

Laura Grady Lawlor

Rowan

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From: victorcooney <victorcooney@yahoo.ie>
Sent: Wednesday 3 September 2025 20:36
To: Appeals2
Subject: Case reference: QD05E.323037 Submission Victor Cooney
Attachments: QD05E-323037 ACP Submission Victor Cooney.pdf

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Dear Sir/Madam

I would like to object to the planning application made by P McCaffery & Sons Ltd Case Reference QD05E.323037

Please see the attached letter outlining my reason for the objection.

Yours Sincerely,

Victor Cooney

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An Coimisiún Pleanála - Case reference: QD05E.323037	
Applicant:	Patrick McCaffrey & Sons Ltd
Address:	Townlands of Ballymagroarty & Glasbolie, Ballintra, Co. Donegal, F94 KP08
Description	
Substitute Consent pursuant to Section 177E of the Planning and Development Act 2000, as amended for development consisting of processing of asphalt and concrete products and associated infrastructure. An remedial EIAR and remedial NIS was submitted with this application.	
Case type	
Quarry Application	

Shanthi Na Mara,
Glasbolie,
Ballintra,
Co. Donegal,
F94AE71

3rd September 2025

Dear Sir/Madam

I would like to object to the planning application made by P McCaffery & Sons Ltd Case Reference QD05E.323037

We purchased our home in March 2018. My Family and I reside at the above address and consist of three young children aged between 12 and 6 Year. We have a 10-year-old Boy who has undergone two years of home dialysis and a subsequent Kidney Transplant in July 2023 since we moved to this property.

The reasons for my objections are as follows:

Health reasons. The activities of the quarries result in excessive dust pollution and noise pollution which are impacting the health of my family. Dust and noise are a serious problem with the existing quarry. Berms provide some mitigation but do not eliminate the noise or block the unsightly views of the Quarry site. The continuous rumbling of crushing and processing rock batching plant and vehicles operating is clearly heard throughout the day at our property.

The fumes and chronic toxicants and carcinogens arising from the Batching Plant for the manufacturer of Asphalt Concrete and other Bitumen products are a serious health concern and its proximity to my home.

While we were aware that the existing quarry was there when we bought the house, we did not let this be a negative feature as the Quarry had been refused permission by ACP and was confined on the west by a different landowner and expected the quarrying operation to wind down and thus become disused.

Loss of value. The proposals to seek planning permission for 30 years for the continuance of use of the existing facilities, the importation of rock for processing and the implementation of the restoration / aftercare plan for the site, if accepted will devalue my property. In a time of low housing shortage and

increasing house prices, this will make it virtually impossible to relocate my family to a safer environment.

Visible cracks have resulted in our property since the structural assessment was undertaken in 2017 prior to purchasing the property and further damage may result from any future expansion to the quarry.

Road Safety. Practices in the Quarry have neglected the need for benching the rockfaces and has left sheer cliff faces adjoining the public road (L-7265-2) and on adjoining farming businesses. The Public Road (L-7265-2) has a sheer face on both sides as per drawing (MM250709-04) and the continued excavation and processing results in continued vibration of the rock face. Future blasting will also exacerbate the situation. Has a road assessment been completed on this Public Road and what impacts the proposed quarrying operation may have on it?

The construction of large berms on both side of the Public Road (L-7265-2) to screen the quarry have given rise to a potential hazard to the road users. What assessment has been done on the slope stability of these berms and the potential for slippage onto the public Road.

Regarding the Berm on the South Quarry on the public road L-7265-2, what assessment has been completed on Vehicle impact and structural stability to withstand the impact of Vehicles on the berm? Among the users include laden cement lorries and Artic HGV bringing cattle to adjoining farms.

The public road very has steep slopes and very bendy turns, which in winter is frequently covered in black ice. Made worse by the shelter provided by the berms. This local road is not maintained under the Winter Maintenance which make is hazardous to use when these conditions occur. These berms have reduced the road verge and offer very little comfort to vehicle impact. The proximity to Rosstown makes this road very busy with vehicles, walkers and farming community.

The road which runs through the quarry has been completely taken over and poorly maintained by the quarry. Large potholes are a frequent occurrence and have resulted in damage to our car causing significant cost to repair. The car is frequently covered in dust and debris from travelling this road. We encounter Front loading Shovels and other heavy plant crossing the road frequently.

