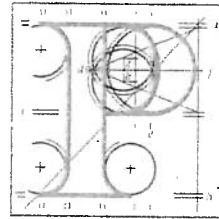


**Our Case Number:** ABP-322638-25

**Your Reference:** South Dublin County Council



An  
Coimisiún  
Pleanála

Stephen Little & Associates  
26/27 Upper Pembroke Street  
Dublin 2  
D02 X361

**Date:** 05 November 2025

**Re:** Proposed mixed use residential development of 1,250 no dwelling units, creches, community hall, retail and assoc. site works including Grange House at the Kishoge Development area of Clonburris SDZ  
In the townlands of Kishoge, Esker South, Grange and Balgaddy, Clonburris, County Dublin

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer to the above mentioned application under section 175 of the Planning and Development Act, 2000, as amended.

The Commission has considered the case and hereby notifies you that it has decided to determine the application without an oral hearing. In this regard, please be advised that the Commission has absolute discretion to hold an oral hearing and has concluded that this case can be dealt with adequately through written procedure.

Please quote the above mentioned reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin  
Executive Officer  
Direct Line: 01-8737244

JA20

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