

Make a Planning Appeal

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

AN COIMISIÚN PLEANÁLA

LDG- 088045-26

ACP-

25 MAY 2026

Fee: € 220 Type: ONLINE

Time: By: ONLINE

Response ID 6a121cd232da03df0cee41f8

Date submitted 23/05/2026

Check if you can appeal to An Coimisiún Pleanála

What type of appeal are you making?	Third-party appeal (I am appealing the planning authority's decision regarding someone else's application)
Have you made a submission on this development to the relevant planning authority?	Yes
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.

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

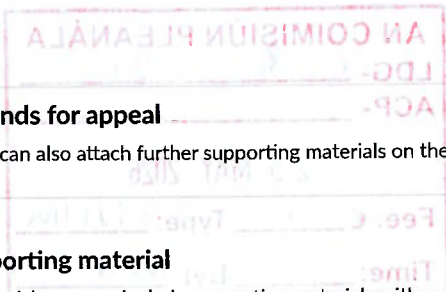
Appellant's full name/Company name	Michelle Maguire
Is the appellant/company's address in the Republic of Ireland?	Yes
Address	29 ROCKFIELD GREEN MAYNOOTH CO. KILDARE KILDARE W23N2A0 Ireland
Phone number	+353873170586
Is there more than one appellant associated with this appeal?	No

*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 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.

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

Planning Reference No: 25/61119

Grounds for Appeal

1. Inadequate Boundary Treatment

The proposed use of a **weld mesh/Hercules-type fence** in place of a solid wall is unsuitable where existing family homes directly adjoin the new development.

A transparent fence:

- Fails to protect privacy, particularly for children
- Allows visual intrusion into rear gardens
- Does not prevent vegetation encroachment
- Provides insufficient security
- Facilitates litter accumulation and anti-social access

A solid boundary wall of appropriate height and finish is required to:

- Protect residential privacy
- Provide durable separation
- Prevent scrub and invasive growth
- Enhance long-term estate maintenance
- Reduce vermin migration
- Avoid disputes regarding boundary responsibilities

AN COIMISIÚN PLEANÁLA	
LDG-	088045-26
ACP-	
25 MAY 2026	
Fee: €	220
Type:	ONLINE
Time:	
By:	ONLINE

2. Creation of an Unmanaged “No Man’s Land”

The layout appears to create **residual land strips** between existing rear boundaries and the proposed development.

Such undefined areas typically lead to:

- Illegal dumping
- Anti-social behaviour
- Overgrowth and maintenance issues
- Security concerns
- Unclear responsibility for boundary trees after storm damage

These areas should be **removed through redesign** or incorporated into clearly defined folios with explicit ownership and maintenance obligations.

3. Cul-de-Sac Layout Behind Existing Properties

The proposed cul-de-sac directly behind existing homes raises serious concerns.

A roadway and turning area in this location creates opportunities for:

- Overlooking
- Loitering
- Noise disturbance
- Unauthorised access to rear gardens

This arrangement conflicts with good residential design principles and fails to protect the established amenity of current residents.

4. Requirement for Redesign

A more appropriate approach would mirror adjoining developments, with **two-storey dwellings** positioned to provide:

- Adequate rear garden separation
- Passive supervision
- No overlooking or balcony intrusion

This would ensure that affected Rockfield homes receive the same standard of adjoining development as the remainder of the estate.

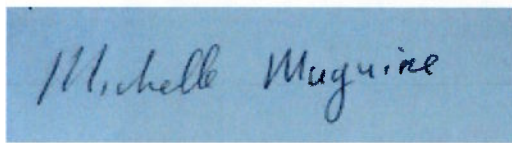
Conclusion

I respectfully request that An Coimisiún Pleanála require the developer to revise the scheme to ensure that the **privacy, safety, and residential amenity** of existing residents are fully protected.

Attached:

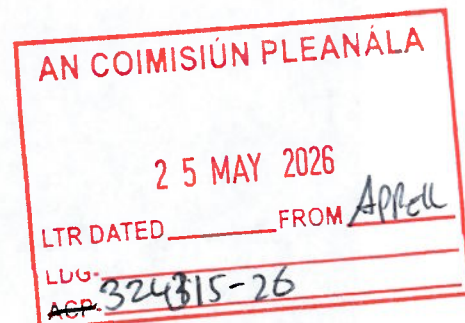
- Photos of existing housing estate boundary walls in Maynooth, including comparable boundary wall erected by Kildare County Council on the boundary of the Fitzgerald Close Housing Estate, Staffan Road, Maynooth
 - Original submission to Kildare County Council and receipt of original submission
 - Second submission to Kildare Council and receipt of second submission
 - KCC planning approval
-

Signature

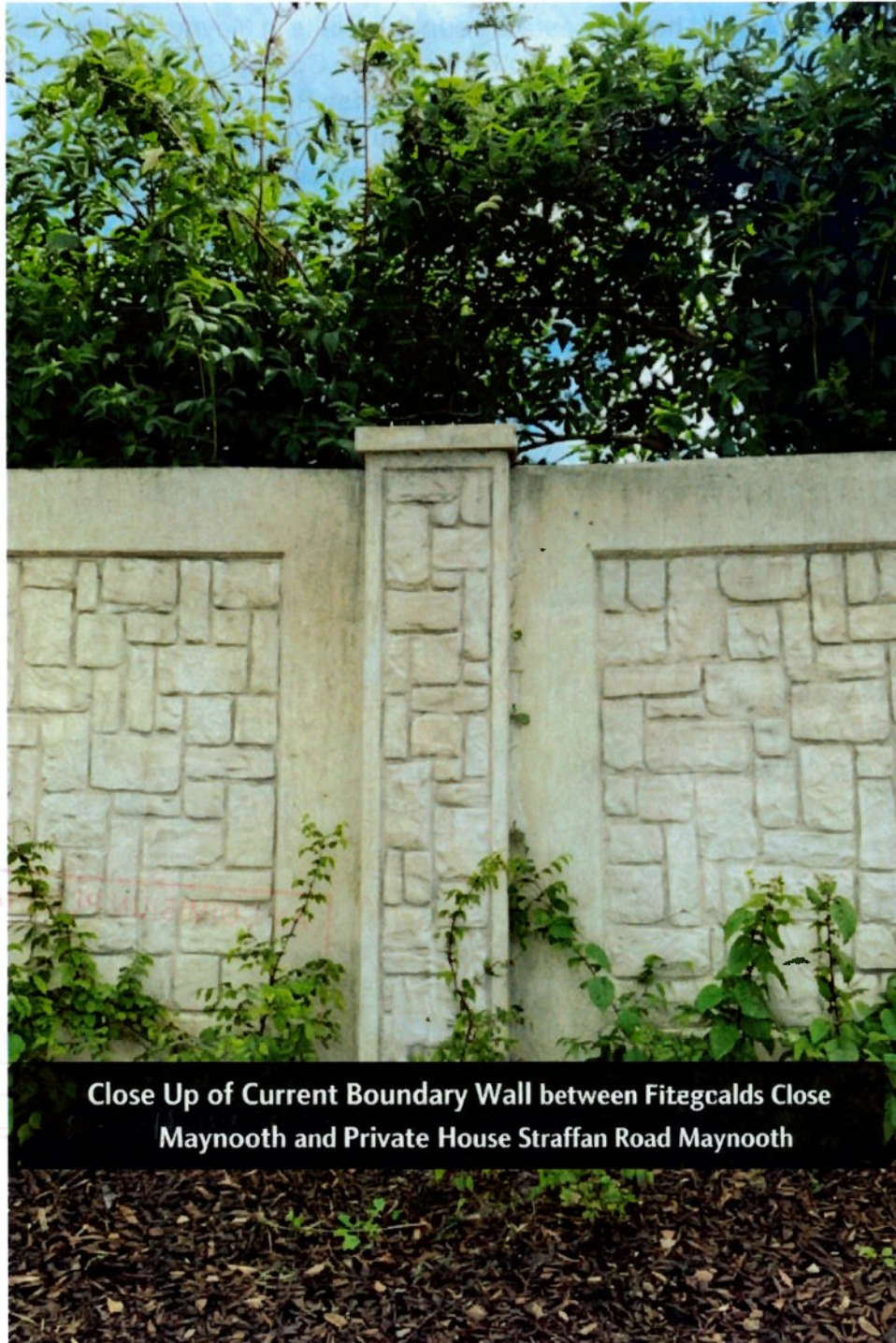


Michelle Maguire
29 Rockfield Green
Maynooth, Co. Kildare, W23N2A0

23rd May 2026



Attachment 1 -Photos of existing housing estate boundary walls in Maynooth, including comparable boundary wall erected by Kildare County Council on the boundary of the Fitzgerald Close Housing Estate, Staffan Road, Maynooth

