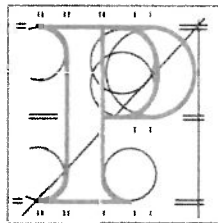


**Our Case Number:** ABP-322638-25



**An  
Coimisiún  
Pleanála**

Paul O'Rourke  
15 Hayden Park Glade  
Lucan  
Co. Dublin  
K78 TY01

**Date:** 19 June 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](mailto: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

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:communications@pleanala.ie">communications@pleanala.ie</a>

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

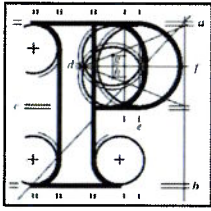
**Teil**  
**Glaó Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Ríomhphost**

**Tel**  
**LoCall**  
**Fax**  
**Website**  
**Email**

(01) 858 8100  
1800 275 175  
(01) 872 2684  
[www.pleanala.ie](http://www.pleanala.ie)  
[communications@pleanala.ie](mailto:communications@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902



# Observation on a Strategic Infrastructure Development Application

## Observer's details

### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's  
name

Paul O'Rourke

(b) Observer's  
postal address

15 Hayden's Park Glade, Lucan, Co. Dublin, K78TY01

## Agent's details

### 2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

N/A

(b) Agent's postal  
address

Click or tap here to enter text.

## Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

The agent at the postal address in Part 2

## Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Bord Pleanála case number for the current application (if available)**  
(for example: 300000)

Kishoge Part 10 (Application by SDCC)

- (b) **Name or description of proposed development**

Three sites referred to as Site 3, Site 4, and Site 5, located predominantly within the Kishoge Development Area

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Lucan, South Dublin

## Observation details

### 5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word** limit as the box expands to fit what you write.

You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

Good morning,

My family and I live in 15 Hayden's Park Glade, Lucan. The road is a cul de sac and our house is the last in the street. Our gable wall is immediately adjacent to the Rossberry Place road so we can clearly hear the traffic that passes along Rossberry Place. See image attached. We are very concerned that giving vehicular access to the new housing development via Tully Hall Rise will lead to a significant increase in all forms of traffic (construction, access and pass through to Adamstown Ave) and associated vehicular noise. This will significantly negatively impact our right to quiet enjoyment of our property. Also, Rossberry estate has quite narrow roads and there are a lot of children playing on the streets. It really isn't suitable for large amounts of traffic. Therefore, I object to vehicular access being given to the new estate via Rossberry estate and Rossberry Place Road.

The increasing traffic on Griffeen Avenue particularly between 8am and 10am during workdays, is a major problem. At times it could take up to 1 hour to travel 600m. I believe connecting Griffeen Avenue to Adamstown Ave. is a good idea but I think this is better achieved by building a proper road from Lucan East Educate together school to the new housing estate to Adamstown Avenue. I think a connection is already proposed in the planning application. I think this is the best way to also facilitate access to

## 5. Grounds

and from the new housing estate without bringing all the local traffic through Tullyhall (which undoubtedly will happen due to the traffic problems on Griffeen Ave). Alternatively, a road through Oldbridge Park and Grove would be shorter than the proposed route and impact fewer existing residents (shown on attachment in Red).

The bus stops in the middle of Griffeen Avenue and the recent significant increase in the frequency of busses, is a huge source of congestion. It is a big contributing factor to congestion on Griffeen Avenue in the morning. It is also dangerous for people alighting from the bus as traffic overtakes the bus where possible. I have also witnessed examples of e-scooters undertaking the bus while its stopped. There is an urgent need to build bus bays on Griffeen Avenue. There are cycle lanes on the footpaths both sides of Griffeen Ave. which are never used. They should be removed as the cyclists use the road. They would give space for the bus bays. It should be a requirement of this development that bus bays are built for the busses, in particular, on Griffeen Ave near the junction with the R136 (shown on the attachment in red). If the traffic on Griffee ave. is not addressed now, it will never be corrected.

I have no objection to pedestrian access to the new estate via Rossberry Place and Tullyhall and through to Adamstown Ave. This would assist local access to Kishoge train station. I would also request, as a matter of priority, that pedestrian access is created in the green area between Adamstown Ave and the train line. Shown in red on the attached map.

