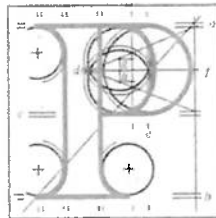


Our Case Number: ABP-322638-25



**An
Coimisiún
Pleanála**

Foxborough Maintenance Association
c/o Tanya McDonald
37 Foxborough Way
Lucan

Date: 07 January 2026

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,

An Coimisiún Pleanála has received your recent letter in relation to the above-mentioned proposed development. The contents of your letter have been noted.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

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

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

JA06

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Lauren Griffin

Subject: FW: Ref: ABP-322638-25
Attachments: Foxborough Response to ABP-322638-25 Jan 2026.docx

From: Foxborough Lucan <foxboroughlucan@gmail.com>
Sent: Sunday, January 4, 2026 6:56 PM
To: Communications <communications@pleanala.ie>
Subject: Ref: ABP-322638-25

You don't often get email from foxboroughlucan@gmail.com. [Learn why this is important](#)

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir / Madam,

On behalf of the **Foxborough Maintenance Association**, please find attached our response to the *Applicant's Response to Submissions* in respect of planning appeal **ABP-322638-25**, relating to the proposed development at the Kishoge Development Area, Clonburris, County Dublin.

Foxborough residents believe that our concerns have not been fully or satisfactorily addressed in the Applicant's response in particular on issues relating to residential amenity, traffic congestion, the implications of proposed permeability, green space and noise pollution concerns.

The Foxborough Maintenance Association respectfully requests that An Bord Pleanála take this response into consideration as part of its deliberations.

Should any further information or clarification be required, we would be pleased to assist.

Kind Regards,

Tanya McDonald

Foxborough Maintenance Association



Foxborough Maintenance Association Response in relation to the Kishoge10 Site 5 proposed development, Ref No: ABP-322638-25 (SDCC Reg. Ref. SDZ25X/0001)

To: An Bord Pleanála, 64 Marlborough Street, Dublin 1

From: Foxborough Maintenance Association.

Group contact: Tanya McDonald, 37 Foxborough Way, Lucan, Co. Dublin

Email: foxboroughestate@gmail.com

Date: 4th January 2026

Re: *The Proposed development of Site 5 within the Kishoge Development Area of the Clonburris Strategic Development Zone (SDZ): Ref No: ABP-322638-25 (SDCC Reg. Ref. SDZ25X/0001)*

Introduction

The Foxborough Maintenance Association are concerned that the issues of permeability links, impacts on residential amenities and noise reduction from Thomas Omer Way, have not been satisfactorily addressed in the Applicant's Response. I reiterate our concerns below under each of the relevant headings below:

3.1 Issue 1: Permeability Links: Local Opposition (Safety, Antisocial Behaviour, Loss of Green Space & Private Amenity).

3.1.1 Permeability

The Foxborough Estate was built back in the mid 90's and since then residents in Foxborough Court have enjoyed the peace and security of living in a cul de sac. This proposed pedestrian opening, which will link the Kishoge Site 5 development to Foxborough Court will offer no benefit to existing residents. Nobody living adjacent to this proposed opening, actually wants this opening to go ahead. Residents are happy to walk to Griffeen Ave. via Foxborough Road/ Foxborough Lawn, as they have been doing for OVER 30 YEARS. It would be nice in a democracy, if the residents wishes were actually considered, especially as we are not objecting to any housing development.

The cul de sac provides a sense of community on the street and parents are assured that children are safe when playing outdoors. The proposal to open the street up to pedestrian traffic from the proposed development and beyond will transform this settled cul de sac into a busy pass through. This brings issues such as increased levels of noise, litter and anti-social behaviour. Our Maintenance Association already struggle to manage the existing litter levels on Griffeen Ave/ Balgaddy Road due to the steady stream of commuters accessing the following busy bus routes: C1, C2, L54 and 151.

