

An Chomhairle Ealaíon,
70 Merrion Square,
Dublin 2,
Dublin,
D02 NY52

Our Ref. 23098

26 May 2025

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

Dear Sir / Madam,

We, Stephen Little & Associates Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2 D02 X361, are instructed to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000, (as amended), to An Bord Pleanála.

The development as described in the public notices is set out below: -

In accordance with Section 175 of the Planning and Development Act, 2000 (as amended) South Dublin County Council gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended), to carry out development at lands cumulatively measuring c. 29.39 hectares, comprising three sites referred to as Site 3, Site 4, and Site 5, located predominantly within the Kishoge Development Area of Clonburris Strategic Development Zone (SDZ), in the townlands of Kishoge, Esker South, Grange, and Balgaddy, Clonburris, County Dublin.

The proposed development at Sites 3, 4 and 5 broadly comprises the development of 1,252no. residential units in a mix of houses, duplexes, triplexes and apartments; 2no. childcare facilities; 1no. community building; retail uses; refurbishment works to Grange House for future reuse: -

- **Site 3:** Located within 'Development Area 7- Kishoge North West' and 'Development Area 6- Kishoge Urban Centre' of the Clonburris SDZ Planning Scheme and bounded generally by Lucan East Educate Together National School and Oldbridge housing estate to the north; Tullyhall residential housing estate to the west; Adamstown Avenue and Kishoge train station and Dublin-Cork rail line to the south; and, Grange Castle Road (R136) to the east.

The proposed development at Site 3 comprises the construction of 580no. dwellings, including 130no. 2-storey 3-bedroom houses; 15no. 3-storey 3-bedroom houses; 76no. apartment units (32no. 1-bedroom, 36no. 2-bedroom and 8no. 3-bedroom) accommodated in 2no. 5-storey apartment buildings with balconies on all elevations; 356no. duplex units (108no. 1-bedroom, 115no. 2-bedroom, and 133no. 3-bedroom) and 3no. 3-bedroom triplex units accommodated in 24no. 3-storey duplex blocks, with balconies on rear and/or front elevations. 1no. 2-storey childcare facility (c.553 sq. m).

And all associated and ancillary site development, landscape and boundary works, including public open space (c. 7,015 sq. m) and communal open space (c. 3,079sqm); 456no. surface car parking spaces (total); 1,116no. bicycle parking spaces (total); 7no. ESB substations; and the diversion and rerouting of ESB 10KV and 38KV cabling; public lighting. New vehicular site, pedestrian and cycle access to Site 3 is proposed from existing Adamstown Avenue, the consented Northern Link Street (SDZ24A/0033W) and from the existing site entrance at Tullyhall Rise. New pedestrian access is

proposed via the permitted green link (SDZ24A/0033W) adjacent to Lucan East Educate Together National School to the north and via the existing public open space at Rossberry Park to the north east.

- **Site 4:** Located within 'Development Area 8- Kishoge South West' of the Clonburris SDZ Planning Scheme and bounded to the north by the Dublin-Cork rail line, to the west by Griffeen Valley Park extension, by a linear park permitted under SDCC Reg. Ref. SD228/0003 to the east and the Grand Canal corridor to the south.

The proposed development at Site 4 comprises the construction of 436no. dwellings, including 141no. houses (133no. 3-bedroom and 8no. 4-bedroom) ranging from 2 to 3-storeys in height; 124no. apartment units (62no. 1-bedroom and 62no. 2-bedroom) accommodated in 3no. apartment buildings ranging from 4 to 6-storeys in height, with balconies/terraces on all elevations; 106no. duplex units (53no. 2-bedroom and 53no. 3-bedroom) and 57no. 2-bedroom triplex units accommodated in 19no. 3-storey duplex blocks, with a combination of rear gardens, and balconies/terraces on all elevations; 3no. 1-bedroom age-friendly apartments accommodated in a 1-storey apartment building, with a rear courtyard garden; 5no. 2-bedroom garden apartments accommodated in a 1 to 2-storey apartment building with a front and rear courtyard garden. 1no. childcare facility (c. 544 sqm) and 1no. retail unit (c. 150 sqm) at ground floor of apartment Block F and 1no. community building/pavilion (c. 683 sq m), all fronting Griffeen Valley Park; and, proposed refurbishment of existing Grange House for employment reuse (c. 173 sq m).

And all associated and ancillary site development, landscape and boundary works, including public open space (c. 778 sqm) and communal open space (c. 1,621 sqm); 408no. surface car parking spaces (total); 793no. bicycle parking spaces (total); 3no. ESB substations and 5no. ESB substation kiosks; public lighting; bin stores; demolition of existing outbuildings associated with Grange House (c. 118.0sqm) and isolated buildings (c. 98.0sqm). New vehicular, pedestrian and cycle access to the site is proposed from the permitted Southern Link Road (SDZ20A/0021).

