

An  
Chomhairle  
Oidhreachta



The  
Heritage  
Council

# Fax

To: ANNE MARIE COBETT From: S PHYS THOMAS  
Fax: 01 872 2684 Pages: 3  
Phone: \_\_\_\_\_ Date: 06/07/04  
Re: PL 09.205039 CC: \_\_\_\_\_

Urgent  For Review  Please Comment  Please Reply  Please Recycle

● Comments:

SUBS RE: PL 09 205 039  
BALLINDERRY HOUSE, CARBURY, CO KILDARE  
GRAVEL EXTRACTION, OUR COMMENTS

REWARDS



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THE HERITAGE COUNCIL

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6<sup>th</sup> July 2004

The Secretary  
 An Bord Pleanála  
 64 Marlborough Street  
 Dublin 1



Re: PL 09.205039

Planning Reference Number: 02/1475

Permission for the extraction of sand and gravel over an area of 7.8. hectares, associated washing and screening plant, new access and access road, shipping office, site office, weighbridge, wheelwash, surface water settlement lagoon, staff facilities etc., at Ballinderry, Carbury, Co. Kildare.

Applicant: Goode Concrete Ltd.

Dear Sir

I refer to the correspondence received in this office on 21<sup>st</sup> June 2004, in relation to the above appeal. As you are aware The Heritage Council expressed their concerns at length during the planning application phase of this proposal and it is likely that you are in receipt of our initial submission. The Council was satisfied with the determination of the County Council to refuse planning permission.

It appears that this office is in receipt of the first party appeal only, though I note that a third and first party appeal has been lodged. However, the information contained within the attachments is connected to the concerns raised by the Council in their correspondence with Kildare County Council. Therefore, I will endeavor to be as informative as possible in this regard.

The following comments are made with reference to the report of David Jarvis Associates, entitled – ‘Response to Further Information Request on Landscape and Visual Issues’, lodged An Bord Pleanála 17<sup>th</sup> May 2004. Point 4, entitled Item 8 responds to the concerns with regard to the context and setting of Ballinderry House, and the proposed gravel extraction works.

**Photomontage** – the first party appellant has presented what may be considered as a guide to likely visual impacts (point 4.1 and drawings 1424/009, 010, 011, and 012). For

Council Members:

- Dr. Tom O'Dwyer  
Chairperson
- Dr. Simon Barlow  
Mary Bryan
- Dr. Cón Costello  
Ruith Delaney
- Nessa Dunleavy
- Deirdre Ellis-King
- Maurice Hurley
- Michael MacMurdo
- Eamonn McEnaney
- Michael McNamee
- Mary Moylan
- Fr. Tomás O'Connell
- Nicolas O'Connell
- Prof. William J. Smyth
- Virginia Tolan
- Kimrose Wilson

Cont/d

2)

a variety of reasons the appellant has been unable to provide detailed computer generated montage photographs. Therefore, it is not possible to make any kind of useful assessment of the possible visual impacts of the proposal upon the context and setting of Ballinderry House. Further, the appellant provides only a completed view of the proposed works, omitting to submit images detailing works in progress. The Heritage Council suggest that a detailed visual assessment be made available rather than a guide to visual impact.

**Sensitivity** – the appellant has formulated a detailed sensitivity assessment using a methodology that attempts to measure a number of qualitative and quantitative data. Point 4.7 highlights a degree of impact over a period of time, which may not be acceptable given the importance of Ballinderry House. Point 4.8 highlights the likelihood of minimal impacts upon completion of extraction works and reinstatement having taken place. To conclude (point 4.10), the appellant suggests that though the impacts during the working phase of the proposal will be negative, upon completion the views from Ballinderry House will not be significantly affected.

**Recommendation** – The Heritage Council are concerned at the adequacy of the photomontage evidence and request images showing works in progress during the various phases of extraction. The Heritage Council is not satisfied that the benefit of gravel extraction at this location outweighs the heritage importance of the setting and context of Ballinderry House. Though the appellant has demonstrated a possible minimal impact upon completion, the extraction works and the overall landscape alteration as a result of extraction would materially affect the setting and context of Ballinderry House.

The Heritage Council recommends that the Board refuses planning permission for the proposed development, on the grounds that the proposed development will have a negative impact on the heritage and amenity values of Ballinderry House, its curtilage and its setting. Council requests that the Board consider the views outlined above and ensure that the rural setting and context of Ballinderry House is preserved.

Yours sincerely



Stephen Rhys Thomas  
Planning Officer

<b>AN BORD PLEANÁLA</b>	
TIME _____	BY _____
06 JUL 2004	
LTR-DATED _____	FROM _____
PL _____	