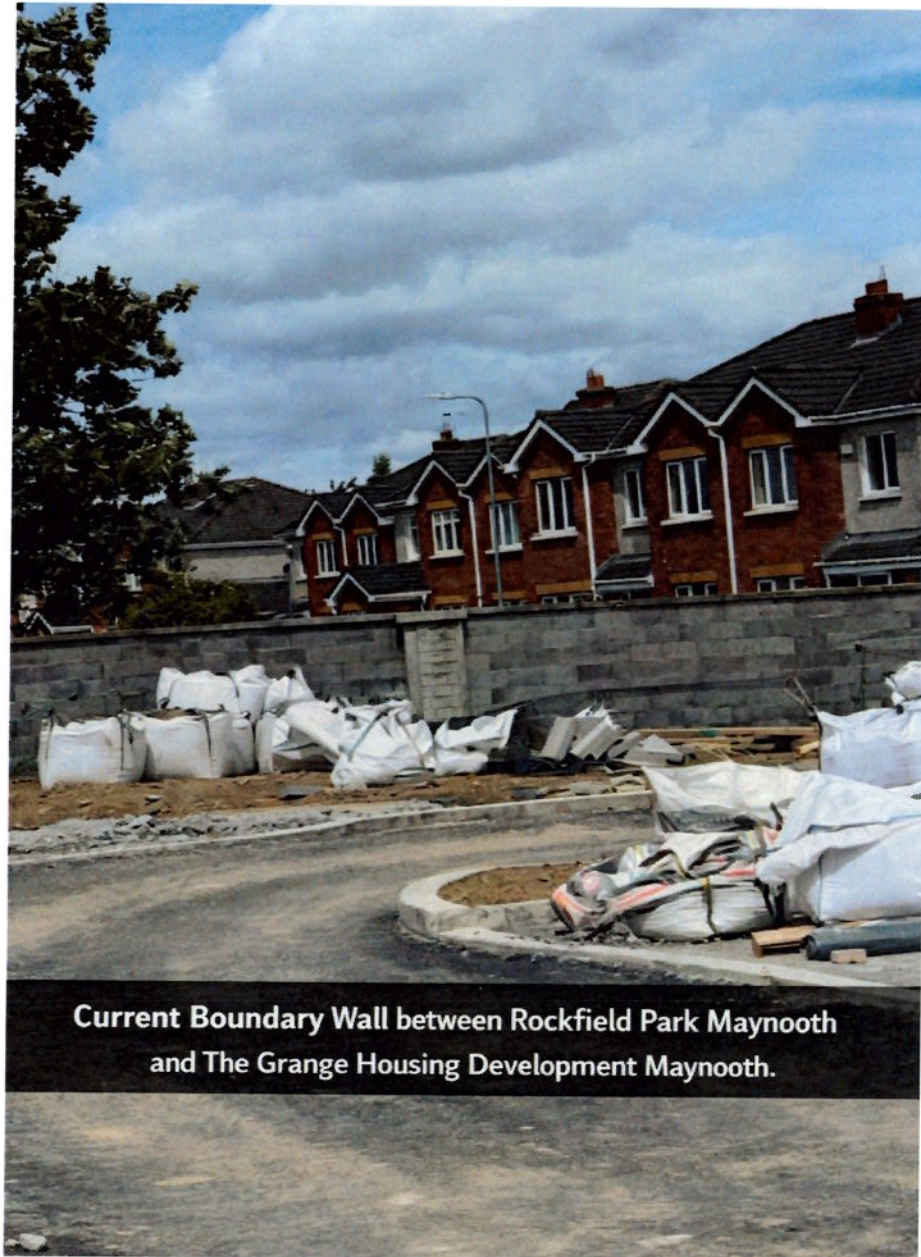


**Close Up of Current Boundary Wall between Fitegcalds Close
Maynooth and Private House Straffan Road Maynooth**





Current Boundary Wall - Between The Grange Housing Development Maynooth and Celbridge Rd Maynooth.



**Current Boundary Wall between Rockfield Park Maynooth
and The Grange Housing Development Maynooth.**

PLANNING APPEAL SUBMISSION

The Board
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1

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

Planning Reference No: 25/61119

Date of Submission: 23rd May 2026

Dear Sir/Madam,

I hereby submit this appeal under Section 37 of the Planning and Development Act 2000 in relation to the proposed development adjoining the residents of Rockfield, Maynooth, Co. Kildare, W23N2A0.

While I recognise the need for appropriate housing development, I have significant concerns regarding aspects of the proposed design which will materially impact the privacy, security, and residential amenity of existing homeowners.

My concerns relate to the following issues:

1. Inadequate Boundary Treatment

The proposed use of a **weld mesh/Hercules-type fence** in place of a solid wall is unsuitable where existing family homes directly adjoin the new development.

A transparent fence:

- Fails to protect privacy, particularly for children
- Allows visual intrusion into rear gardens
- Does not prevent vegetation encroachment
- Provides insufficient security
- Facilitates litter accumulation and anti-social access

A solid boundary wall of appropriate height and finish is required to:

- Protect residential privacy
- Provide durable separation
- Prevent scrub and invasive growth
- Enhance long-term estate maintenance
- Reduce vermin migration
- Avoid disputes regarding boundary responsibilities

2. Creation of an Unmanaged “No Man’s Land”

The layout appears to create **residual land strips** between existing rear boundaries and the proposed development.

Such undefined areas typically lead to:

- Illegal dumping
- Anti-social behaviour
- Overgrowth and maintenance issues
- Security concerns
- Unclear responsibility for boundary trees after storm damage

These areas should be **removed through redesign** or incorporated into clearly defined folios with explicit ownership and maintenance obligations.

3. Cul-de-Sac Layout Behind Existing Properties

The proposed cul-de-sac directly behind existing homes raises serious concerns.

A roadway and turning area in this location creates opportunities for:

- Overlooking
- Loitering
- Noise disturbance
- Unauthorised access to rear gardens

This arrangement conflicts with good residential design principles and fails to protect the established amenity of current residents.

4. Requirement for Redesign

A more appropriate approach would mirror adjoining developments, with **two-storey dwellings** positioned to provide:

- Adequate rear garden separation
- Passive supervision
- No overlooking or balcony intrusion

This would ensure that affected Rockfield homes receive the same standard of adjoining development as the remainder of the estate.

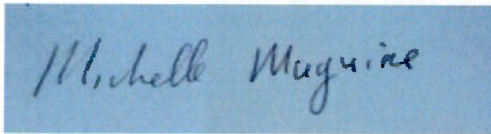
Conclusion

I respectfully request that An Coimisiún Pleanála require the developer to revise the scheme to ensure that the **privacy, safety, and residential amenity** of existing residents are fully protected.

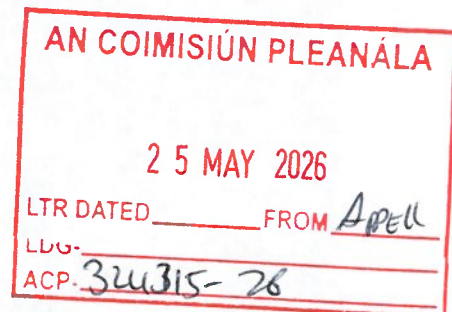
Attached:

- Photos of existing housing estate boundary walls in Maynooth, including comparable boundary wall erected by Kildare County Council on the boundary of the Fitzgerald Close Housing Estate, Staffan Road, Maynooth
 - Original submission to Kildare County Council and receipt of original submission
 - Second submission to Kildare Council and receipt of second submission
 - KCC planning approval
-

