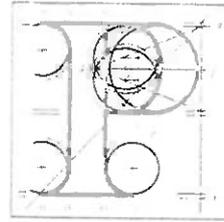


**Our Case Number:** ACP-323873-25



An  
Coimisiún  
Pleanála

Gort Siar Residents  
c/o 9 Gort Siar  
Western Distributor Road  
Galway

**Date:** 05 January 2026

**Re:** Kingston Park and Millers Lane - Public Park Urban Realm Project  
Kingston Park & Millers Lane, County Galway

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](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

AA02

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Gort Siar Residents

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Western Distributor Road

Galway

22/12/2025

An Coimisiún Pleanála

64 Marlborough Street

Dublin 1

D01 V902

**Planning Reference No. ACP-323873-25**

**Kingston Park and Millers Lane - Public Park and Urban Realm Project - Galway City Council**

<https://www.pleanala.ie/en-ie/case/323873>

We have serious concerns regarding the traffic implications of the Kingston Park element of this planning application for the residents of Gort Siar.

Anyone can see that the Western Distributor Road is currently a slow moving car park, during morning rush hour and school time. Indeed the Galway City Council own planning report on planning application 2460370 highlights that third party submissions did raise concerns with regards to the additional traffic loading and potential congestion along the Altan road towards the school and along the Western Distributor Road. However the resulting City Council Planner Report absolutely failed to address those concerns. Similar concerns were raised in the case of the recent Kingston Stables residential planning application 2560320. This new application affords the planning authorities a further opportunity to address those legitimate concerns.

We already have issues with access to Gort Siar at different times of the day, namely school drop off and school pick up. This planning application would significantly worsen those issues. There needs to be a mechanism to ensure safe access for Gort Siar residents.

In case of school drop off the traffic already backs up on to the Western Distributor Road, which means it is not possible to access Gort Siar easily. Compounding the issue is the fact that traffic trying to access the Western Distributor Road following school drop off then blocks the Gort Siar junction, as it takes time for that traffic to break into the traffic jam that is the Western Distributor Road at that hour.

In terms of school pick-up there are issues with illegal parking along the double yellow lines at the Gort Siar junction. This results in difficulties accessing the estate, and one would worry about emergency services access at such times. One school child has been knocked down due to being forced to cross between illegally parked cars at the junction. This issue has been flagged to City Council on more than one occasion. The proposed development will result in overspill parking in Gort Siar, as can be seen in Cappagh Park on an ongoing basis and also in McGrath's Field, at times of sports games and training in particular.

Further the access off Altan roundabout is narrow enough that a car exiting left from Gort Siar estate has to wait, in the case where there is a car coming off the Altan roundabout from Western Distributor Road. This raises the issue that the distance between the roundabout and the Gort Siar junction is very short; it must be less than 10m. This would not be permitted for safety reasons under current standards. This application provides the planning authorities with the opportunity for a full redesign of the area and it should be undertaken in line with the Design Manual for Urban Roads and Streets, as per standards new developments must adhere to. In the case of team coaches etc. accessing proposed playing pitches this issue will be further exacerbated.

As residents we raised these traffic and access issues at several of the public consultations. We did also ask if any traffic survey had been done at the existing McGrath's field training sessions on weekend mornings, to understand the existing traffic and parking resulting there. However - surprisingly - the consultants seemed unaware that the intended prime user of the proposed rugby pitch in Kingston Park was in fact already training locally in McGrath's field.

There are also concerns around potential anti-social behaviour creating a nuisance for and injuring the residential amenities of Gort Siar residents who back up onto the proposed Kingston Park.

The City Council themselves ruled out a walkway around McGrath's field locally in Knocknacarra "due to potential for anti-social behaviour and proximity to nearby houses".



However in the case of Kingston Park the approach seems to be to place a walkway / cycleway along the rear boundary wall of Gort Siar residents. This seems contrary to the approach taken by the City Council to protect the residential amenities of Seacrest residents. Further the proposed Kingston Park amphitheatre / outdoor classroom is then placed just on the other side of the same walkway / cycleway, i.e. very close to the back gardens of those same Gort Siar residents. This will cause increased noise disturbance during the day, not to mention the use of this area at night-time for antisocial behaviour. These concerns were raised at the last of the public consultations in the Clybaun Hotel but nothing seems to have been considered to reduce any negative impacts on Gort Siar residents.

There would be similar concerns for the proposed floodlights in Kingston Park, that were deemed unacceptable in case of McGrath's Field, in terms of impact on residents. The floodlights and additional street lights will be detrimental to home life and the enjoyment of private back gardens due to light spillage into these properties and illuminating rooms in neighbouring properties. They will have an overbearing impact causing sleep disturbance and a loss of residential amenity, on an all year round basis.

Further any ecological surveys appear to have been carried out during the day only and no assessment would appear to have been carried out on the effects of floodlights on nocturnal wildlife such as birds and bats. The latter in particular would be severely impacted. Under the EU Birds Directive (2009/147/EC ) protection is provided for all wild birds, prohibiting deliberate significant disturbance from installations such as floodlights. These can cause significant disturbance by affecting navigation, foraging (insects), and roosting.

The development of 1 no. 4G synthetic turf multi-sport pitch (designed to rugby pitch dimensions) will result in the removal of large areas of grass, with tonnes of topsoil to be replaced by a synthetic surface. While perhaps not directly a breach of the Habitats Directive, replacing natural soil with artificial turf is widely discouraged by environmental experts due to the significant negative impacts on local biodiversity, soil ecosystems, water runoff, and contribution to microplastic pollution and the urban heat island effect (UHI).

Furthermore recent EU policies and related regulations, such as the EU Nature Restoration Regulation, directly link ecosystem restoration to climate change mitigation and mandate the maintenance and increase of urban green spaces, thereby supporting carbon sequestration goals.

Again in terms of reducing anti-social behaviour it would be important to understand what is being done between the boundary of the proposed Kingston Park, and the existing green space in White Oaks that will be adjoining same. This concern was raised at the last of the public consultations in the Clybaun Hotel but no information was available and it is still not clear in the latest application.

There is no clarity in the information available as to the proposed cafe / servery in Kingston Park and any potential hours of operation or if there would be a drinks licence associated etc. This was requested but not available at any of the public consultations. Furthermore, the negative impact of noise arising from activity on the pitch and club grounds, the use of a commentary box, behaviour of club members attending at the pitch, banging of car doors in the extensive car park to the rear of the houses in Gort Siar will reduce the quality of life for the residents.

In summary, Gort Siar residents have some serious concerns around traffic in particular but also potential anti-social behaviour associated with the current layout of Kingston Park proposals.

The range of very significant developments being discussed that all assume access via the one small Altan roundabout is very worrying, given the serious traffic issues that exist already today, and concerns re proximity of Gort Siar junction to same. The following are referenced:

- This current recreational Kingston Park application
- The recent Kingston Stables residential application
- A subsequent Kingston Stables residential application planned for the Kingston / Altan Quarters follow on phase of same masterplan
- The already approved regional aquatic centre
- A pending Cedarglade retail park application as part of same masterplan

We are very concerned to ensure safe access to our homes in Gort Siar, something that is not always possible already today as noted above. The increased traffic generated via this proposed development, via the existing small Altan roundabout, would further seriously injure the residential amenities of Gort Siar residents.