Our Case Number: ACP-324711-26

An Coimisiún Pleanála

Michael Delaney
179 Delwood Park
Castleknock
Dublin 15
D15 KXT0

Date: 09 November 2026

Re: Proposed Development of the Royal Canal Urban Greenway along and adjacent to the Royal Canal towpath
from the Kildare County Council boundary to Talbot Bridge (Old Navan Road), County Dublin

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission (including your fee of €50) in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter.

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

If you have any queries in the meantime, 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,

M Gowen

Muirin Gowen
Executive Officer
Direct Line: 01-8049323

HA02

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1800 275 175
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

An Coimisiún Pleanála

SID Online Observation

Online Reference
SID-OBS-006307

Online Observation Details

Contact Name	Lodgement Date	Case Number / Description
Michael Delaney	08/11/2026 12:47:55	324711

Payment Details

Payment Method	Cardholder Name	Payment Amount
Online Payment	Barry Delaney	€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of
€

Lodgement No
LDG—

Reason for Refund

Documents Returned to Observer
☐ Yes ☐ No

Request Emailed to Senior Executive Officer for Approval
☐ Yes ☐ No

Signed
EO

Date

Finance Section

Payment Reference
ch_3UZVVnB1CW0EN5FC1w94m2MG

Checked Against Fee Income Online
EO/AA (Accounts Section)

Amount
€

Refund Date

Authorised By (1)
SEO (Finance)

Authorised By (2)
Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

Case reference: 324711 (HA06F.324711)

Development: Royal Canal Urban Greenway, Kildare County boundary to Talbot Bridge (Old Navan Road), Fingal County Council

Submission by: Michael Delaney, 179 Delwood Park, Castleknock, Dublin 15, D15 KXT0

To An Coimisiún Pleanála,

I am making this submission on the above application by Fingal County Council. I live at 179 Delwood Park, Castleknock, Dublin 15, in the Delwood estate. My house backs onto the canal. The application refers directly to Delwood Park, including ground level adjustments and fencing next to it, an opening from the greenway into the estate, and construction access at Delwood Lawn. I am therefore directly affected by the proposed northern-bank route.

I want to say clearly that I support a greenway along the Royal Canal. Walking and cycling routes are good for the area. My objection is to the chosen route on the northern bank in this section, not to the idea of a greenway. I ask the Commission to refuse permission for the northern-bank route here and to require a full and fair assessment of the southern-bank alternative along the existing towpath beside the railway line.

1. Choice of route. I understand that an earlier study commissioned by the Council favoured the southern towpath, and that in earlier public consultations most residents supported that option. I would like the applicant to explain clearly why the northern route was preferred, and why the southern route, which looks likely to deliver similar public benefit with less impact and lower cost, was not selected.

2. Privacy and security of homes. The northern route runs on raised walkways behind Delwood, Brompton and Roselawn, with openings into the estates at Delwood and Brompton. As a resident of Delwood, I am concerned that this would bring many more people close to homes and gardens, with a greater risk of trespass and opportunistic crime. I note the proposed 2m timber palisade fence with anti-climb mesh and the privacy planting, but I do not think these remove the concern, and an opening into the estate would let unfamiliar users into a quiet residential area.

3. Personal safety. More pedestrians, cyclists, e-bikes and e-scooters will use the route, including commuters taking a shortcut to the train stations. I am concerned about conflict between fast-moving users and pedestrians at narrow points and estate entrances, particularly for children and older residents.

4. Parking and traffic. The scheme aims to link the greenway with the train stations. I expect people to park on the estate roads in Kirkpatrick, Delwood, Brompton and Roselawn to use the stations, which would turn residential roads into park-and-ride. This would add to pressure on parking and could block driveways and emergency access. I expect it to get worse when the Coolmine level crossing closes.

5. Construction traffic. Construction would last a long time. I am concerned about the volume of construction traffic on Roselawn Road, Delwood Road and the roads leading to the openings onto the greenway. I also understand an opening at Delwood Lawn

would be used for construction access, and I am concerned that it could stay open permanently.

6. Woodland, wildlife and habitat. I understand the works need the removal of a large area of mature woodland and vegetation on the northern bank, which is used by bats, otters, badgers and pine martens. Felling, permanent lighting and a long construction period would damage habitat that cannot easily be replaced. I ask the Commission to look closely at the ecological assessment and at whether the southern route would avoid this.

7. Noise and visual impact. The trees and vegetation currently screen the railway noise and the view of the canal. Removing them would increase noise for nearby homes and change the character of the canal. The proposed bridges, including the new bridge over the canal near Brompton/Roselawn and the Quarry Bridge, would be prominent structures overlooking homes.

In summary, I support a greenway but not this route. I ask An Coimisiún Pleanála to refuse permission for the northern-bank route between Coolmine and Laurel Lodge and to have the southern-bank alternative properly assessed.

Yours faithfully,
Michael Delaney
179 Delwood Park, Castleknock, Dublin 15, D15 KXT0
8 November 2026