Signature

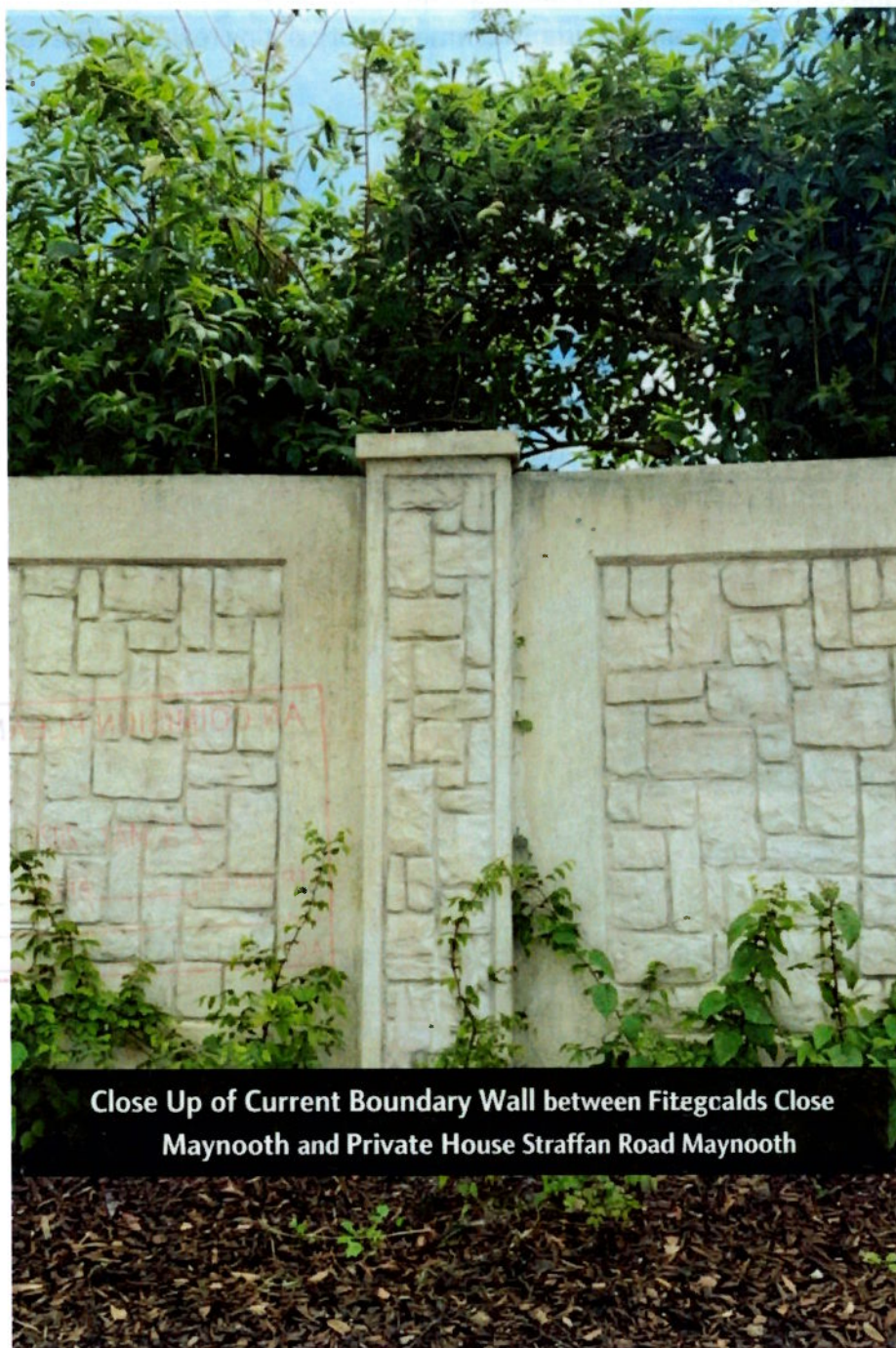


Michelle Maguire
29 Rockfield Green
Maynooth, Co. Kildare, W23N2A0



23rd May 2026

Attachment 1 -Photos of existing housing estate boundary walls in Maynooth, including comparable boundary wall erected by Kildare County Council on the boundary of the Fitzgerald Close Housing Estate, Staffan Road, Maynooth

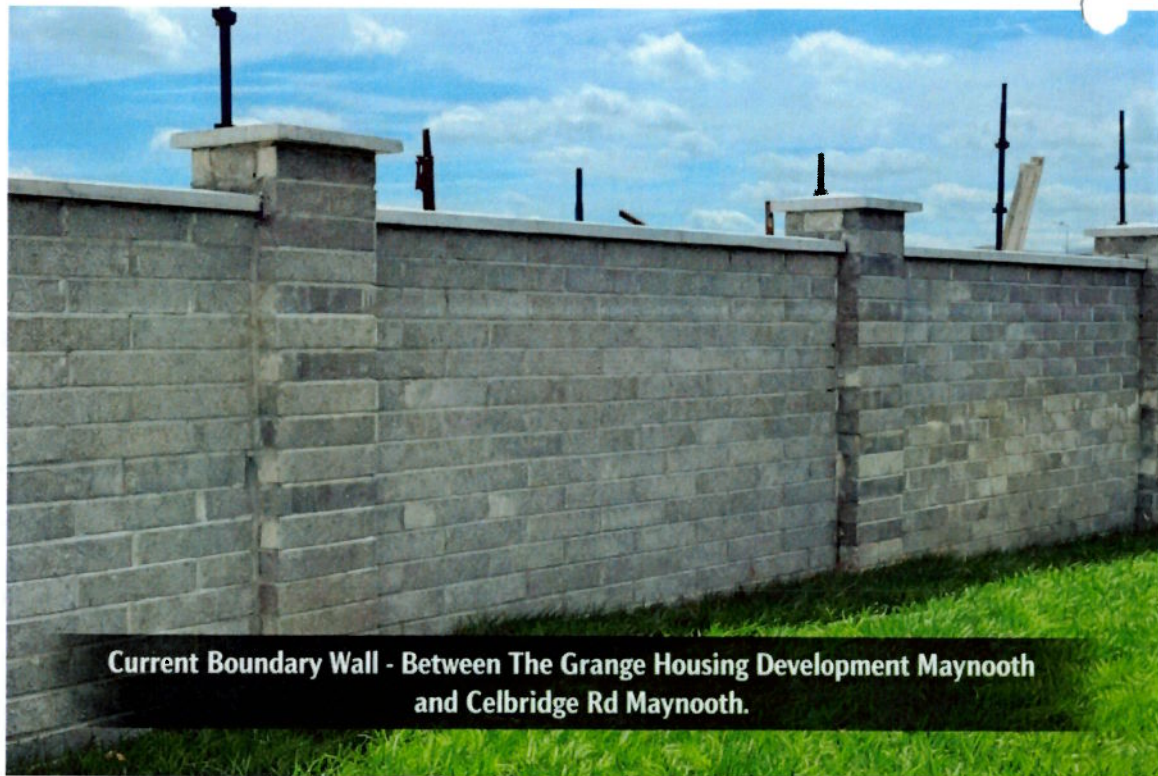




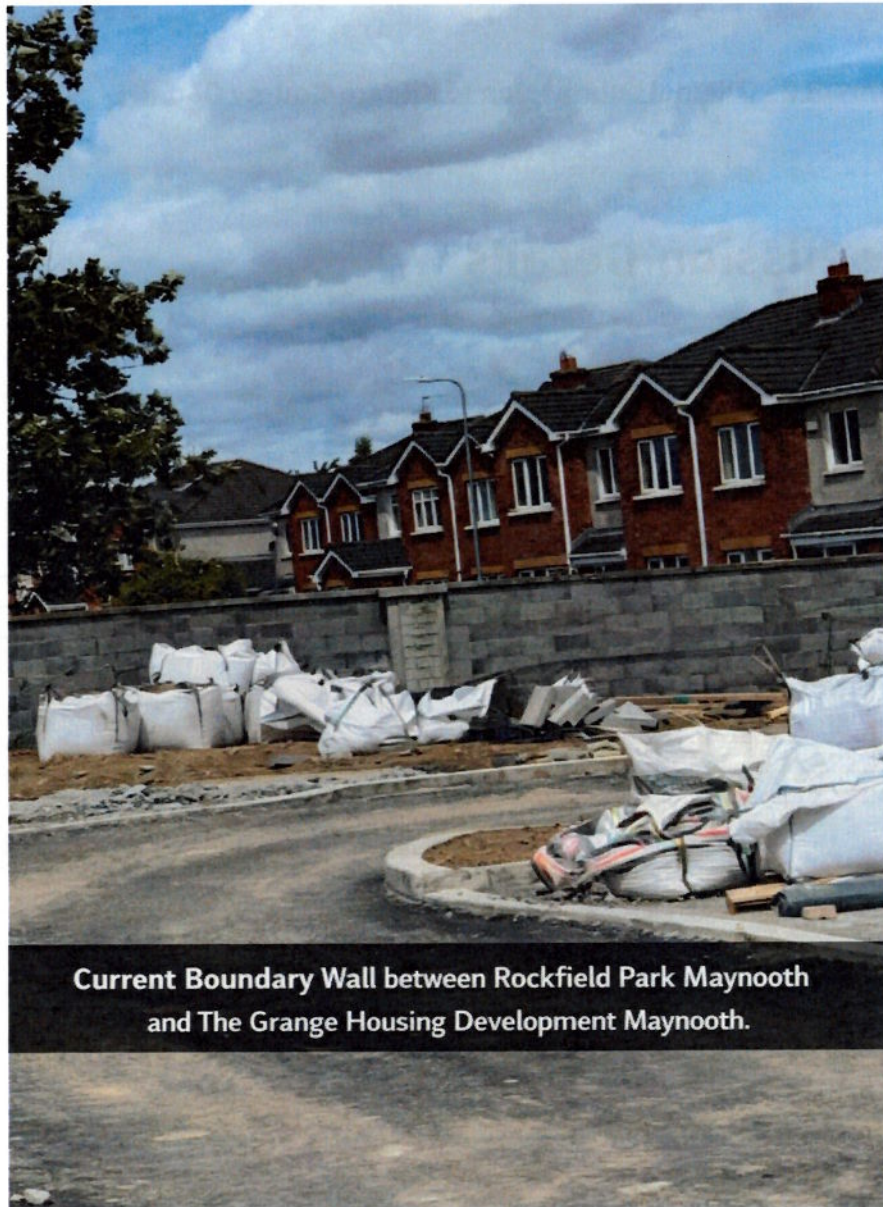
**Current Boundary Wall - Between
Mullen Park Maynooth and Carton
Court Maynooth**