- **Site 5:** Primarily located within Development Area 6- Kishoge Urban Centre and Development Area 10- Kishoge North East of the Clonburris SDZ Planning Scheme. Site 5 consists of two parcels (5a & 5b) located to the north of Kishoge Train Station and east of the R136 roundabout, intersected by Thomas Omer Way. One parcel is bounded by the Foxborough and Omer Walk housing estates to the north, Griffeen Community College and Thomas Omer Way to the south, and the second parcel is bounded by Thomas Omer Way to the north, Lynch's Lane to the east and Grange Castle Road (R136) to the west. The eastern portion of Site 5b lies outside of the Clonburris SDZ Planning Scheme area.

The proposed development at Site 5 will consist of: the construction of 236 no. residential units comprising 35 no. 2-storey 3-bedroom houses; 110 no. 3-storey duplex units (53 no. 2-bedroom and 57 no. 3-bedroom); 33 no. 3-storey 2-bedroom triplex units; and 58 no. apartments (37 no. 1-bedroom and 21 no. 2-bedroom) in a 6-storey over basement apartment block.

And all associated and ancillary site development, landscape and infrastructural works, including: public open space (3,101 sq.m); communal open space (332 sq.m) to serve the apartment building; balconies/terraces for the apartments and duplex/triplex units; 219 no. car parking spaces (total); 628 no. bicycle parking spaces (527 no. resident spaces and 101 no. visitor spaces); ESB substation, public lighting, boundary treatments, waste storage areas, drainage and open attenuation ponds.

To facilitate development, it is proposed to remove a section of the concrete noise barrier along Thomas Omer Way (within the Site 5 boundary only) and remnants of derelict structures and hardstand on lands to the south of Thomas Omer Way.

Vehicular, pedestrian and cycle access to the parcel in the south will be from Thomas Omer Way via a new left-in-left-out junction at Lynch's Lane and from the R136 via the permitted Northern Link Street (granted under Reg. Ref. SDZ24A/0033W). Vehicular, pedestrian and cycle access to the north parcel will be from Thomas Omer Way via a new signalised junction.

New pedestrian connections are facilitated to the Foxborough and Omer Walk residential estates.

This application is being made in accordance with the Clonburris Strategic Development Zone (SDZ) Planning Scheme, as defined by Statutory Instrument No. 604 of 2015.

*An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from **Tuesday 03 June 2025 to Monday 14 July 2025** at the following locations:*

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- (i) *The implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and*
- (ii) *The likely effects on the environment of the proposed development, if carried out.*

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision by An Bord Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Bord Pleanála website www.pleanala.ie or on the Citizens Information website www.citizensinformation.ie

Should you have any queries in relation to the above, please be in contact.

Yours sincerely,



Niamh Robinson
Executive Planner
STEPHEN LITTLE & ASSOCIATES

An Taisce
5 Foster Place,
Temple Bar,
Dublin,
D02 V0P9

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Córas Iompair Éireann
Heuston Station,
Dublin 8,
D08 E2CV,

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Department of Housing, Local Government and Heritage,
Custom House,
Custom House Quay
Dublin,
D01 W6X0

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In accordance with Section 175 of the Planning and Development Act, 2000 (as amended) South Dublin County Council gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended), to carry out development at lands cumulatively measuring c. 29.39 hectares, comprising three sites referred to as Site 3, Site 4, and Site 5, located predominantly within the Kishoge Development Area of Clonburris Strategic Development Zone (SDZ), in the townlands of Kishoge, Esker South, Grange, and Balgaddy, Clonburris, County Dublin.

The proposed development at Sites 3, 4 and 5 broadly comprises the development of 1,252no. residential units in a mix of houses, duplexes, triplexes and apartments; 2no. childcare facilities; 1no. community building; retail uses; refurbishment works to Grange House for future reuse: -

- **Site 3:** Located within 'Development Area 7- Kishoge North West' and 'Development Area 6- Kishoge Urban Centre' of the Clonburris SDZ Planning Scheme and bounded generally by Lucan East Educate Together National School and Oldbridge housing estate to the north; Tullyhall residential housing estate to the west; Adamstown Avenue and Kishoge train station and Dublin-Cork rail line to the south; and, Grange Castle Road (R136) to the east.

