

Make a Planning Appeal

Direct URL: <https://forms.gov.ie/en/68e6334b054d8f2739f8ad5b>

Response ID 6a20233264b4e63441e2e252

Date submitted 03/06/2026

Check if you can appeal to An Coimisiún Pleanála

What type of appeal are you making? First-party appeal (I lodged the original application to the planning authority)

Select the statement that applies to you I am the appellant

Throughout the appeal process, we may issue correspondence to the appellant/agent as selected above by email. Please confirm that you are satisfied to receive correspondence by email Yes

Appeal type

This section will determine the type of appeal you wish to make and calculate the fee involved. If you qualify for the reduced fee, only that amount will be charged.

Is your appeal solely under Section 48 and/or Section 49 of the Planning and Development Acts? No

Are you appealing against a non-financial condition that has been attached to a permission by the planning authority? No

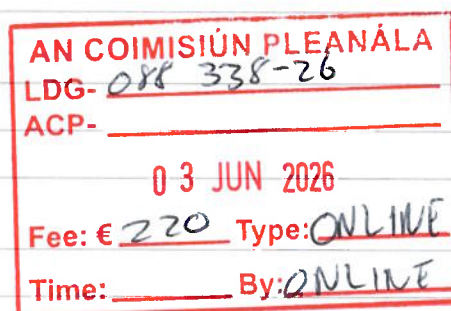
Does your appeal include retention? No

Does your appeal relate to commercial development? No

Does your appeal or application include an Environmental Impact Assessment Report (EIAR) or Natura Impact Statement (NIS)? No

Do you wish to request an oral hearing? No

Please confirm the following fee details are correct: Yes



Appellant/company details

This section is for details of the person/company who is making the appeal. If you are an agent submitting an appeal on behalf of a person/company, please include their details on this page. You can submit your agent details on the next page if applicable

Appellant's full name/Company name Mary Leydon

Is the appellant/company's address in the Republic of Ireland? Yes

Address 25 ROCKFIELD GREEN
MAYNOOTH
CO. KILDARE
KILDARE
W23E3V5
Ireland

Phone number +353868700541

Is there more than one appellant associated with this appeal? No

*Please be advised that An Coimisiún Pleanála will only correspond with one appellant throughout the appeal process. If you wish to include further appellants on the appeal you may do so in your grounds to appeal document.
If the appeal is a third party appeal, you must ensure that you have a planning authority submission acknowledgement letter for each appellant listed. This must be uploaded with your appeal documents.*

Details about the proposed development

****This section asks for details about the planning authority decision you wish to appeal****

Planning authority	Kildare County Council
Planning authority register reference number	25/61119
Address of proposed development	Lands At Railpark Railpark Maynooth Kildare Ireland

Grounds for appeal

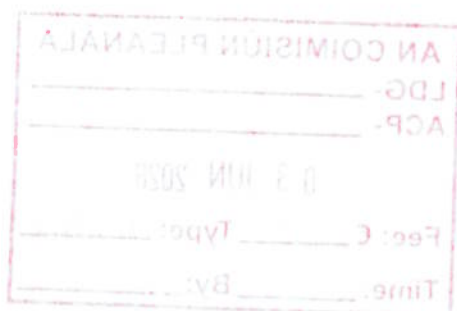
****You can also attach further supporting materials on the next page****

Supporting material

If you wish you can include supporting materials with your appeal. Supporting materials include photographs, plans, surveys, drawings, technical guidance documents and so on.

Please note An Coimisiún Pleanála will receive a complete copy of documents/drawings/maps that were submitted at planning authority stage. When submitting supporting material, please only include new documents. (This does not apply to third party appeals where we will always require a copy of your planning authority submission acknowledgement letter.)

If you have added attachments, submitting the form may take a few moments. Thanks for your patience.



The Board
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
2nd June 2026

AN COIMISIÚN PLEANÁLA	
LDG-	088338-26
ACP-	
03 JUN 2026	
Fee: €	220
Type:	ONLINE
Time:	
By:	ONLINE

Re: Appeal Submission Regarding Proposed Development Adjacent to Rockfield, Railpark, Maynooth

Planning Reference No: 25/61119

AN COIMISIÚN PLEANÁLA	
03 JUN 2026	
LTR DATED	FROM Appeal
LDG-	
ACP-	324315-26

Dear Sir/Madam,

I wish to lodge an appeal submission as provided for under Section 37 of the Planning & Development Act 2000 (as amended) in relation to the proposed development adjoining the residents of Rockfield, Railpark, Maynooth, Co. Kildare. Attached to this letter is my confirmation of submission to Kildare County Council planning authority.

While I acknowledge the need for housing development and appropriate land use in the Maynooth area, I have significant concerns regarding elements of the proposed design which will materially impact the privacy, security, and residential amenity of existing homeowners.

My concerns relate specifically to the following three issues:

1. Inadequate Boundary Treatment

The proposed boundary treatment between the existing estate and the new development consists of a weld mesh/Hercules-type fence rather than a solid wall structure. This form of boundary is wholly unsuitable in a residential setting where existing family homes directly adjoin the development at 18 (a) (iv) in planning approval by KCC.