**Current Boundary Wall between new Kildare Council Development
Fitzgeralds Close Maynooth and Private House Straffan Rd**



Current Boundary Wall - Between The Grange Housing Development Maynooth and Celbridge Rd Maynooth.



**Current Boundary Wall between Rockfield Park Maynooth
and The Grange Housing Development Maynooth.**

- **Attachment 2 - Original submission to Kildare County Council**

Submission Details

Submitter

Name	Michelle Maguire
Address	29 Rockfield Green Maynooth County Kildare W23N2A0
Note	PDF submitted instead

In relation to application

File Number	2561119
Name	Limited Cozone Ventures
Address	Lands at Railpark, Maynooth, Co. Kildare Maynooth ACP Ref: 312671-22 (Phase 1) and Reg. Ref.: 21156 / ACP Ref: 312685-22 (Phase 2), which is currently under construction. north of Maynooth Educate Together National School on the Celbridge Road (R405) and bordered by agricultural lands to the N, E, S

Michelle and Martin Maguire
29 Rockfield Green
Maynooth
Co. Kildare

RECEIVED: 03/11/2025

Contact number: [REDACTED]

Planning Number: 2561119

Re: Submission Letter relating to Planning Number 2561119

Dear Sir/Madam,

I wish to lodge a formal objection to the proposed housing development boundary to the rear of our property at 29 Rockfield Green, Celbridge Road, Maynooth, Co. Kildare. Having reviewed the available site plan, drawings and boundaries, I have serious concerns about the boundary treatment, privacy, drainage and the possible impact us as residents who have lived in our house for 32 years.

While recognising the urgent need for housing in the country this proposed housing development could in our view proceed without effecting our privacy, security and without incurring unnecessary environmental problems for our established homes.

Boundary Treatment

The proposed 8 metre fence to the rear of our property will in our view be completely unsuitable. The current county development plan is not in favour of wooden panelling as a boundary. The proposed fence will require ongoing maintenance with substances which in themselves are damaging to the environment and will no doubt require placement in the near short term. Decomposing wood is vulnerable to fungus and dry rot. Needs painting and maintenance on a regular basis. When wood dries, it fades, cracks and warps. Drying wood contracts, sags and deforms. Over time, dirt, algae, and mildew can accumulate on the surface of the wood, these elements can damage the wood, leading to rot and decay. In addition, the sealants, stains, and preservatives that extend the life of a wood fence often contain chemicals that can be harmful to the environment if not used or disposed of properly. Who will be responsible for the maintenance and upkeep of this wooden fencing? The other consequence of this will be a dead area for which no one is responsible for maintaining, leading to the possibility of an area for anti-social activity and vermin.

Conclusion

I would request that the following conditions be met –

1. The construction of a capped 1.8 metre block wall to the rear of the properties behind our house, which will provide a secure and solid boundary to both us and the new development behind us. Concrete block walls are built to last, they resist moisture, pests, and wind speeds up to 150 miles per hour and have been shown to last up to 100 years. Crucially - they don't warp or buckle like wood
2. Any tree or shrub planting to our rear should be our decision in liaison with a landscaper and/or horticulturist if deemed necessary
3. Any area between our property and the development to the rear of our property can become our responsibility, so eliminating a potential dead area for which nobody is responsible
4. Building height – As submitted previously, we would request that to our rear are of similar height and elevation to the existing houses in Rockfield
5. Construction Phase – We would request that there are controls in place during working hours in construction, the management of noise, dust creation and a safe site access
6. Flooding and surface water – There should be a full assessment of draining in the area, eliminating the possibility of flooding and adverse environmental damage

Yours sincerely,

Michelle Maguire & Martin Maguire

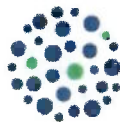
29 Rockfield Green

Maynooth

Co. Kildare

RECEIVED: 03/11/2025

Attachment 2b - Receipt of Original Submission



Rialtas Áitiúil Éireann
Local Government Ireland

Submission No.: 150000036533

Date of Issue:
04/11/2025 09:23am

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN COIMISIÚN PLEANALA 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 PLEANALA 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 Michelle Maguire on 03/11/2025 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

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 ÚDARÁIS PHLEANÁLA. IS É SEO AN tAON FHIANÁISE AMHÁIN ATÁ ANN A NGLACFAIDH AN COIMISÚN PLEANÁLA LEIS GUR CUIREADH AIGHNEACHT FAOI BHRÁID AN ÚDARÁIS PHLEANÁLA MAIDIR LEIS AN IARRATAS.

Kildare County Council

UIMHIR THAGARTHA AN IARRATAIS PHLEANÁLA: 2561119

Maidir leis an iarratas pleanála thuasluaite fuarthas aighneacht/tuairim i scríbhinn ó Michelle Maguire ar 03/11/2025.

Íocadh an táille chuí de €20. (Ní chaithfidh comhlachtaí forordaithe aon táille a íoc)

Tá an aighneacht/tuairim ag teacht leis na forálacha cuí atá i Rialacháin Pleanála agus Forbartha 2001 agus cuirfidh an tÚdarás Pleanála sin san áireamh agus é ag déanamh cinneadh ar an iarratas pleanála.

Is mise le meas,
Kildare County Council

Attachment 3 – second submission

Submission Details

Submitter

Name	Michelle Maguire
Address	29 Rockfield Green Maynooth County Kildare W23N2A0
Note	where do I attach the proof?

In relation to application

File Number	2561119
Name	Limited Cozone Ventures
Address	Lands at Railpark, Maynooth, Co. Kildare Maynooth ACP Ref: 312671-22 (Phase 1) and Reg. Ref.: 21156 / ACP Ref: 312685-22 (Phase 2), which is currently under construction. north of Maynooth Educate Together National School on the Celbridge Road (R405) and bordered by agricultural lands to the N, E, S

Re: Planning Permission no. 2561119, Railpark key development area, Maynooth, Co. Kildare

Dear Sir/Madam,

We made a submission to the above proposed development in November 2025.

I am again making a submission with the areas of particular concern.

1. It is disappointing to see that the plans still include a 1.8m wooden fence as the boundary between the rear of the houses on Rockfield Green and the proposed development.
The proposed fence poses several problems – ongoing maintenance and repair, a limited life span and the expense which will be incurred by its presence.
An acceptable alternative would be the construction of a solid block wall, capped and to a similar height. This wall would be similar to the walls constructed during the development of "The Grange" rear to the houses on Rockfield Court and Rockfield Avenue and the very sizeable wall providing a boundary between "The Grange" and this proposed new development (photos are attached below).
The construction of this wall will provide privacy for both the Residents of Rockfield Green and the new residents of the proposed co-zone development to our rear.
We all recognise the immediate need for new housing, while also recognising the needs for these developments to be completed in a considerate way, considerate of people who have lived and contributed to an Estate for over thirty years and whose entitlement to privacy is as important to them as any other resident in Maynooth
2. We would also reiterate the need for the same height dwelling to be constructed to the rear of our houses on Rockfield Green. We feel that consideration and sensitivity is important as the need for new housing should not negate our need to live with privacy and dignity.

Thank you for considering our submission. We trust the council will protect the privacy and rights of both us and the other residents of Rockfield Green and of course the new residents to be in the co-zone development.