The proposed development at Site 3 comprises the construction of 580no. dwellings, including 130no. 2-storey 3-bedroom houses; 15no. 3-storey 3-bedroom houses; 76no. apartment units (32no. 1-bedroom, 36no. 2-bedroom and 8no. 3-bedroom) accommodated in 2no. 5-storey apartment buildings with balconies on all elevations; 356no. duplex units (108no. 1-bedroom, 115no. 2-bedroom, and 133no. 3-bedroom) and 3no. 3-bedroom triplex units accommodated in 24no. 3-storey duplex blocks, with balconies on rear and/or front elevations. 1no. 2-storey childcare facility (c.553 sq. m).

And all associated and ancillary site development, landscape and boundary works, including public open space (c. 7,015 sq. m) and communal open space (c. 3,079sqm); 456no. surface car parking spaces (total); 1,116no. bicycle parking spaces (total); 7no. ESB substations; and the diversion and

rerouting of ESB 10KV and 38KV cabling; public lighting. New vehicular site, pedestrian and cycle access to Site 3 is proposed from existing Adamstown Avenue, the consented Northern Link Street (SDZ24A/0033W) and from the existing site entrance at Tullyhall Rise. New pedestrian access is proposed via the permitted green link (SDZ24A/0033W) adjacent to Lucan East Educate Together National School to the north and via the existing public open space at Rossberry Park to the north east.

- **Site 4:** Located within 'Development Area 8- Kishoge South West' of the Clonburris SDZ Planning Scheme and bounded to the north by the Dublin-Cork rail line, to the west by Griffeen Valley Park extension, by a linear park permitted under SDCC Reg. Ref. SD228/0003 to the east and the Grand Canal corridor to the south.

The proposed development at Site 4 comprises the construction of 436no. dwellings, including 141no. houses (133no. 3-bedroom and 8no. 4-bedroom) ranging from 2 to 3-storeys in height; 124no. apartment units (62no. 1-bedroom and 62no. 2-bedroom) accommodated in 3no. apartment buildings ranging from 4 to 6-storeys in height, with balconies/terraces on all elevations; 106no. duplex units (53no. 2-bedroom and 53no. 3-bedroom) and 57no. 2-bedroom triplex units accommodated in 19no. 3-storey duplex blocks, with a combination of rear gardens, and balconies/terraces on all elevations; 3no. 1-bedroom age-friendly apartments accommodated in a 1-storey apartment building, with a rear courtyard garden; 5no. 2-bedroom garden apartments accommodated in a 1 to 2-storey apartment building with a front and rear courtyard garden. 1no. childcare facility (c. 544 sqm) and 1no. retail unit (c. 150 sqm) at ground floor of apartment Block F and 1no. community building/pavilion (c. 683 sq m), all fronting Griffeen Valley Park; and, proposed refurbishment of existing Grange House for employment reuse (c. 173 sq m).

And all associated and ancillary site development, landscape and boundary works, including public open space (c. 778 sqm) and communal open space (c. 1,621 sqm); 408no. surface car parking spaces (total); 793no. bicycle parking spaces (total); 3no. ESB substations and 5no. ESB substation kiosks; public lighting; bin stores; demolition of existing outbuildings associated with Grange House (c. 118.0sqm) and isolated buildings (c. 98.0sqm). New vehicular, pedestrian and cycle access to the site is proposed from the permitted Southern Link Road (SDZ20A/0021).

- **Site 5:** Primarily located within Development Area 6- Kishoge Urban Centre and Development Area 10- Kishoge North East of the Clonburris SDZ Planning Scheme. Site 5 consists of two parcels (5a & 5b) located to the north of Kishoge Train Station and east of the R136 roundabout, intersected by Thomas Omer Way. One parcel is bounded by the Foxborough and Omer Walk housing estates to the north, Griffeen Community College and Thomas Omer Way to the south, and the second parcel is bounded by Thomas Omer Way to the north, Lynch's Lane to the east and Grange Castle Road (R136) to the west. The eastern portion of Site 5b lies outside of the Clonburris SDZ Planning Scheme area.

The proposed development at Site 5 will consist of: the construction of 236 no. residential units comprising 35 no. 2-storey 3-bedroom houses; 110 no. 3-storey duplex units (53 no. 2-bedroom and 57 no. 3-bedroom); 33 no. 3-storey 2-bedroom triplex units; and 58 no. apartments (37 no. 1-bedroom and 21 no. 2-bedroom) in a 6-storey over basement apartment block.

And all associated and ancillary site development, landscape and infrastructural works, including: public open space (3,101 sq.m); communal open space (332 sq.m) to serve the apartment building; balconies/terraces for the apartments and duplex/triplex units; 219 no. car parking spaces (total); 628 no. bicycle parking spaces (527 no. resident spaces and 101 no. visitor spaces); ESB substation, public lighting, boundary treatments, waste storage areas, drainage and open attenuation ponds.

