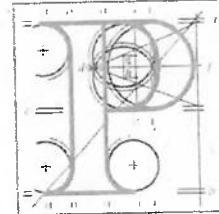


Our Case Number: ABP-322638-25

Planning Authority Reference Number:



**An
Bord
Pleanála**

Cllr. Madeleine Johansson
South Dublin County Council
County Hall
Belgard Square North
Tallaght

Date: 15 July 2025

Re: Proposed residential development 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 submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please note that the proposed development shall not be carried out unless the Commission has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to 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

JA02

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64 Marlborough Street
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**Re: SOUTH DUBLIN COUNTY COUNCIL PART X APPLICATION TO AN BORD PLEANALA
- PROPOSED RESIDENTIAL DEVELOPMENT, AT THE KISHOGE DEVELOPMENT AREA
OF CLONBURRIS STRATEGY DEVELOPMENT ZONE (SDZ), IN THE TOWNLANDS OF
KISHOGE, ESKER SOUTH, GRANGE AND BALGADDY, CLONBURRIS, COUNTY DUBLIN**

Ref No: JA06S.322638

To whom it may concern,

Please find below observations regarding the proposed development from Councillor Madeleine Johansson.

Firstly, I'd like to state that I welcome housing development on these lands and that it is positive that the local authority is developing the land themselves as opposed to selling the land to a private developer for development.

Considering that there is a lot of new housing being built in the area of both the Clonburris SDZ but also in Adamstown SDZ it's crucial that the appropriate level of public services, public and private amenities and community facilities are provided from the beginning of the development.

It's not acceptable that existing residents are left struggling and feeling like they're competing for services with new residents in the area.

Observations:

- 1. Public transport:** The existing public transport in the area is already under severe constraints. Buses (especially the C1/2 but also the G2 and 151) are full to capacity at peak times already. The train which will provide a much needed link to the city centre is also struggling with capacity at peak times. All 3 sites in the application are located relatively close to public transport, however the current capacity issues on the buses are concerning and need to be addressed by the NTA. One solution could be the provision of a shuttle bus throughout the developed sites that could bring people to the train stations at either Kishogue or Fonthill, or both. There is also an existing bus lane on Thomas Omer Way that is not currently in use which could be used for an additional bus route in the area. In order to prevent the use of the private car as the main mode of transport there is a need to make provisions for improved public transport in conjunction with new residents moving in.
- 2. Permeability links:** There were numerous discussions during the making of the Clonburris SDZ regarding the proposed permeability links to existing housing estates, for example in Foxborough, Old Bridge, Tullyhall and Rossberry. I note that in the proposals submitted these are only pedestrian/cycle links which is welcome. It was agreed by councillors that the permeability links would be considered through a public consultation, however this was removed by An Bord Pleanála. I ask that you take on board some

comments made by residents in their submissions to this planning application. While I am generally in favour of pedestrian permeability it is important that it is being done in a way that existing residents retain as much of their current green space amenities as possible.

- 3. Community, retail, amenities:** While I understand that a lot of the retail and community elements of the SDZ will be provided in other sites, I am somewhat concerned about the low amount of retail and community space on these 3 sites. As it stands the existing retail provision will be located a significant distance (approx 2 km) away from these developments. Because there is no guarantee when the retail provision will be built in the other sites of the SDZ there should be a consideration of increasing retail provision in one of these sites in order to ensure that residents will not have to travel over 2 km to access groceries. This would have the consequence of increased reliance on the private car as a mode of transport.

It's welcome that there will be one childcare facility provided in Site 3 with another one in Site 4. It's also welcome that one retail unit and one community facility is being provided in Site 4. However, considering that the development on the three sites consists of 1,252 dwellings I would be concerned that this will not be adequate for the population in the area.

- 4. Percentage of social housing:** While I recognise that this is not part of the planning application I feel obliged to raise concerns about the proposed tenure mix by the local authority on these sites. These sites form part of the last few large residential zoned lands in the ownership of the local authority. As such it's my opinion that the percentage of social housing should be increased so as to have a substantial impact on the housing waiting list in the county. As it stands the proposed breakdown of tenure in all council owned lands in Clonburris SDZ is 34% social, 46% affordable and 20% cost rental. Considering that there are currently over 500 homeless households in the county, and over 10 000 on the social housing waiting list, it's crucial that local authority land is used primarily for the provision of social housing. This would free up valuable housing elsewhere for private purchase and private rented accommodation.

I hope that these observations will be taken into consideration when making a decision on this application.

Kind regards,

Cllr Madeleine Johansson

SDCC,
County Hall,
Belgard Square North,
Tallaght,
Dublin 24