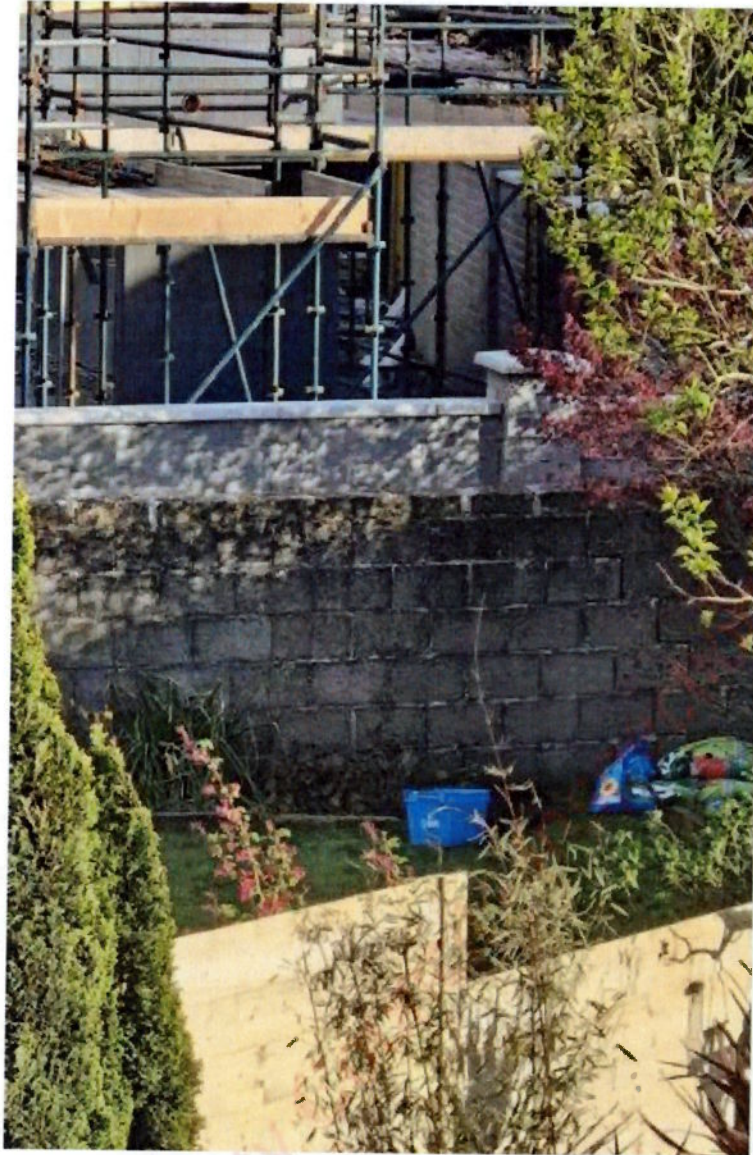


Kildare County Council - Planning



Kildare County Council -

Only





Yours sincerely,

Martin Maguire, Michelle Maguire, Aoife Maguire and Cormac Maguire

Attachment 3b – Receipt of Second Submission



Rialtas Áitiúil Éireann
Local Government Ireland

Submission No.: 150000044335

Date of Issue:
16/04/2026 04:10pm

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 Michelle Maguire on 16/04/2026 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

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 ÚDARÁIS PHLEANÁLA. IS É SEO AN tAON FHIANÁISE AMHÁIN ATÁ ANN A NGLACFAIDH AN COIMISIÚN PLEANÁLA LEIS GUR CUIREADH AIGHNEACHT FAOI BHRÁID AN ÚDARÁIS PHLEANÁLA MAIDIR LEIS AN IARRATAS.

Kildare County Council

UIMHIR THAGARTHA AN IARRATAIS PHLEANÁLA: 2561119

Maidir leis an iarratas pleanála thuasluaite fuarthas aighneacht/tuairim i scríbhinn ó Michelle Maguire ar 16/04/2026.

Iocadh an táille chuí de €20. INÍ chaithfidh comhlachtaí forordaithe aon táille a íoc

Tá an aighneacht/tuairim ag teacht leis na forálacha cuí atá i Rialachán Pleanála agus Forbartha 2001 agus cuirfidh an tÚdarás Pleanála sin san áireamh agus é ag déanamh cinneadh ar an iarratas pleanála.

Is mise le meas,
Kildare County Council

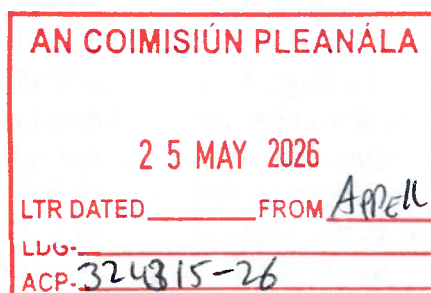
Attachment 4 – Kildare County Council Planning Permission

Comhairle Contae Chill Dara
Kildare County Council



Date: 07/05/2026
Pl. Ref.: 25/61119

Cozone Ventures
Limited c/o John Spain
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2
D02 ND61



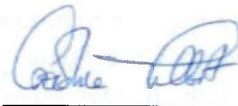
Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)
Planning Register Number: 25/61119
Application Received Date: 02/10/2025 Further
Information Received Date: 13/03/2026

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 07/05/2026 decided to GRANT PERMISSION to the above named for the development of land in accordance with the documents submitted namely:- for a ten year planning permission for a Large-scale Residential Development (LRD) on lands at Railpark, Maynooth, Co. Kildare. The application site is bound by Parklands housing estate to the northwest and situated west of the residential properties within the Rockfield development and northeast of the permitted residential development 'The Grange' under Reg. Ref.: 21155 / ACP Ref: 312671-22 (Phase 1) and Reg. Ref.: 21156 / ACP Ref: 312685-22 (Phase 2), which is currently under construction, north of Maynooth Educate Together National School on the Celbridge Road (R405) and bordered by agricultural lands to the north, east, south and south east. The proposed development will consist of 581 no. residential units, a neighbourhood centre and all associated development, on a site of approximately 15.27 hectares. The residential component of the development consists of 185 no. apartment / duplex apartments and 396 no. houses to be provided as follows: • 59 no. 2 bed two storey mid terraced houses; • 52 no. 3 bed two storey mid terrace houses; • 223 no. 3 bed two storey end terrace/semi-detached houses; • 58 no. 4 bed two storey semi-detached houses; • 4 no. 4 bed two storey detached houses; • 185 no. duplex apartments / apartments (53 no. 1 beds, 92 no. 2 beds, 40 no. 3 beds) in a series of 3 to part 6 storey duplex apartment blocks / apartment blocks. The proposed neighbourhood centre consists of 3 no. buildings (Block A, Block B and a single storey standalone café / restaurant kiosk building) and a new public plaza and communal open space. Block A is part 5 storey / part 6 storey building comprising health centre (174 sq.m) and two no. shop units (124 sq.m pharmacy and 166 sq.m convenience shop) at ground floor level and 41 no. apartments (17 no. 1 beds and 24 no. 2 beds) from first to fifth floor level. Block B is a 5 storey building block comprising a childcare facility