I also object to the lack of retail space and restaurant/cafe space in Site 3. There is a massive problem with lack of amenities for the thousands of

## 5. Grounds

people living along Griffeen avenue and the housing estates just to the North. There is a huge need for restaurants, pubs, cafes, retail and a petrol station. The nearest supermarkets are 2.4km away. The nearest pub is 2.4km away. The nearest fuel station is 3.2km away.

I also object to the lack of recreation in Site 3. There is a real need for all weather sports facilities. The South Dublin County Development Plan 2022-2028 indeed says SDCC will prioritise all-weather pitches. This is an excellent opportunity to develop pitches (ideally 5 aside pitches) that can be used by the existing residents of the area, the residents of the new estates and the local schools. The nearest 5 aside all-weather fields for public use are in Celbridge (O’Gorman park) and Leixlip recreation centre. (there are a couple of fields in Lucan but these are solely for the use of certain clubs and not open to the public). It is good to see SDCC develop Airlie park in Admstown but this is an 11 aside field and is 4km away from Hayden’s Park.

Associated with the developments of Sites 3, 4 and 5 will be an increase of traffic along the R136 which is already at a standstill at times in the morning and evening. The purpose of the R136 was legislated in 2006 as an outer ring road, however, recently SDCC has been upending this legislation and changing the road into a sort of access road. SDCC has recently changed the section of road adjacent to Kishoge station from a free flowing two lane link road into a disastrous hodge podge of parking spaces, bus lane and single lane traffic. It is a complete mess every morning and evening. They have also installed the most extreme speed ramps I have ever encountered. They are damaging cars and hurt my back every time I go over them. They need to be greatly reduced in size. Similarly to the very

## 5. Grounds

recently installed ramps on Thomas Omer Way. I have never seen such severe ramps installed anywhere. There are only one or two bus routes that take the R136. The bus lanes should be immediately removed and the ramps reduced in size. There also needs to be a serious long term plan for an outer ring road to connect Lucan to the N4 and N7 (what we had with the R136 originally). What is happening to the R136 is against the 2006 legislation, negatively impacts the existing residents of Lucan from getting to and from their homes, does not consider thousands of more houses being built in the area and I strongly object.

Yours sincerely,

Paul O'Rourke. BE, ME.

15 Haydens Park Glade,

Lucan,

County Dublin

K78TY01

[orourke.paul@gmail.com](mailto:orourke.paul@gmail.com)