The inclusion of this connection is considered unnecessary and obtrusive and will result in negative impacts on the residents of Foxborough Court. There are no amenities within Foxborough Court or Foxborough Lawn that require access by non-residents. The provision of a pedestrian access via the recently completed Griffeen Court housing estate and the existing walkways at Tor an Rí are considered adequate to enable people to move between the proposed development, Balgaddy Road and Thomas Omer Way.

(Photo of Proposed Access Point to Foxborough Court)



(Photos of Existing Permeability walkway from Thomas Omar Way into Tor An Ri Walk and Griffeen Court out to Balgaddy Road)



The issue of inappropriate permeability between Foxborough and the proposed development was a concern raised by residents once the Clonburris SDZ plans were made public. Over the years, elected representatives have raised the permeability issue on behalf of residents in Foxborough and other areas that are affected by the Clonburris SDZ. In 2018, Cllr. Liona O'Toole raised a motion at a South Dublin County Council SDZ planning meeting, dated January 26th, under section 2.2.4 Permeability '*Permeability design to be kept within the SDZ land and not traverse into existing residential areas*' and that any proposed connections between the proposed development and adjacent residential areas were to be discussed on a case-by-case basis and subject to further assessment and a part 8 approval if deemed. This motion was adopted by the council and included under Section 2.3.3 as follows: "A Permeability Strategy Plan (PSP) (similar to Park and Landscape Strategy (PLS) should be prepared by SDCC, this would allow for public consultation on a case by case basis for existing residential area's including but not limited to, Northern side of SDZ Boundary (Oldbridge, Tullyhall, Rossberry, Foxborough).

The Clonburris Planning Scheme by SDCC was appealed to An Bord Pleanala in June 2018. Following an oral hearing, ABP approved the Planning Scheme with modifications in May 2019. The ABP decision omitted the text inserted in the Planning Scheme passed in the motions above from the Planning Scheme. It was listed as one of the modifications to the decision, namely the omission of Material Alteration Ref. Section 2.2 – No. 2 & Material Alteration Ref. Section 2.2 – No. 3. Despite the omission of the Material Alterations by ABP we would still like to see any proposed openings subject to further public consultation.

3.3 Issue 3: Transport & Traffic: Existing Congestion, Inadequate Bus/Train Capacity and Parking Provision.

3.3.1 Traffic & Transport- Sites 3, 4 & 5

Foxborough already suffers from severe traffic congestion with the Balgaddy Road particularly affected, especially during peak times. The Balgaddy Road currently serves as a terminus for the 151 bus and has bus-stops to serve bus services C1, C2 and L54. These are heavily used services and during peak hours, it is not uncommon for buses to not stop in Foxborough due to being full. Traffic lights with inappropriate sequencing located at the junction of the Balgaddy Road and the R136 exasperate the congestion with lengthy traffic queues along the Balgaddy Road being a daily occurrence, having an impact on residents trying to exit or access their residential streets. The existing road infrastructure within Foxborough was not designed to cope with the levels of traffic that are currently being experienced and there are concerns amongst residents that the proposed

development in conjunction with the overall Clonburriss development will further add to this issue. The level and frequency of public transport is not sufficient to meet the demand of Foxborough and the surrounding areas. The new train station at Kishoge does not address this issue adequately as the train services are limited with no weekend services going beyond Heuston Station. Additionally, the non-inclusion of an appropriate car park at the station has resulted in the R136 being reduced to a single laneway in both directions to facilitate on road car parking. This results in chronic daily congestion which clogs up the roads and streets around Foxborough.

In addition, there are no dedicated cycle lanes along the Balgaddy Road within Foxborough, due to space constraints. This goes against the promotion of sustainable transport and encourages people to continue using private cars. It is also a concern that the increasing levels of traffic congestion are contributing to poorer air quality due to emissions.

There seems to be an assumption in any traffic reports, that all journeys are serviced by existing Public Transport. This is certainly not the case, and many residents still have to travel via the M50 motorway network to get to their place of work in a timely fashion. There is still a huge need for private cars in Lucan, especially if you don't work in the City Centre. Realistically, I don't see this need changing in the next decade without a complete overhaul of public transport in West Dublin.