(762 sq.m) at ground floor level and 48 no. apartments (21 no. 1 beds and 27 no. 2 beds) from first to fourth floor level. 96 no. duplex apartment units (12 no. 1-bed, 48 no. 2bed, and 36 no. 3-bed units) are provided in 5 no. blocks (Blocks 1 to 5) ranging from 3 no. storeys to 5 no. storeys. All duplex apartments and apartment units are provided with a balcony, terrace or private garden on all elevations. A total of 888 no. surface car parking spaces are proposed for residential units, visitor parking and the neighbourhood centre commercial uses. A total of 623 no. cycle spaces are proposed for long stay/residents. 42 no. spaces for the neighbourhood centre, commercial uses and 93 no. short stay/visitor cycling parking spaces. The proposed includes significant public open space including a new local park, linear park, and pocket parks, children's play areas and ancillary play area for the childcare facility. The development includes hard and soft landscaping, lighting, boundary treatments, and communal open spaces areas. The proposed development provides for 2no. vehicular accesses from the permitted Maynooth Eastern Ring Road (MERR) including a new pedestrian /cyclist signalised crossing, associated internal roads, pedestrian and cycle infrastructure, set down areas, bin and bike stores, paths and access points provided up to the application site boundary to provide for potential future connections to adjoining lands to the north and south. The development includes foul and surface water drainage, 6 no. ESB substations, green roofs, PV panels, plant, services and all associated ancillary site works and development. An Environmental Impact Assessment (EIAR) and Natura Impact Statement (NIS) has been prepared for the development and accompanies the planning application. Revised by Significant Further Information which consists of: Amendments to the house and duplex / apartment types to provide a range of additional three storey house types, own-door Type 4H maisonette units and reconfiguration of the Duplex Type A typology, including adjusted separation distances between duplex apartment / apartment blocks, associated amendments to the elevation fenestration and removal of balcony railings. These amendments result in an increase of 8 no. residential units, providing an overall total of 589 no. residential units comprising 369 no. houses and 220 no. apartments/ duplex apartments units. Block A within the Neighbourhood Centre has been reoriented and reconfigured, and a c. 136 sq.m community space is now proposed. The previously proposed standalone café / restaurant kiosk building has been omitted from the Neighbourhood Centre, and a new site services building is provided within the Local Park incorporating a café kiosk, sports equipment storage, park maintenance facilities, public toilets and bin stores. Amendments to the overall height and articulation of gateway buildings and associated amended external finishes. Public open spaces, including the Local Park (POS 1) and the linear park, have been reconfigured and enhanced, including revised play and sports facilities, landscape design, SuDS features and connectivity arrangements. Access and junction strategy has been amended, including all traffic signals, junction works and associated infrastructure a contained within the red line boundary and tie into the approved MERR scheme. Associated revisions to the overall site layout plan, revised car parking, cycle parking and landscaping and all associated site development and landscaping works at Lands at Railpark, Maynooth, Co. Kildare Maynooth ACP Ref: 312671-22 (Phase 1) and Reg. Ref.: 21156 / ACP Ref: 312685-22 (Phase 2), which is currently under construction. north of Maynooth Educate Together National School on the Celbridge Road (R405) and bordered by agricultural lands to the N, E, S subject to 70 conditions set out in the schedule attached.

The reason for the imposition of the said conditions are also included. The Planning Authority have had regard to any submissions or representations made on this file. If there is no appeal against the said decision a grant of permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Coimisiún Pleanála (see footnote). It should be noted that until a grant of permission has been issued the development in question is NOT AUTHORISED and work should not commence.

Date: 07/05/2026



A/Senior Executive Officer, Planning
Kildare County Council

PLEASE ARRANGE TO REMOVE SITE NOTICE

Any appeal against the decision of a Planning Authority under Section 37 of the Planning & Development Act 2000 as amended) may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1. First and third party objections must be received by An Coimisiún Pleanála within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit.

Any appeal made within the statutory appeal period to An Coimisiún Pleanála will be invalid unless accompanied by

- 1 Confirmation of submission to Planning Authority
- 2 The correct statutory fee, (Fees payable to An Coimisiún Pleanála on or after 5th September, 2011)
 - i. Appeal by 1st party relating to commercial development where the application included the retention of development - €4,500 or €9,000 if an EIAR or NIS involved.
 - ii. Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if an EIAR or NIS involved.
 - iii. Appeal by 1st party non-commercial development where the application included the retention of development - €660
 - iv. Appeal by 1st Party solely against contribution condition(s) – (2000 Act and amendments Section 48 or 49) - €220
 - v. Appeal following grant of leave to appeal
 - vi. An Appeal other than referred to in (i) to (v) above - €220

This guide does not purport to be a legal interpretation of the fees payable to An Coimisiún Pleanála. Please contact An Coimisiún Pleanála for further information.

Planning Permission is sought for a ten-year planning permission for a Large-scale Residential Development (LRD) on lands at Railpark, Maynooth, Co. Kildare. The application site is bound by Parklands housing estate to the northwest and situated west of the residential properties within the Rockfield development and northeast of the permitted residential development 'The Grange' under Reg. Ref.: 21155 / ACP Ref: 312671-22 (Phase 1) and Reg. Ref.: 21156 / ACP Ref: 312685-22 (Phase 2), which is currently under construction, north of Maynooth Educate Together National School on the Celbridge Road (R405) and bordered by agricultural lands to the north, east, south and south east. The proposed development will consist of 581 no. residential units, a neighbourhood centre and all associated development, on a site of approximately 15.27 hectares. The residential component of the development consists of 185 no. apartment / duplex apartments and 396 no. houses to be provided as follows: • 59 no. 2 bed two storey mid terraced houses; • 52 no. 3 bed two storey mid terrace houses; • 223 no. 3 bed two storey end terrace/semi-detached houses; • 58 no. 4 bed two storey semi-detached houses; • 4 no. 4 bed two storey detached houses; • 185 no. duplex apartments / apartments (53 no. 1 beds, 92 no. 2 beds, 40 no. 3 beds) in a series of 3 to part 6 storey duplex apartment blocks / apartment blocks. The proposed neighbourhood centre consists of 3 no. buildings (Block A, Block B and a single storey standalone café / restaurant kiosk building) and a new public plaza and communal open space. Block A is part 5 storey / part 6 storey building comprising health centre (174 sq.m) and two no. shop units (124 sq.m pharmacy and 166 sq.m convenience shop) at ground floor level and 41 no. apartments (17 no. 1 beds and 24 no. 2 beds) from first to fifth floor level. Block B is a 5 storey building block comprising a childcare facility (762 sq.m) at ground floor level and 48 no. apartments (21 no. 1 beds and 27 no. 2 beds) from first to fourth floor level. 96 no. duplex apartments units (12 no. 1-bed, 48 no. 2-bed, and 36 no. 3-bed units) are provided in 5 no. blocks (Blocks 1 to 5) ranging from 3 no. storeys to 5 no. storeys. All duplex apartments and apartment units are provided with a balcony, terrace or private garden on all elevations. A total of 888 no. surface car parking spaces are proposed for residential units, visitor parking and the neighbourhood centre commercial uses. A total of 623 no. cycle spaces are proposed for long stay/residents. 42 no. spaces for the neighbourhood centre, commercial uses and 93 no. short stay/visitor cycling parking spaces. The proposed includes significant public open space including a new local park, linear park, and pocket parks, children's play areas and ancillary play area for the childcare facility. The development includes hard and soft landscaping, lighting, boundary treatments, and communal open spaces areas. The proposed development provides for 2no. vehicular accesses from the permitted Maynooth Eastern Ring Road (MERR) including a new pedestrian /cyclist signalised crossing, associated internal roads, pedestrian and cycle infrastructure, set down areas, bin and bike stores, paths and access points provided up to the application site boundary to provide for potential future connections to adjoining lands to the north and south. The development includes foul and surface water drainage, 6 no. ESB substations, green roofs, PV panels, plant, services and all associated ancillary site works and development. An Environmental Impact Assessment (EIAR) and Natura Impact Statement (NIS) has been prepared for the development and accompanies the planning application. Revised by Significant Further Information which consists of: Amendments to the house and duplex / apartment types to provide a range of additional three storey house types, own-door Type 4H maisonette units and reconfiguration of the Duplex Type A typology, including adjusted separation distances between duplex apartment / apartment blocks, associated amendments to the elevation fenestration and removal of balcony railings. These amendments result in an increase of 8 no. residential units, providing an overall total of 589 no. residential units comprising 369 no. houses and 220 no. apartments/ duplex apartments units. Block A within the Neighbourhood Centre has been reoriented and reconfigured, and a c. 136 sq.m community space is now proposed. The previously proposed standalone café / restaurant kiosk building has been omitted from the Neighbourhood Centre, and a new site services building is provided within the Local Park incorporating a café kiosk, sports equipment storage, park maintenance facilities, public toilets and bin stores. Amendments to the overall height and articulation of gateway buildings and associated amended external finishes. Public open spaces, including the Local Park (POS 1) and the linear park, have been reconfigured and enhanced, including revised play and sports facilities, landscape design, SuDS features and connectivity arrangements. Access and junction strategy has been amended, including all traffic signals, junction works and associated infrastructure a contained within the red line boundary and tie into the

approved MERR scheme. Associated revisions to the overall site layout plan, revised car parking, cycle parking and landscaping and all associated site development and landscaping works at Lands at Railpark, Maynooth, Co. Kildare Maynooth ACP Ref: 312671-22 (Phase 1) and Reg. Ref.: 21156 / ACP Ref: 312685-22 (Phase 2), which is currently under construction. north of Maynooth Educate Together National School on the Celbridge Road (R405) and bordered by agricultural lands to the N, E, S – Cozone Ventures Limited - 26/61119

Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).

Having regard to the nature of the proposed development, the zoning on site set out within the Maynooth and Environs Joint Local Area Plan 2025-2031 and the policies and objectives in the Kildare County Development Plan 2023-2029 and our reasoned conclusion of the EIAR and the NIS, it is considered that the proposed development would not seriously injure the amenities of the area or property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications received by the Planning Authority on 02/10/2025 and by Further Information received by the Planning Authority on the 06/03/2026 except as amended by the conditions of this permission.

Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. The Applicant/Developer to pay to Kildare County Council the sum of €3,810,154.20 being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 13 of the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022.

Development Contributions are due for payment once a commencement notice is lodged. In the case of retention permission, development contributions are due on the issuing of a Final Grant of planning permission.

Note: Please note water and wastewater development contribution charges now form part of the water connection agreement, if applicable, with Uisce Éireann.

Reason: It is considered reasonable that the Developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

3. No development shall be commenced until security has been given for the provision of and satisfactory completion of open space and of services, and in accordance with the conditions herein contained and including maintenance until Taken In Charge (TIC) by the Council of roads, footpaths, public lighting and similar type public facilities. This security is required by Kildare County Council for application at its absolute discretion if the foregoing open space and services are not duly provided as aforesaid and to Kildare County Council's satisfaction.

Where the proposed development is carried out on staged or phased basis the security required shall be proportionate to each part of the development which is carried out in the foregoing manner.

The security shall be given by: (a) lodgement with Kildare County Council of an approved Insurance Company Bond in the amount of €1,178,000.00 or (b) lodgement with Kildare County

Council of a sum of €1,178,000.00, provided always and if the development has not commenced within one calendar year from the date of the grant of this permission or is carried out on a phased or staged basis, Kildare County Council may at its absolute discretion require an increase in the amount of the foregoing Bond or lodgement corresponding with the increase or estimated increase in the cost of the provision and completion of the services above described, and in the manner provided for, and which may have occurred since the aforesaid date. Any approved Insurance Company Bond shall be index linked.

Reason: To ensure the satisfactory completion of public open spaces and services, and to ensure that a ready sanction may be available to the Council towards the provision of same, and to prevent disamenity.

4. (a) Prior to commencement of development, the Developer shall lodge with the Planning Authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the Planning Authority, for the amount of (€200,000) to secure the satisfactory implementation landscape plan required by condition no. 16 (b) coupled with an agreement empowering the Planning Authority to apply such security or part thereof to satisfactory implementation of said landscaping.

(b) This security shall remain in place until the requirements of part (a) above are completed to the satisfaction of the Planning Authority and for a further period of 1 year following completion of said landscaping works, or as otherwise agreed by the Planning Authority.

(c) In default of agreement on (a) and/or (b), the matter(s) shall be referred to An for An Coimisiún Pleanála determination.

Reason: To ensure the landscape works are carried out in a satisfactory manner and in the interest of proper planning and sustainable development of the area.

5. The development hereby permitted shall be carried out within 10 years from the date of the grant of permission.

Reason: Having regard to the scale of the proposed development, the planning authority considers that it is reasonable and necessary to specify a period of validity of this permission.

6. (a) This permission authorises 589 no. residential units, neighbourhood centre with a retail unit, pharmacy, health centre, community unit and a childcare facility, and a service building in the park, and all associated open spaces, landscaping, drainage, and associated internal roads.

(b) Each residential unit shall be used as an individual residential unit and shall not be subdivided into separate living units or for commercial or trade purposes.

(c) The Childcare facility shall be used as a Childcare Facility only, the retail unit shall be used as a retail unit only, the pharmacy shall be used as a pharmacy only, the health centre shall be used as a

health centre only, the community unit shall be used for community use only. Any subdivision, amalgamation or change of use of these units, whether or not such change, subdivision or amalgamation would otherwise constitute exempted development, under the Planning and Development Regulations 2001 (as amended) shall not be undertaken without the prior grant of planning permission.

(d) Prior to the commencement of development, the Developer shall submit for the written agreement of the Planning Authority the proposed opening hours of the Childcare Facility. (e) The maximum number of children at any one time in the childcare facility shall be 192, or as otherwise agreed in writing by the Planning Authority.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

7. (a) The Phasing Plan received by the Planning Authority on the 06/03/2026 shall be carried out in full unless otherwise agreed in writing with the Planning Authority.

(b) The creche facility shall be constructed as part of Phase 1 of the development and shall be occupied and operational prior to the commencement of Phase 2, unless where otherwise agreed in writing with the Planning Authority.

(c) The community unit shall be constructed and completed as part of Phase 1 of the development unless where otherwise agreed in writing with the Planning Authority.

(d) The service building within the park shall be completed as part of Phase 2 of the development unless where otherwise agreed in writing with the Planning Authority.

(e) The residential units permitted shall not be occupied until the Maynooth Eastern Relief Road (MERR) and associated infrastructure works have been completed and are operational to the satisfaction of the Planning Authority.

Reason: (a) To ensure the timely delivery of the development, (b & d) In the interest of the provision of social infrastructure in tandem with housing and as per SC O79 and SC O87 of the Kildare County Development Plan 2023-2029, (e) and that the strategic road infrastructure necessary to support the development is delivered in advance of occupation, in the interest of proper planning and sustainable development.

8. The Developer shall fully implement all mitigation and avoidance measures as set out in the Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) received by the Planning Authority on the 02/10/2025 and by revised details received by the Planning Authority on the 06/03/2026. All ecological protection measures required during the construction phase, and all operational-phase measures (including the Biodiversity Management Plan, habitat management and monitoring measures) set out in the submitted ecological documentation, shall be implemented and maintained for the lifetime of the development.

Reason: To ensure the development avoids, reduces and mitigates ecological impacts and secures longterm biodiversity protection, habitat functionality and ecological resilience, consistent with Kildare County Development Plan 2023-2029 Objective BI O16.

9. (a) Prior to the commencement of development, the Developer shall submit for the written agreement of the Planning Authority details of the mechanism for transfer/ceding of the Community Unit in the neighbourhood centre to the Planning Authority.

- (b) On completion of Phase One, as per condition 4(a) above, the Developer shall transfer to the Planning Authority, or to such person or body as may be nominated by the Planning Authority, the freehold interest in the Community Unit together with all necessary rights of access, services and easements, and at no cost.
- (c) The said building shall be completed and certified as completed in accordance with the approved plans and particulars, finished to a standard agreed in writing with the Planning Authority, and shall be fit for its intended purpose at the date of transfer.

Reason: (a, b & c) In the interest of clarity and ensure the delivery of social infrastructure.

- 10. (a) The Developer shall retain the services of the qualified Ecological Clerk of Works throughout the life of the construction works. The Developer shall inform the Planning Authority of that appointment in writing prior to commencement of development. An Ecological Clerk of Works shall supervise and verify the implementation of all ecological protection measures outlined within the EIAR and the NIS, received by the Planning Authority 02/10/2025 and by Further Information received by the Planning Authority on the 06/03/2026, during enabling and construction works, including toolbox talks assessment of stockpiled soil for burrowing mammals and site inspections, as required. The ECoW shall continue to oversee the implementation of the Biodiversity Management Plan throughout the project.
- (b) A Practical Completion Certificate or Report shall be signed off by the Ecological Clerk of Works when all construction works are fully completed to the satisfaction of the Planning Authority and in accordance with the permitted development proposals. The Ecological Clerk of Works shall monitor the site through the construction phases and supervise works as required during clearance, trimming or excavation.
- (c) The Developer shall facilitate phased construction works when the project begins to allow wildlife to move away from the site, this shall be monitored by the Ecologist.

Reason: To protect species and habitats and to ensure best-practice delivery of avoidance and mitigation measures through on-site ecological supervision and compliance, in line with the Kildare County Development Plan 2023-2029 Objective BI O16.

- 11. Any external lighting installed on the site shall comply with a wildlife-friendly lighting strategy. This strategy shall minimise light spill, avoid illuminating retained or newly created habitats, and protect bat flight lines and commuting routes. Details of the lighting design shall be submitted to the Planning Authority and agreed in writing prior to the installation.

Reason: This condition aims to prevent disturbance and habitat fragmentation for nocturnal species, including bats, and ensures that avoidance and mitigation are integrated into the design as per the Kildare County Development Plan 2023-2029 Objective BI O16.

- 12. Prior to the commencement of development, the Developer shall submit for the written approval of the Planning Authority an invasive species management plan detailing the removal and disposal of Cherry Laurel (*Prunus laurocerasus*) and any other invasive non-native species identified on site. Additionally, no invasive non-native species (such as laurel of any kind) shall be introduced/planted through landscaping, and all planting shall be free of invasive contaminants.

Reason: The purpose of this requirement is to prevent the spread and establishment of invasive nonnative species, thereby safeguarding the ecological integrity of the site and its surroundings, in accordance with Kildare County Development Plan 2023-2029 Objective BI O16.