0861943973

## 5. Grounds



## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

## Fee

7. You **must** make sure that the correct fee is included with your observation.

**Observers (except prescribed bodies)**

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

## Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

**Yes, I wish to request an oral hearing**

**No, I do not wish to request an oral hearing**

## Final steps before you send us your observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

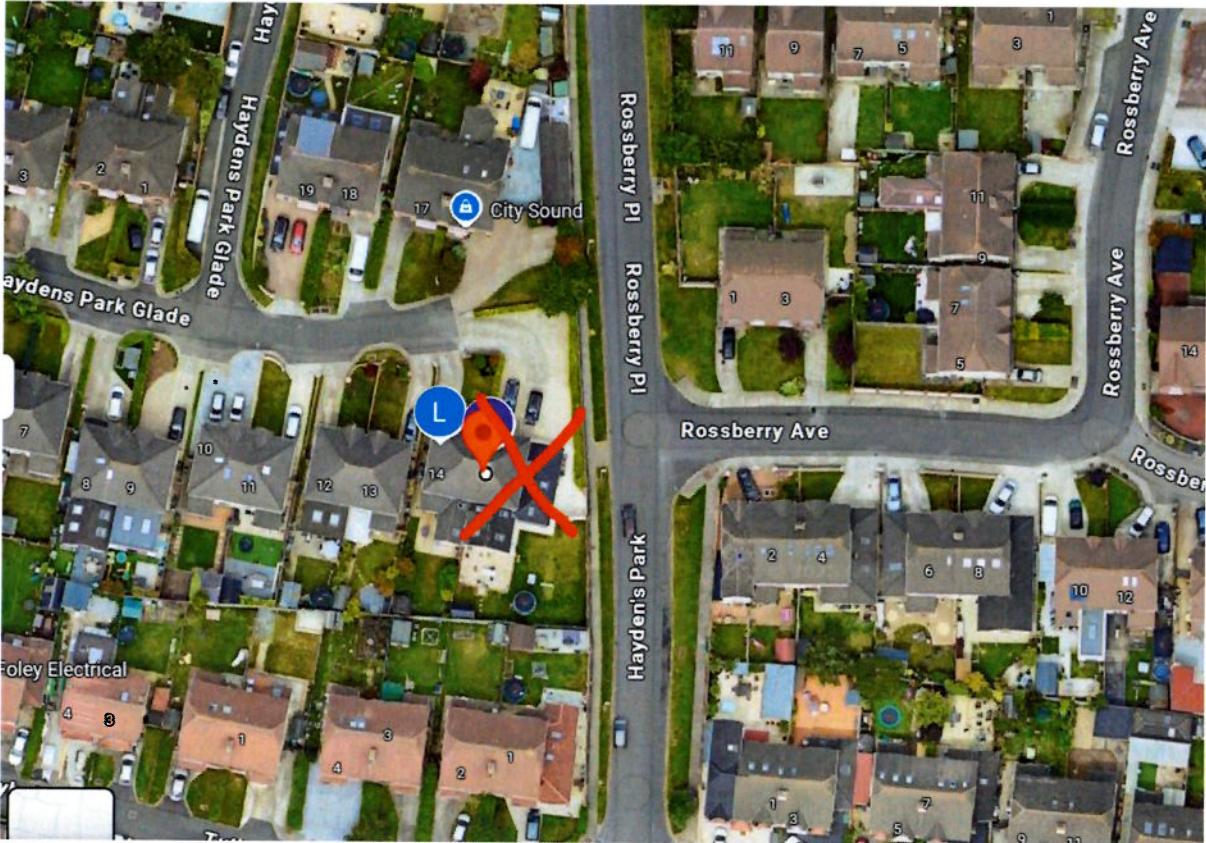
---

**For Office Use Only**

<b>FEM – Received</b>		<b>SIDS – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**

Our home (15 Haydens Park Glade) immediately adjacent to Rossberry Place, one of the proposed access roads to the new housing estate in Site 3. Noise from an increase in traffic (construction, access and through traffic) will negatively impact us.



I understand the blue access route is planned. The red route through Oldbridge Park & Grove would make more sense as its half the distance through existing estates as the blue route. Alternatively, neither option are really needed. Access can be just from the new road adjacent to Lucan East Educate together and a new access to Adamstown Ave.



Proposed pedestrian access to Kishoge train station, in red, needed as a matter of priority (current route in blue or via Griffen avenue)