To facilitate development, it is proposed to remove a section of the concrete noise barrier along Thomas Omer Way (within the Site 5 boundary only) and remnants of derelict structures and hardstand on lands to the south of Thomas Omer Way.

Vehicular, pedestrian and cycle access to the parcel in the south will be from Thomas Omer Way via a new left-in-left-out junction at Lynch's Lane and from the R136 via the permitted Northern Link

Street (granted under Reg. Ref. SDZ24A/0033W). Vehicular, pedestrian and cycle access to the north parcel will be from Thomas Omer Way via a new signalised junction.

New pedestrian connections are facilitated to the Foxborough and Omer Walk residential estates.

This application is being made in accordance with the Clonburris Strategic Development Zone (SDZ) Planning Scheme, as defined by Statutory Instrument No. 604 of 2015.

*An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from **Tuesday 03 June 2025 to Monday 14 July 2025** at the following locations:*

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Should you have any queries in relation to the above, please be in contact.

Yours sincerely,



Niamh Robinson
Executive Planner
STEPHEN LITTLE & ASSOCIATES

Fáilte Ireland
88-95 Amiens St,
North Wall,
Dublin 1,
D01 WR86,

Our Ref. 23098

26 May 2025

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

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Yours sincerely,



Niamh Robinson
Executive Planner
STEPHEN LITTLE & ASSOCIATES

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

Our Ref. 23098

26 May 2025

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

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Iarnród Éireann,
PO Box 13739,
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Co. Cork

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- **Site 3:** Located within 'Development Area 7- Kishoge North West' and 'Development Area 6- Kishoge Urban Centre' of the Clonburris SDZ Planning Scheme and bounded generally by Lucan East Educate Together National School and Oldbridge housing estate to the north; Tullyhall residential housing estate to the west; Adamstown Avenue and Kishoge train station and Dublin-Cork rail line to the south; and, Grange Castle Road (R136) to the east.

The proposed development at Site 3 comprises the construction of 580no. dwellings, including 130no. 2-storey 3-bedroom houses; 15no. 3-storey 3-bedroom houses; 76no. apartment units (32no. 1-bedroom, 36no. 2-bedroom and 8no. 3-bedroom) accommodated in 2no. 5-storey apartment buildings with balconies on all elevations; 356no. duplex units (108no. 1-bedroom, 115no. 2-bedroom, and 133no. 3-bedroom) and 3no. 3-bedroom triplex units accommodated in 24no. 3-storey duplex blocks, with balconies on rear and/or front elevations. 1no. 2-storey childcare facility (c.553 sq. m).

And all associated and ancillary site development, landscape and boundary works, including public open space (c. 7,015 sq. m) and communal open space (c. 3,079sqm); 456no. surface car parking spaces (total); 1,116no. bicycle parking spaces (total); 7no. ESB substations; and the diversion and rerouting of ESB 10KV and 38KV cabling; public lighting. New vehicular site, pedestrian and cycle access to Site 3 is proposed from existing Adamstown Avenue, the consented Northern Link Street (SDZ24A/0033W) and from the existing site entrance at Tullyhall Rise. New pedestrian access is proposed via the permitted green link (SDZ24A/0033W) adjacent to Lucan East Educate Together

National School to the north and via the existing public open space at Rossberry Park to the north east.

- **Site 4:** Located within 'Development Area 8- Kishoge South West' of the Clonburris SDZ Planning Scheme and bounded to the north by the Dublin-Cork rail line, to the west by Griffeen Valley Park extension, by a linear park permitted under SDCC Reg. Ref. SD228/0003 to the east and the Grand Canal corridor to the south.

The proposed development at Site 4 comprises the construction of 436no. dwellings, including 141no. houses (133no. 3-bedroom and 8no. 4-bedroom) ranging from 2 to 3-storeys in height; 124no. apartment units (62no. 1-bedroom and 62no. 2-bedroom) accommodated in 3no. apartment buildings ranging from 4 to 6-storeys in height, with balconies/terraces on all elevations; 106no. duplex units (53no. 2-bedroom and 53no. 3-bedroom) and 57no. 2-bedroom triplex units accommodated in 19no. 3-storey duplex blocks, with a combination of rear gardens, and balconies/terraces on all elevations; 3no. 1-bedroom age-friendly apartments accommodated in a 1-storey apartment building, with a rear courtyard garden; 5no. 2-bedroom garden apartments accommodated in a 1 to 2-storey apartment building with a front and rear courtyard garden. 1no. childcare facility (c. 544 sqm) and 1no. retail unit (c. 150 sqm) at ground floor of apartment Block F and 1no. community building/pavilion (c. 683 sq m), all fronting Griffeen Valley Park; and, proposed refurbishment of existing Grange House for employment reuse (c. 173 sq m).