This is our preferred access when going South to Ballyshannon on the N15 as it provides better sightlines to get onto the National Road. The access at Ballymagrorty Scotch necessitate crossing a south bound climbing lane with poor sightlines and vehicle travelling at excessive speed trying to overtake prior to the road narrowing. We have encountered near misses at this location.

Quarry-face fence. Currently the North Quarry face has an approximate 50 - 80 metre drops which has a 1.3metre post and tension mesh fenced. I have witness kids at this fence – presumably taking picture of the quarry face at this fence. This fence does not prevent access to the quarry face.

Environment. I am concerned that the proposed developments will affect my enjoyment of the environment in which I have chosen to live. Our House has an abundance of natural wildlife and is near to where a Peregrine Falcon is nesting, has lovely views and, includes Birds, Hares, Rabbits, Badgers, Foxes etc.

The surrounding environment has stunning and panoramic views of the area in Donegal and beyond. Views include the rolling hills of Donegal leading to Barnesmore Gap, nearby lakes such as Loch Gorman, mountains such as Breezy Mountain. At the Summit of the hill there is a specular view of Donegal Bay stretching out to St Johns Point and Sliabh Liag with gorgeous sunset on summers evening. These berms also block the panoramic views from the road at the top of Road.

Soft copy

The Quarry is located on an elevated site, so will be visible from miles around. It will significantly detract from the quality of the views from the road by which my home is approached.

Ground water: Loch Gorman is the source of water for the local water scheme. Therefore, its quality and purity is of paramount importance. Much of the quarry discharge with contaminants will fall into the catchment of this precious resource.

Submission: I have briefly skimmed through the submitted documents and feel there are incomplete and not accurate at best. One example is below

The "Exceptional Circumstances document dates 3rd July 2025" states "As quarrying overwhelmingly finished over a decade ago (2013), save for some very minor works, the site has relied on imported rock which is processed on site and used for the applicant's needs, primarily the ongoing use of concrete and macadam/asphalt manufacturing as well as re-export as aggregate products. As no new works are being proposed, the continued use of the site uses is sought for a 30-year period to be followed by restoration of the remaining site area thereafter."

We have lived at "Shanti Na Mara" circa March 2018, I recall in August that year as I was at home due to my children birthday, blasting was ongoing at that time in the south Quarry. I encountered a McCaffrey's Vehicle stopping at the driveway as I was cutting hedging and telling me of a "little Blast" to be undertaken shortly. Prior to this, I had also noted a Surface to Hammer drill Rig at the quarry entrance and working on the quarry face.

No prior written notification was sent to my property and no Vibrographs was set to measure vibration in proximity to my property when blasting.

The extensive quarrying works post 2013 is substantiated in a submission to ABP 313030 Case Reference RL05E.313030.

I believe the current Application is a precursor to the planned extension of the Quarry with the acquisition of the adjoining field circa 2024. Previously, the land adjacent to the quarry (Folio DL 92075F) was not owned by the Quarry. The acquisition of this land facilitates a direct extension of the Quarry westward to process and quarry rock to within 200 metres of our dwelling.

I believe the quarry is operating without planning permission under the guise of planning applications, appeals, and applications for substitute consent for the last 20 Years. This is not in keeping with proper planning and sustainable development.

It is evident that the quarry has no regards to the Planning Authority and the Legal System and has continued to carry out Quarrying Works while ongoing proceeding are being determined by the planning authorities and Courts.

Thank you for your time in reading our submission and I hope you give it proper weight in your consideration of the Substitute Consent application.

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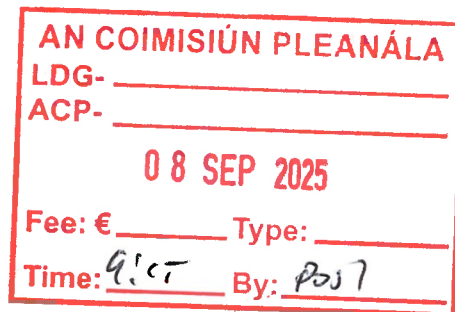
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Victor Cooney CEng.

Ph. 0871495503

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