to continue operations that Ed and Mary Doyle and family can no longer avail of their property as they had been doing until recently. This family spent a lot of money, time and energy preparing the site for the house you gave them permission to build, only to find the situation impossible because of the quarry.
- (3) A big question for you. Regulations and conditions concerning the ongoing acceptability of the existing quarry were issued by you after the last application for the extension of the quarry was refused. No less than seventeen improvements to the ravaged area were to be implemented by McCaffreys. Why have these not been carried out? Yet in spite of that failure, planning for an extension is not only brazenly made again, but, remarkably, is entertained by you. Perhaps you can explain this to us. Please note that readings taken by the quarry people as a means to determine the level of nuisance from the dispersal of dust were in fact taken while work in the quarry was suspended; so they simply do not count. There are witnesses who can vouch to this effect. The readings taken by the O'Gormans are rather more realistic.

In conclusion, we are very concerned about our rights as citizens of a modern European state. How can the McCaffreys and Donegal County Council allow such obvious devaluation and destruction of a beautiful part of the country, thereby inflicting unhealthy living conditions not only on us but on the Doyles and all the permanent residents in the area? It is surely high time to honour common sense and natural justice.

Yours faithfully,

Man bassone.
Mary Cosgrove

Copies to: Rosemary Scallon, MEP; Mary Coughlan, TD; and An Taisce.