And all associated and ancillary site development, landscape and boundary works, including public open space (c. 778 sqm) and communal open space (c. 1,621 sqm); 408no. surface car parking spaces (total); 793no. bicycle parking spaces (total); 3no. ESB substations and 5no. ESB substation kiosks; public lighting; bin stores; demolition of existing outbuildings associated with Grange House (c. 118.0sqm) and isolated buildings (c. 98.0sqm). New vehicular, pedestrian and cycle access to the site is proposed from the permitted Southern Link Road (SDZ20A/0021).

- **Site 5:** Primarily located within Development Area 6- Kishoge Urban Centre and Development Area 10- Kishoge North East of the Clonburris SDZ Planning Scheme. Site 5 consists of two parcels (5a & 5b) located to the north of Kishoge Train Station and east of the R136 roundabout, intersected by Thomas Omer Way. One parcel is bounded by the Foxborough and Omer Walk housing estates to the north, Griffeen Community College and Thomas Omer Way to the south, and the second parcel is bounded by Thomas Omer Way to the north, Lynch's Lane to the east and Grange Castle Road (R136) to the west. The eastern portion of Site 5b lies outside of the Clonburris SDZ Planning Scheme area.

The proposed development at Site 5 will consist of: the construction of 236 no. residential units comprising 35 no. 2-storey 3-bedroom houses; 110 no. 3-storey duplex units (53 no. 2-bedroom and 57 no. 3-bedroom); 33 no. 3-storey 2-bedroom triplex units; and 58 no. apartments (37 no. 1-bedroom and 21 no. 2-bedroom) in a 6-storey over basement apartment block.

And all associated and ancillary site development, landscape and infrastructural works, including: public open space (3,101 sq.m); communal open space (332 sq.m) to serve the apartment building; balconies/terraces for the apartments and duplex/triplex units; 219 no. car parking spaces (total); 628 no. bicycle parking spaces (527 no. resident spaces and 101 no. visitor spaces); ESB substation, public lighting, boundary treatments, waste storage areas, drainage and open attenuation ponds.

To facilitate development, it is proposed to remove a section of the concrete noise barrier along Thomas Omer Way (within the Site 5 boundary only) and remnants of derelict structures and hardstand on lands to the south of Thomas Omer Way.

Vehicular, pedestrian and cycle access to the parcel in the south will be from Thomas Omer Way via a new left-in-left-out junction at Lynch's Lane and from the R136 via the permitted Northern Link Street (granted under Reg. Ref. SDZ24A/0033W). Vehicular, pedestrian and cycle access to the north parcel will be from Thomas Omer Way via a new signalised junction.

New pedestrian connections are facilitated to the Foxborough and Omer Walk residential estates.

This application is being made in accordance with the Clonburris Strategic Development Zone (SDZ) Planning Scheme, as defined by Statutory Instrument No. 604 of 2015.

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- (i) The implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and*
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Should you have any queries in relation to the above, please be in contact.

Yours sincerely,



Niamh Robinson
Executive Planner
STEPHEN LITTLE & ASSOCIATES

Inland Fisheries Ireland
3044 Lake Drive,
Citywest Business Campus,
Dublin 24, Dublin
Ireland

Our Ref. 23098

26 May 2025

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

Dear Sir / Madam,

We, Stephen Little & Associates Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2 D02 X361, are instructed to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000, (as amended), to An Bord Pleanála.

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Yours sincerely,



Niamh Robinson
Executive Planner
STEPHEN LITTLE & ASSOCIATES

Irish Aviation Authority
The Times Building,
11-12 D'Olier Street,
Dublin 2, D02 T449,
Ireland

Our Ref. 23098

26 May 2025

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Executive Planner
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National Transport Authority
Haymarket House,
Smithfield,
Dublin 7,
D07 CF98,

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- **Site 3:** Located within 'Development Area 7- Kishoge North West' and 'Development Area 6- Kishoge Urban Centre' of the Clonburris SDZ Planning Scheme and bounded generally by Lucan East Educate Together National School and Oldbridge housing estate to the north; Tullyhall residential housing estate to the west; Adamstown Avenue and Kishoge train station and Dublin-Cork rail line to the south; and, Grange Castle Road (R136) to the east.

The proposed development at Site 3 comprises the construction of 580no. dwellings, including 130no. 2-storey 3-bedroom houses; 15no. 3-storey 3-bedroom houses; 76no. apartment units (32no. 1-bedroom, 36no. 2-bedroom and 8no. 3-bedroom) accommodated in 2no. 5-storey apartment buildings with balconies on all elevations; 356no. duplex units (108no. 1-bedroom, 115no. 2-bedroom, and 133no. 3-bedroom) and 3no. 3-bedroom triplex units accommodated in 24no. 3-storey duplex blocks, with balconies on rear and/or front elevations. 1no. 2-storey childcare facility (c.553 sq. m).

