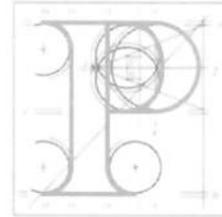


Our Case Number: ACP-323851-25



An
Coimisiún
Pleanála

John O'Neill
15 River View
Abbey Farm
Celbridge
Co. Kildare

Date: 16 January 2026

Re: Proposed construction of the Celbridge Hazelhatch Mobility Corridor
Celbridge Town, County Kildare

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 note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

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,

Kevin McGettigan

Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

AA02

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

AN COIMISIUN PLEANÁLA
LDG- _____
ACP- _____
05 JAN 2026
Fee: € _____ Type: _____
Time: 9:15 By: Post

John O'Neill
15 River View
Abbey Farm
Celbridge
Co Kildare

2nd January 2026

The Secretary
Local Authority Projects Section
An Coimisiun Pleanala
64 Malborough Street
Dublin 1 D01V902

Dear The Secretary:

I refer to the Celbridge Hazelhatch Mobility Corridor Section 177 AE Planning Application and wish to make the following observations. These observations relate specifically to the section transversing the existing green area of the Abbey Farm Estate which adjoins the river Liffey on the north of the river.

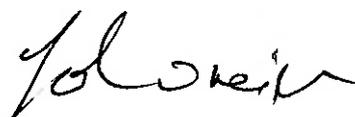
I note from the plans that there is no current arrangement for fencing on this section and that the Abbey Farm Green is to be fully accessible from the proposed road barring the incorporation of some visual banking.

For many years the residents of Abbey Farm have maintained these grounds at their own expense via the management of the elected resident's association. This maintenance includes regular grass cutting, tree planting and tree maintenance and general up-keep. The estate is not fully taken in charge by Kildare County Council and the council have no involvement in the upkeep of the grounds. The lack of adequate fencing between the CPO grounds to be acquired and the remaining estate green areas will lead to a disruption of the peaceful enjoyment the residents have on their estate. It would further threaten the future goodwill of the residents of Abbey Farm to continue to fund the grounds maintenance as these green areas will no longer be viewed as being part of the estate.

The Abbey Farm Estate also borders agricultural lands to the southwest. Over the years there have been a number of livestock incursions onto the estate due to poorly maintained fencing by the agricultural landowners. There is every likelihood that there will be further livestock incursions in the future. Should this happen, there would be no barrier preventing livestock from accessing the new road and bridge which I believe is a significant health and safety matter.

For the above reasons I would urge that the existing plan be amended to incorporate suitable fencing between the road and bridge and the remaining Abbey Farm Estate Green along the riverbank.

Sincerely,



John O'Neill