The proposed fencing arrangement creates serious privacy concerns due to visual intrusion between the existing and proposed dwellings. Where the rear garden is considered the curtilage of the family home, a see-through fence does not offer the same protection as a block wall to the family and in particular the protection and privacy of children.

Furthermore, this type of fencing does not provide an effective barrier against scrub overgrowth, invasive vegetation, litter accumulation, or anti-social access between the two developments.

A solid boundary wall of appropriate height and finish consistent with all new developments in Maynooth where there are adjoining gardens should instead be required in order to:

- Protect the residential privacy of existing homeowners having particular consideration to children and their right to privacy and protection;
- Provide an effective and durable separation between developments;
- Prevent uncontrolled vegetation and scrub encroachment;
- Enhance security and long-term estate maintenance.
- Remove the potential for conflict in the community by protecting privacy and clear delineation of maintenance responsibilities.
- Reduce or remove the risk of vermin migration, with a solid structure all homes are to a large extent protected from those with less consideration for H & S. In a town with a higher degree of rented (short term) accommodation this presents a greater risk.
- Constructed in advance a solid wall would provide an effective barrier to pest migration, reducing the likelihood of rodents accessing neighbouring gardens and residential area during the building works and soil disruption phase.

2. Creation of a “No Man’s Land” Area

The current layout appears to create a number of unmanaged or residual land strips between the rear boundaries of a number of existing dwellings and the proposed development.

This undefined space risks becoming neglected over time and may lead to:

- Illegal dumping;
- Anti-social behaviour;
- Overgrowth and maintenance difficulties;
- Security concerns for adjoining residents.

Lack of clarity on responsibility of existing boundary trees in the event of damage following natural event. The planning approval by KCC makes reference at 18 (a) (i) to *“the requirement for the develop to provide proposals for boundary treatment along the western boundary of the site adjoining the housing development known as “Rockfield”, to include recommendations on management of existing hedgerow along this boundary”*, this is not possible as the area adjoining my home will be landlocked/inaccessible. And at 18 (a) (v) *“Confirmation that all boundary treatments are aligned precisely with, and run tight to, the legal boundary as shown on the submitted mapping”*

"The reason, to ensure boundaries are clearly identified and avoid areas of no mans land between property boundaries. It is of no comfort to me that there is a clear boundary adjoining my home when the owner of the inaccessible land is neither me nor my adjoining new home garden/s while the developers have left. However, I am open to engagement on solutions.

The planning decision makes numerous reference in the planning schedule to the terms being to the satisfaction of KCC but no acknowledgement of boundary areas being address to the satisfaction of the home owners of Rockfield.

The design fails to clearly demonstrate responsibility for ownership, maintenance, and long-term management of this intermediate area. Such spaces are generally undesirable in residential planning and should be eliminated through redesign or properly incorporated into land folios.

3. Cul-de-Sac Layout to Rear of Existing Properties

The proposed cul-de-sac arrangement located directly behind existing properties gives rise to substantial concerns regarding privacy and residential security.

The positioning of a roadway and turning area to the rear of existing gardens creates an unnecessary opportunity for overlooking, loitering, noise disturbance, and unauthorised access to adjoining homes. The layout is inconsistent with good residential design principles and does not adequately protect the established amenity of current residents.

I respectfully request that An Coimisiún Pleanála carefully consider these concerns and require the developer to revise the scheme to ensure that land ownership is resolved in advance of development, that privacy, safety, and residential amenity of existing residents are properly protected.

I am attaching my original submission and second submission made to Kildare County Council (KCC) .

Yours faithfully,

Mary Leydon

AN COIMISIÚN PLEANÁLA	
LDG-	
ACP-	
03 JUN 2024	
Fec: C	Type:
Time:	By:



Rialtas Áitiúil Éireann
Local Government Ireland

Submission No. 150000044245

Date of Issue:
16/04/2026 12:33pm

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN COIMISIÚN PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN COIMISIÚN PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

Kildare County Council

PLANNING APPLICATION REFERENCE No: 2561119

A submission/observation in writing, has been received from Mary Leydon on 15/04/2026 in relation to the above planning application.

The appropriate fee of €20 has been paid. (Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,
Kildare County Council

IS DOICIMÉAD TÁBHACHTACH É SEO

AN COIMISIÚN PLEANÁLA	
03 JUN 2026	
LTR DATED _____	FROM <u>Appeal</u>
LDG- _____	
ACP- <u>324 315-26</u>	

COINNIGH AN DOICIMÉAD SEO SLÁN. BEIDH ORT AN ADMHÁIL SEO A CHUR AR FÁIL DON BHORD PLEANÁLA MÁS MIAN LEAT ACHOMARC A DHÉANAMH IN AGHAIDH CHINNEADH AN

AN COIMISIÚN PLEANÁLA	
LDG- _____	
ACP- _____	
03 JUN 2026	
Fee: € _____	Type: _____
Time: _____	By: _____