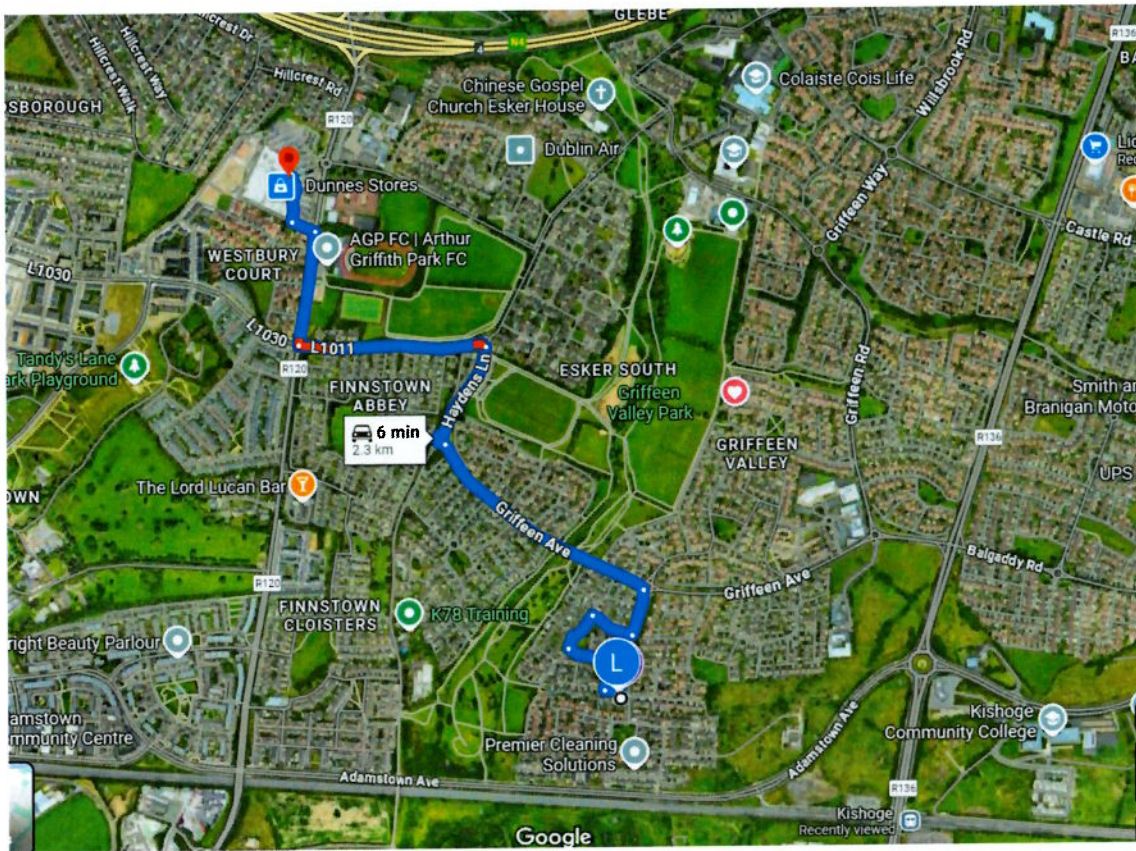


Bus bays should be built in red for safety of bus passengers and to prevent busses creating congestion. There is ample green space both sides of the roads that can be used. A left filter lane from Griffen Ave onto R136 is needed to help alleviate congestion.



Objection to no retail or café/restaurant etc in Zone 3.

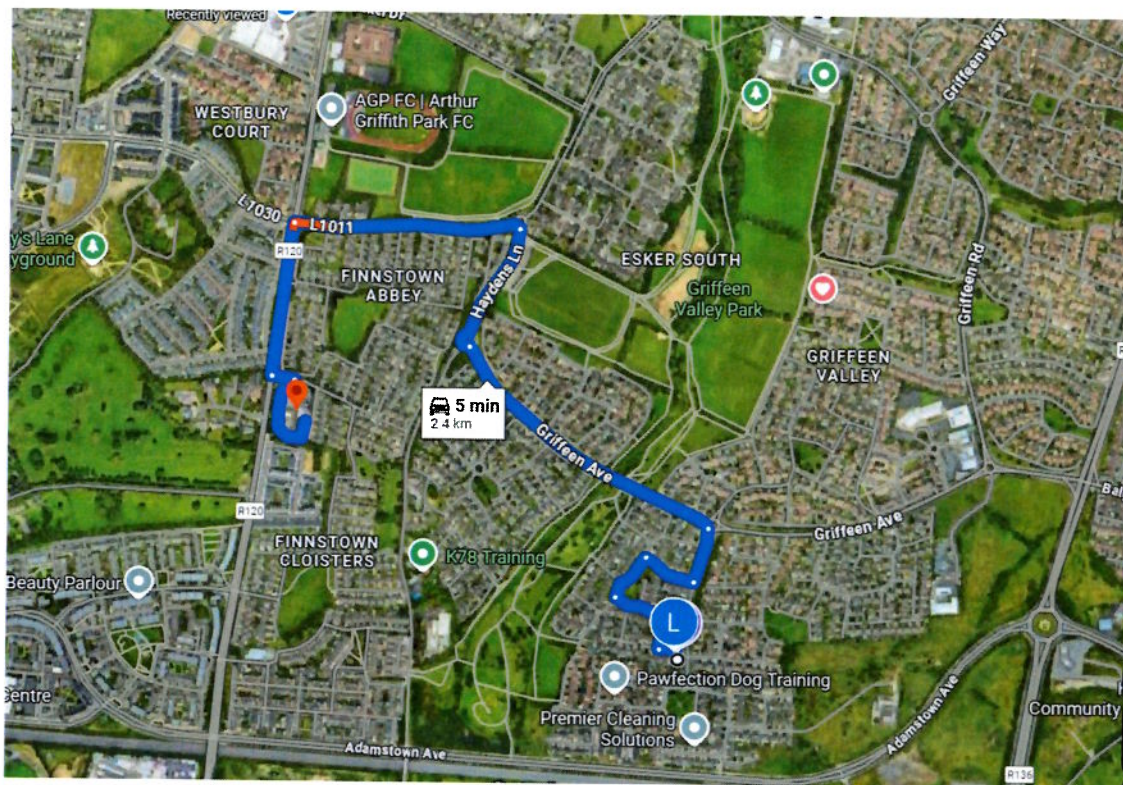
2.3km to nearest supermarket (Haydens park to Supervalu)



