



MSe Spatial Planning
Proper Planning & Sustainable Development

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To Wicklow Count Council
Planning Department
County Buildings
Wicklow Town

12th February 2010.

Re Planning Application 10/2014

3.35 concrete wall to surround metal recycling site at Bollarney, Murrough, Co. Wicklow
from Multimetals Recycling Ltd

Dear Sirs,

I, and on behalf of the Friends of the Murrough, would like to make a submission regarding the planning application for a 3.35 metre wall surrounding Multimetal's site at Bollarney, the Murrough. We have reviewed the papers supporting the application and wish to make the following observations:

1. **The application is invalid** in that construction of the wall applied for has already commenced and therefore the application should be for retention of existing works.
2. The zoning for this area in the Wicklow Environs Development Plan is for employment however this is constrained by further objectives EMP 3 which states that uses will *require the development of high quality environments that will not adversely affect the natural environment of the area*. It also requires any

application for development to include details of the visual impact of the development. **This application did not include a visual impact assessment.**

3. Objective EMP 5 states that, *having regard to the situation of the E zoned land at the Murrough in a scenic setting between the sea and the candidate Murrough Wetlands Special Area of Conservation any proposed development in this area must take cognisance of these attributes and the design of any proposed development on the perimeter of the overall site must be of a scale, quality and character that will not detract from the natural amenity of this area.*
4. **We submit that this concrete wall is not the best quality response to securing this site and it will detract from the amenity of the area, in particular from the walkway along the edge of Broadlough**
5. We also submit that such a wall is not appropriate in any area that is otherwise zoned for light industrial building (see Land Use Matrix note 2) which is defined in the 2001 Regulations as meaning ‘*such as could be carried on in any residential area without detriment to the amenity of the area.*’ No reasonable person would expect to find a 3.35 concrete wall in a residential area.
6. We note that **the plans submitted are deficient** in that they do not give a clear indication of the exact location of this wall. We note that the permit application for the use of the land enclosed by this wall refer to a 50 metre setback from the river however this measurement is not marked on the map. Using a rule it would appear to be about 35metres back from the river which would therefore not be in compliance with the permit granted. Furthermore inspection of the site would reveal that the wall, which has commenced development, is actually **less than 25 metres from the river.** This is in contravention of the mitigation measures required for development in the Murrough Area by the Strategic Environmental Assessment. Page 30 of the Wicklow Environs Plan 2008 (EMP5)
7. MM1 states that *planning applications on lands, which form part of or extend from the boundary of a designated ecological site or to a distance of 50m, must be accompanied by an eco-hydrological assessment. No eco-hydrological assessment is included*
8. MM9 states that *no projects giving rise to significant adverse direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions, transportation requirements, duration of construction, operation, decommissioning or from any*

other effects shall be permitted on the basis of this plan (either individually or in combination with other plans or projects). Without a proper Environmental Impact Statement it is not possible to judge whether the construction or decommissioning of this wall, just 25 metres from the salmonid river, will having any effect on the ecological status of the river.

9. There would be precedents that a 2 metre wall is generally permitted around residential or business premises however if the applicant wishes to make special pleadings that the particular type of business contained within the wall requires greater security and noise barriers then this brings into question whether this is in fact **project splitting**. **The use of this site for metal recycling should also be included in an application for a wall of this height.**

END

Judy Osborne

And on behalf of Friends of the Murrrough

Malcolm spencer

Redwoods

Killoughter, Ashford