And all associated and ancillary site development, landscape and boundary works, including public open space (c. 7,015 sq. m) and communal open space (c. 3,079sqm); 456no. surface car parking spaces (total); 1,116no. bicycle parking spaces (total); 7no. ESB substations; and the diversion and rerouting of ESB 10KV and 38KV cabling; public lighting. New vehicular site, pedestrian and cycle access to Site 3 is proposed from existing Adamstown Avenue, the consented Northern Link Street

(SDZ24A/0033W) and from the existing site entrance at Tullyhall Rise. New pedestrian access is proposed via the permitted green link (SDZ24A/0033W) adjacent to Lucan East Educate Together National School to the north and via the existing public open space at Rossberry Park to the north east.

- **Site 4:** Located within 'Development Area 8- Kishoge South West' of the Clonburris SDZ Planning Scheme and bounded to the north by the Dublin-Cork rail line, to the west by Griffeen Valley Park extension, by a linear park permitted under SDCC Reg. Ref. SD228/0003 to the east and the Grand Canal corridor to the south.

The proposed development at Site 4 comprises the construction of 436no. dwellings, including 141no. houses (133no. 3-bedroom and 8no. 4-bedroom) ranging from 2 to 3-storeys in height; 124no. apartment units (62no. 1-bedroom and 62no. 2-bedroom) accommodated in 3no. apartment buildings ranging from 4 to 6-storeys in height, with balconies/terraces on all elevations; 106no. duplex units (53no. 2-bedroom and 53no. 3-bedroom) and 57no. 2-bedroom triplex units accommodated in 19no. 3-storey duplex blocks, with a combination of rear gardens, and balconies/terraces on all elevations; 3no. 1-bedroom age-friendly apartments accommodated in a 1-storey apartment building, with a rear courtyard garden; 5no. 2-bedroom garden apartments accommodated in a 1 to 2-storey apartment building with a front and rear courtyard garden. 1no. childcare facility (c. 544 sqm) and 1no. retail unit (c. 150 sqm) at ground floor of apartment Block F and 1no. community building/pavilion (c. 683 sq m), all fronting Griffeen Valley Park; and, proposed refurbishment of existing Grange House for employment reuse (c. 173 sq m).

And all associated and ancillary site development, landscape and boundary works, including public open space (c. 778 sqm) and communal open space (c. 1,621 sqm); 408no. surface car parking spaces (total); 793no. bicycle parking spaces (total); 3no. ESB substations and 5no. ESB substation kiosks; public lighting; bin stores; demolition of existing outbuildings associated with Grange House (c. 118.0sqm) and isolated buildings (c. 98.0sqm). New vehicular, pedestrian and cycle access to the site is proposed from the permitted Southern Link Road (SDZ20A/0021).

- **Site 5:** Primarily located within Development Area 6- Kishoge Urban Centre and Development Area 10- Kishoge North East of the Clonburris SDZ Planning Scheme. Site 5 consists of two parcels (5a & 5b) located to the north of Kishoge Train Station and east of the R136 roundabout, intersected by Thomas Omer Way. One parcel is bounded by the Foxborough and Omer Walk housing estates to the north, Griffeen Community College and Thomas Omer Way to the south, and the second parcel is bounded by Thomas Omer Way to the north, Lynch's Lane to the east and Grange Castle Road (R136) to the west. The eastern portion of Site 5b lies outside of the Clonburris SDZ Planning Scheme area.

The proposed development at Site 5 will consist of: the construction of 236 no. residential units comprising 35 no. 2-storey 3-bedroom houses; 110 no. 3-storey duplex units (53 no. 2-bedroom and 57 no. 3-bedroom); 33 no. 3-storey 2-bedroom triplex units; and 58 no. apartments (37 no. 1-bedroom and 21 no. 2-bedroom) in a 6-storey over basement apartment block.

And all associated and ancillary site development, landscape and infrastructural works, including: public open space (3,101 sq.m); communal open space (332 sq.m) to serve the apartment building; balconies/terraces for the apartments and duplex/triplex units; 219 no. car parking spaces (total); 628 no. bicycle parking spaces (527 no. resident spaces and 101 no. visitor spaces); ESB substation, public lighting, boundary treatments, waste storage areas, drainage and open attenuation ponds.

To facilitate development, it is proposed to remove a section of the concrete noise barrier along Thomas Omer Way (within the Site 5 boundary only) and remnants of derelict structures and hardstand on lands to the south of Thomas Omer Way.