3.4.3 Greenspace/Public Open Space

The green area to the immediate south of Foxborough (located between Foxborough Road and Thomas Omer Way) is an important local recreational amenity that also provides a refuge for local biodiversity. The existing boundary wall would benefit greatly with additional landscaping on the Foxborough side using native trees, shrubs and ground flora to retain and increase privacy for the residents on streets such as Foxborough Road and Court. This planting will also provide habitat for flora and fauna.

There are also concerns about the removal of a section of the sound reducing wall that faces out onto Thomas Omer Way. Residents would like to see substantial planting of native trees and shrubs to help compensate for the loss of this section of wall as treelines and scrub areas can help reduce levels of vehicular noise. Such a planting scheme would also help to deter anti-social behaviour that may occur due to the increased numbers of people moving into the adjacent proposed development. The inclusion of thorny dense growing native species such as blackthorn *Prunus spinosa* and hawthorn *Crataegus monogyna* can deter people from gathering or passing through an area whilst also providing habitat for an array of species.

It is noted that a 30 meter wide no building zone is in place within the proposed development due to the presence of the ESB pylons. In the future, this electricity line will be decommissioned, and residents are concerned that this available additional ground could be used for further construction. Residents would like to see a commitment that any ground that becomes available after the electricity lines are removed is earmarked for biodiversity enhancement, such as ponds, wildflowers meadows and wooded areas.



3.4 Issue 4: Amenities & Services: Lack of Childcare, Retail, GP/Health, Youth and Sports Facilities/ Public Open Space- Sites 3, 4 & 5

There is scant detail on essential services in the plan such as retail, health and youth facilities. 2 creche's are mentioned for site 3 and 4 but no concrete commitment on any other services.

GP Practices in the area are very stretched and are not taking on any new patients. There is currently a waiting period of approx. 2-3 weeks just to secure a doctor or dental appointment locally.

There is no large grocery store in walking distance and no commitment for one in the Kishoge development plans. The nearest stores with approx. distances from Foxborough Road are Lidl in Ballyowen (1.5km), Supervalu on the Newcastle Road (2.9km), Tesco in Dodsboro (4km), Tesco in Liffey Valley (3.8km), Dunnes in Clondalkin Mill Centre (4.5km), Aldi and Lidl stores in Fonthill Retail Park (2.6km approx.) The nearest convenience stores are centra within Foxborough and centra in Griffeen (900m approx.), Eurospar in Ballyowen is a further walk (1.6km).

There is a shortage of facilities for teens in the immediate area. It would be nice to see an improvement in facilities for teens as part of the overall planning strategy. The swimming pool is still not opened and there is no confirmed date on when this is likely to be.

Summary of Issues for Consideration:

The Foxborough Maintenance Association fully supports the delivery of high-quality, well-planned and maintained housing to meet the current national housing needs. However, the proposed Site 5 development at Kishoge presents several challenges and concerns for existing residents that must be carefully addressed to ensure the principles of sustainable development and proper planning are upheld.

Key issues raised by residents at the June 11th, 2025, public meeting included:

- **Inappropriate boundary wall permeability** that undermines the safety, security, and cohesion of established cul-de-sacs like Foxborough Court.
- **Increased traffic congestion and inadequate public transport infrastructure**, compounded by ineffective junction design and the lack of safe cycling routes.
- **Loss of biodiversity and insufficient landscape screening** along the boundary wall, especially in light of the removal of sections of the existing noise-reducing wall.
- **Lack of detail and commitment to essential community amenities and services**, including GP access, retail provision, and youth facilities.

Foxborough residents would request that all proposed pedestrian connections be subjected to **further public consultation under Part 8**, as previously outlined in the SDZ planning process. We also request that traffic and transport issues, ecological considerations, and amenity deficits be comprehensively addressed as part of this planning review process.