



Objection to Substitute Consent Application Ref: ABP-322432

From Michael Condon <Michael.Condon@resilience.ie>

Date Fri 20/06/2025 1:42 PM

To Appeals2 <appeals@pleanala.ie>

1 attachment (227 KB)

Objection to Substitute Consent Application – Ref ABP-322432.pdf;

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Dear sirs,

Please see attached our objection in respect of this application.

Regards,
Michael

Michael Condon
Group Property Director

**Resilience
Healthcare**

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18th June 2025

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

**Subject: Objection to Substitute Consent Application – Ballykelly Quarry, Monasterevin, Co. Kildare
(Ref: ABP-322432)**

To Whom It May Concern,

As a provider of PWS residential care services at Ballykelly, Monasterevin, where we care for vulnerable residents, I am writing on behalf of Resilience Healthcare Ltd to formally object to the Substitute Consent application submitted by Bison Quarries Ltd for the defunct Ballykelly Quarry (Planning Ref: ABP-322432).

We respectfully submit this objection based on the following grounds:

1. Proximity to Quarry and Sensitive Receptor Status

There is serious concern for local public health due to quarry-related dust, noise, and airborne particulates. These risks are particularly acute for vulnerable populations—including residents of a nearby care home supporting individuals with Prader-Willi Syndrome (PWS). People with PWS are known to experience heightened sensitivity to noise, dust, and restricted movement, with conditions such as central hypoventilation, obesity-related breathing difficulties, and severe anxiety worsened by environmental disruption.

We urge the An Bord Pleanála to explicitly assess the quarry's impact on this facility as a Sensitive Receptor under all applicable environmental guidelines.

2. Access, Safety, and Increased Heavy Vehicle Traffic

The roads leading to and surrounding our care facility are narrow, rural routes, lacking pedestrian pathways or lighting. The proposed quarry operation will dramatically increase heavy goods vehicle (HGV) traffic along these roads, presenting a serious safety hazard to residents, staff, and visitors. Many of our residents require daily walking exercise as part of their care plans, and this essential activity would be severely limited or rendered unsafe due to the traffic increase.

Furthermore, emergency access must remain unobstructed at all times. Any prolonged disruption or congestion caused by construction or daily quarry operations could delay response times and compromise the safety and well-being of our residents.

3. Health, Noise, and Psychological Well-being

Noise pollution is a well-documented trigger for anxiety and behavioural stress in individuals with PWS. The continuous and unpredictable sounds associated with quarry operations—such as blasting, crushing, and truck movements—pose a high risk of distress for our residents. These environmental stressors could lead to increased behavioural challenges, sleep disturbances, and overall deterioration in mental health.

Additionally, exposure to dust and particulate matter generated by quarrying is a major concern. Many of our residents are already at increased risk of respiratory complications, and even low levels of air quality degradation could have a cumulative and harmful effect.

We request a comprehensive Health Impact Assessment be conducted specifically focused on vulnerable populations in the immediate vicinity, including individuals with PWS.

4. Precedent and Undermining of the Planning Process

The current application for Substitute Consent risks retroactively legitimising a previously unauthorised development. If granted, it would create a dangerous precedent that undermines the integrity of the planning system. It may allow a future full-scale reactivation of the quarry under the guise of “resuming an established use,” bypassing critical environmental, health, and public engagement assessments that a new application would require.

5. Environmental and Biodiversity Impacts

The proposed site lies near sensitive ecological areas including Umeras Peatlands Park and waterways that contribute to the River Barrow—an EU-designated Special Area of Conservation (SAC). The reactivation of industrial-scale excavation threatens habitat continuity, water quality, and ecological succession. The scale of potential disruption is incompatible with Ireland’s obligations under the EU Habitats and Water Framework Directives.

6. Safety, Traffic, and Infrastructure Damage

Industrial reactivation of the quarry would generate significant increases in heavy goods vehicle (HGV) movements. Based on patterns from similar operations, this could amount to hundreds of HGV journeys per day. The surrounding rural road network is not designed for such traffic volumes, with narrow lanes, limited visibility, and an absence of pedestrian pathways. These routes serve schoolchildren, families, and emergency services—many of which would be severely compromised by intensified quarry transport.

The structural degradation of rural roads and increased accident risk is unacceptable.

7. Tourism, Amenity, and Sustainable Development

The local area has cultivated a growing rural tourism economy based on natural and cultural amenities such as the Barrow Blueway, the Church of the Oak Distillery, and the emerging Umeras Peatlands Park. These amenities support small businesses and encourage sustainable development. Reactivating industrial quarrying so close to these assets threatens to reverse this momentum, disrupt public access, and diminish the scenic, recreational, and heritage value of the area.

Conclusion

We believe this application serves the interest of a single external developer to the long-term detriment of the community, environment, and public infrastructure. It fails to protect vulnerable populations, rural amenities, and local biodiversity. We strongly urge An Bord Pleanála to reject the application for Substitute Consent and require any future application for reactivation to be subject to full public scrutiny, an Environmental Impact Assessment (EIA), and Appropriate Assessment (AA).

We also request that our company be considered a relevant stakeholder in any further consultation regarding this matter.

Thank you for considering this objection. We would be pleased to provide additional supporting documentation upon request.

Yours sincerely,



Michael Condon

PROPERTY DIRECTOR for RESILIENCE HEALTHCARE LTD