Vehicular, pedestrian and cycle access to the parcel in the south will be from Thomas Omer Way via a new left-in-left-out junction at Lynch's Lane and from the R136 via the permitted Northern Link Street (granted under Reg. Ref. SDZ24A/0033W). Vehicular, pedestrian and cycle access to the north parcel will be from Thomas Omer Way via a new signalised junction.

New pedestrian connections are facilitated to the Foxborough and Omer Walk residential estates.

This application is being made in accordance with the Clonburris Strategic Development Zone (SDZ) Planning Scheme, as defined by Statutory Instrument No. 604 of 2015.

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- (i) The implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and*
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Should you have any queries in relation to the above, please be in contact.

Yours sincerely,



Niamh Robinson
Executive Planner
STEPHEN LITTLE & ASSOCIATES

Commission for Railway Regulation,
Temple House,
Temple Road,
Blackrock,
Co. Dublin,
A94 Y5W5

Our Ref. 23098

26 May 2025

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

Dear Sir / Madam,

We, Stephen Little & Associates Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2 D02 X361, are instructed to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000, (as amended), to An Bord Pleanála.

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Yours sincerely,



Niamh Robinson
Executive Planner
STEPHEN LITTLE & ASSOCIATES

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10,

Our Ref. 23098

26 May 2025

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

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Niamh Robinson
Executive Planner
STEPHEN LITTLE & ASSOCIATES

Waterways Ireland,
Floor 2 Block C, Ashtowngate, Navan Road
Dublin 15
D15 Y3EK

Our Ref. 23098

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In accordance with Section 175 of the Planning and Development Act, 2000 (as amended) South Dublin County Council gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended), to carry out development at lands cumulatively measuring c. 29.39 hectares, comprising three sites referred to as Site 3, Site 4, and Site 5, located predominantly within the Kishoge Development Area of Clonburris Strategic Development Zone (SDZ), in the townlands of Kishoge, Esker South, Grange, and Balgaddy, Clonburris, County Dublin.

The proposed development at Sites 3, 4 and 5 broadly comprises the development of 1,252no. residential units in a mix of houses, duplexes, triplexes and apartments; 2no. childcare facilities; 1no. community building; retail uses; refurbishment works to Grange House for future reuse: -

- **Site 3:** Located within 'Development Area 7- Kishoge North West' and 'Development Area 6- Kishoge Urban Centre' of the Clonburris SDZ Planning Scheme and bounded generally by Lucan East Educate Together National School and Oldbridge housing estate to the north; Tullyhall residential housing estate to the west; Adamstown Avenue and Kishoge train station and Dublin-Cork rail line to the south; and, Grange Castle Road (R136) to the east.

The proposed development at Site 3 comprises the construction of 580no. dwellings, including 130no. 2-storey 3-bedroom houses; 15no. 3-storey 3-bedroom houses; 76no. apartment units (32no. 1-bedroom, 36no. 2-bedroom and 8no. 3-bedroom) accommodated in 2no. 5-storey apartment buildings with balconies on all elevations; 356no. duplex units (108no. 1-bedroom, 115no. 2-bedroom, and 133no. 3-bedroom) and 3no. 3-bedroom triplex units accommodated in 24no. 3-storey duplex blocks, with balconies on rear and/or front elevations. 1no. 2-storey childcare facility (c.553 sq. m).

And all associated and ancillary site development, landscape and boundary works, including public open space (c. 7,015 sq. m) and communal open space (c. 3,079sqm); 456no. surface car parking spaces (total); 1,116no. bicycle parking spaces (total); 7no. ESB substations; and the diversion and rerouting of ESB 10KV and 38KV cabling; public lighting. New vehicular site, pedestrian and cycle access to Site 3 is proposed from existing Adamstown Avenue, the consented Northern Link Street (SDZ24A/0033W) and from the existing site entrance at Tullyhall Rise. New pedestrian access is proposed via the permitted green link (SDZ24A/0033W) adjacent to Lucan East Educate Together

National School to the north and via the existing public open space at Rossberry Park to the north east.

- **Site 4:** Located within 'Development Area 8- Kishoge South West' of the Clonburris SDZ Planning Scheme and bounded to the north by the Dublin-Cork rail line, to the west by Griffeen Valley Park extension, by a linear park permitted under SDCC Reg. Ref. SD228/0003 to the east and the Grand Canal corridor to the south.