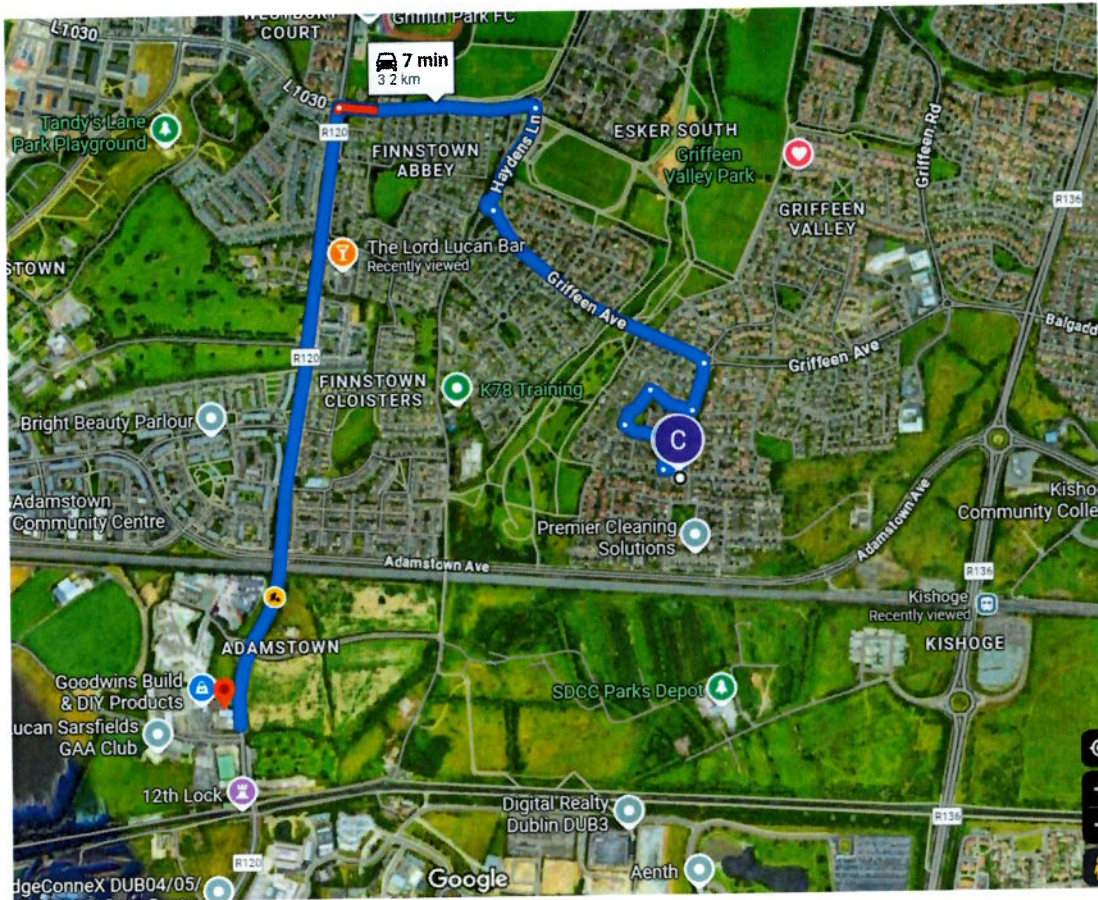
2.3km to nearest supermarket (Haydens park to Lidl Ballyowen)



2.4km to nearest pub (Haydens Park to Lord Lucan pub)



3.2km to nearest petrol station



Extremely severe speed ramps installed recently on R136 and Thomas Omer way. Need to be reduced in height and slope. Recently installed bus lane needs to be removed to allow traffic move.