The proposed development at Site 4 comprises the construction of 436no. dwellings, including 141no. houses (133no. 3-bedroom and 8no. 4-bedroom) ranging from 2 to 3-storeys in height; 124no. apartment units (62no. 1-bedroom and 62no. 2-bedroom) accommodated in 3no. apartment buildings ranging from 4 to 6-storeys in height, with balconies/terraces on all elevations; 106no. duplex units (53no. 2-bedroom and 53no. 3-bedroom) and 57no. 2-bedroom triplex units accommodated in 19no. 3-storey duplex blocks, with a combination of rear gardens, and balconies/terraces on all elevations; 3no. 1-bedroom age-friendly apartments accommodated in a 1-storey apartment building, with a rear courtyard garden; 5no. 2-bedroom garden apartments accommodated in a 1 to 2-storey apartment building with a front and rear courtyard garden. 1no. childcare facility (c. 544 sqm) and 1no. retail unit (c. 150 sqm) at ground floor of apartment Block F and 1no. community building/pavilion (c. 683 sq m), all fronting Griffeen Valley Park; and, proposed refurbishment of existing Grange House for employment reuse (c. 173 sq m).

And all associated and ancillary site development, landscape and boundary works, including public open space (c. 778 sqm) and communal open space (c. 1,621 sqm); 408no. surface car parking spaces (total); 793no. bicycle parking spaces (total); 3no. ESB substations and 5no. ESB substation kiosks; public lighting; bin stores; demolition of existing outbuildings associated with Grange House (c. 118.0sqm) and isolated buildings (c. 98.0sqm). New vehicular, pedestrian and cycle access to the site is proposed from the permitted Southern Link Road (SDZ20A/0021).

- **Site 5:** Primarily located within Development Area 6- Kishoge Urban Centre and Development Area 10- Kishoge North East of the Clonburris SDZ Planning Scheme. Site 5 consists of two parcels (5a & 5b) located to the north of Kishoge Train Station and east of the R136 roundabout, intersected by Thomas Omer Way. One parcel is bounded by the Foxborough and Omer Walk housing estates to the north, Griffeen Community College and Thomas Omer Way to the south, and the second parcel is bounded by Thomas Omer Way to the north, Lynch's Lane to the east and Grange Castle Road (R136) to the west. The eastern portion of Site 5b lies outside of the Clonburris SDZ Planning Scheme area.

The proposed development at Site 5 will consist of: the construction of 236 no. residential units comprising 35 no. 2-storey 3-bedroom houses; 110 no. 3-storey duplex units (53 no. 2-bedroom and 57 no. 3-bedroom); 33 no. 3-storey 2-bedroom triplex units; and 58 no. apartments (37 no. 1-bedroom and 21 no. 2-bedroom) in a 6-storey over basement apartment block.

And all associated and ancillary site development, landscape and infrastructural works, including: public open space (3,101 sq.m); communal open space (332 sq.m) to serve the apartment building; balconies/terraces for the apartments and duplex/triplex units; 219 no. car parking spaces (total); 628 no. bicycle parking spaces (527 no. resident spaces and 101 no. visitor spaces); ESB substation, public lighting, boundary treatments, waste storage areas, drainage and open attenuation ponds.

To facilitate development, it is proposed to remove a section of the concrete noise barrier along Thomas Omer Way (within the Site 5 boundary only) and remnants of derelict structures and hardstand on lands to the south of Thomas Omer Way.

Vehicular, pedestrian and cycle access to the parcel in the south will be from Thomas Omer Way via a new left-in-left-out junction at Lynch's Lane and from the R136 via the permitted Northern Link Street (granted under Reg. Ref. SDZ24A/0033W). Vehicular, pedestrian and cycle access to the north parcel will be from Thomas Omer Way via a new signalised junction.

New pedestrian connections are facilitated to the Foxborough and Omer Walk residential estates.

This application is being made in accordance with the Clonburris Strategic Development Zone (SDZ) Planning Scheme, as defined by Statutory Instrument No. 604 of 2015.

*An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from **Tuesday 03 June 2025 to Monday 14 July 2025** at the following locations:*

- *The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday);*
- *South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 (between 9:00am to 4:00pm., Monday to Friday);*

*The application (including EIAR) may also be viewed/downloaded on the following website: www.kishoge-part10.com. Submissions or observations may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 on payment of the prescribed fee of €50 within 6-weeks of receipt of the application by An Bord Pleanála (submissions or observations may also be made through the Board's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>) to be received on or before 5.30 p.m. **Monday 14 July 2025** relating to:*

- (i) *The implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and*
- (ii) *The likely effects on the environment of the proposed development, if carried out.*

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision by An Bord Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Bord Pleanála website www.pleanala.ie or on the Citizens Information website www.citizensinformation.ie

Should you have any queries in relation to the above, please be in contact.

Yours sincerely,



Niamh Robinson
Executive Planner
STEPHEN LITTLE & ASSOCIATES