13. Prior to the commencement of development, the Developer shall submit for the written agreement of the Planning Authority a revised Biodiversity Management Plan (BMP) that includes the following:

- (a) A revised meadow planting plan that shall prioritise natural regeneration and management using the local seed bank, rather than wholesale reseeding.
- (b) Provision of small mammal gaps linking back gardens to improve site permeability for species such as hedgehogs.
- (c) The creation of wildlife corridors around the boundary of the site, inline with the tree protective fencing.

Reason: To ensure the best alignment of the BMP with the All-Ireland Pollinator Plan and to support mammals protected under the Wildlife Act.

14. Prior to the commencement of development, the Developer shall submit for the written agreement of the Planning Authority:

- (a) An acceptable bilingual naming and numbering scheme which shall be compliant with the Kildare County Councils 'Naming of New Residential Developments' Policy Document, February 2018.
- (b) All associated signage for the proposed development.

Reason: In the interest of the residential amenities of the area.

15. (a) Prior to the commencement of development, the Developer shall submit for the written agreement of the Planning Authority, signage details for the neighbourhood centre units. Apart from the agreed signage and notwithstanding the exempted development provisions of the Local Government Planning and Development Regulations 2001 (as amended), no additional signs, including any signs, neon or otherwise, exhibited as part of a window display affixed to the inside of the glazing, illuminations, advertising structures, banners, canopies, flags, additional lighting fixtures or other projecting elements shall be erected or fixed to the property without a prior grant of planning permission.

- (b) No free-standing advertising structures associated with the proposed development shall be erected on the property or the adjoining public pavement.
- (c) All windows and glazing shall be maintained at all times, and shall be kept free of all stickers, posters and advertisements.
- (d) No external roller shutters or their housings, awnings, canopies or grilles, shall be erected without a prior planning permission.

Reason: In the interest of clarity and visual amenity.

16. Prior to the commencement of development, the Developer shall submit for the written agreement of the Planning Authority details of all external materials for all buildings and structures. This shall include but not limited to, roof materials, rainwater goods, eills, external walls, balcony's, windows and doors.

Reason: in the interest of visual amenity.

17. (a) The Developer shall retain the services of the qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant throughout the life of the construction works. The Developer shall inform the Planning Authority of that appointment in writing prior to commencement of development. A Practical Completion Certificate shall be signed off by the Landscape Architect when all landscape works.
- (b) All landscaping works shall be fully completed, within the first planting season following commencement of development, in accordance with landscape drawing no.24KE04 DR-0201 from AIT Landscape received by the Planning Authority on 06/03/2026. Any trees and hedging which die, are removed or become seriously damaged or diseased, within a period of 4 years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the Planning Authority.
- (c) This security shall remain in place until the requirements of part (a & b) above are completed to the satisfaction of the planning authority and/or for a further period of 5 year(s) following completion of said landscaping works, or as otherwise agreed by the Planning Authority.

Reason: To ensure full and verifiable implementation of the approved landscape design.

18. (a) Prior to the commencement of development, the Developer shall submit to the Planning Authority for the written agreement detailed proposals for the boundary treatment along the western boundary of the site adjoining the housing development known as "Rockfield". The submission shall include:
- i. Detailed recommendations from a suitably qualified Arborist in relation to the retention, protection, long-term management, and maintenance of the existing hedgerow along this boundary;
 - ii. Details of all tree and hedgerow protection measures required to facilitate the installation of a new boundary fence, including temporary and permanent protection works;
 - iii. A topographic survey clearly identifying and accurately delineating the land ownership boundaries;
 - iv. Full details and specifications for the installation of a weld-mesh or Hercules-type fence to secure the boundary; and
 - v. Confirmation that all boundary treatments are aligned precisely with, and run tight to, the legal boundary as shown on the submitted mapping.
- (b) All fencing/railings within the permitted development shall be black powder coated galvanised fencing/railings.

Reason: (a) To ensure boundaries are clearly identified and avoid areas of no mans land between property boundaries and (b) in the interest of visual amenity.

19. (a) Prior to the commencement of development, the Developer shall submit for the written agreement of the Planning Authority details of the mechanism for transfer/ceding of the Service Building in the park to the Planning Authority.

- (b) On completion of Phase One, as per condition 4(a) above, the Developer shall transfer to the Planning Authority, or to such person or body as may be nominated by the Planning Authority, the freehold interest in the Service Building in the Park together with all necessary rights of access, services and easements, and at no cost.
- (c) The said building shall be completed and certified as completed in accordance with the approved plans and particulars, finished to a standard agreed in writing with the Planning Authority, and shall be fit for its intended purpose at the date of transfer.

Reason: (a, b & c) In the interest of clarity and ensure the delivery of social infrastructure.

20. Prior to the occupation of any dwelling within the development, the Developer shall complete the ceding of the public park to the Planning Authority, to its satisfaction. The lands to be ceded shall be:

- (a) Fully laid out and constructed in accordance with the approved drawings and specifications; Properly finished, landscaped, and drained, with all ancillary features, boundary treatments, and SuDS elements fully operational.
- (b) Free from encumbrances, third-party rights, and financial charges.
- (c) Clearly defined by way of a folio-ready map and legal transfer documentation.
- (d) The Developer shall submit, for the written agreement of the Planning Authority, all legal, mapping, and technical documentation necessary to facilitate the transfer, including confirmation that the lands are fit for adoption and long-term public management.
- (e) A structured landscape maintenance transfer system shall be implemented to ensure a comprehensive and seamless transition of responsibility from the Developer to the Planning Authority with a 4-year defects liability period on all aspects, equipment, and landscaping within the public park.

Reason: To ensure the satisfactory provision, delivery, and long-term management of high-quality public open space in the interests of orderly development and proper planning and sustainable development of the area.

21. Prior to the commencement of development, the Developer shall submit for the written agreement of the Planning Authority a Phasing and Delivery Plan for the Public park, which shall include:

- (a) The timing and extent of each phase of park construction relative to the occupation of residential units;
- (b) Details of landscape works, surface treatments, boundary treatments, SuDS features, and park amenities to be provided at each phase;
- (c) Measures to ensure that each completed phase is safe, accessible, usable, and visually coherent as standalone public open space; and
- (d) Arrangements for interim and long-term maintenance of each phase pending final completion and ceding.
- (e) No more than 20% of the residential units shall be occupied until Phase 1 of the public park has been completed and made available for public use. Subsequent phases shall be completed in accordance with the approved Phasing and Delivery Plan.

Reason: To ensure the timely, high-quality delivery of public open space commensurate with residential occupation levels, and to safeguard the proper planning, amenity, and sustainable development of the area.

22. (a) The Developer shall retain the services of an independent qualified Arborist as an

Arboricultural consultant, for the entire period of construction activity. The Developer shall inform the planning authority of that appointment in writing prior to commencement of development.

(b) The Arborist shall carry out a post-construction tree survey and assessment of the condition of the retained trees and hedgerows. A Completion Certificate shall be signed off by the Arborist when all permitted development works are completed and in line with the recommendations of the tree reports and plans. The certificate shall be submitted to the Parks Section for written agreement upon completion of construction works on site.

(c) The tree protection measures outlined in the submitted Tree Protection Plan prepared by

Charles McCorkell Drawing No. 240616-P-12-01 to 04 received by the Planning Authority on the 02/10/2025 shall be implemented in full and maintained for the duration of the construction works. All protective fencing and associated measures shall remain in place until the completion of the development and shall not be removed without the prior written approval of the retained Arborist, who shall confirm in writing that the development has concluded and that removal is appropriate.

(d) Prior to the commencement of the development, submission of a report from the Landscape Architect/Arborist containing photographic evidence of fixed (non-movable) tree protection fencing in place in locations as per the Tree Protection Plan and confirmation from the Landscape Architect/Arborist that all existing trees and hedgerows identified to be retained are retained and protected prior to development commencement.

(e) Prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the Applicant shall lodge a Tree and Hedgerow Bond to the value of €100,000 with the Planning Authority. This is to ensure the protection of trees on and immediately adjacent to the site to make good any damage caused during the construction period. The bond lodgement shall be coupled with an Arboricultural Agreement, with the Developer, empowering the Planning Authority to apply such security, or part thereof, to the satisfactory protection of any tree/hedgerow or trees/hedgerows on or immediately adjoining the site, or the appropriate and reasonable replacement of such trees/hedgerows which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development or to a point where a taken in charge process may have been undertaken. Any replacement planting shall use large semi-mature tree size(s) and species or similar as may be stipulated by the Planning Authority. A system recognised by the Arboricultural industry for the valuation of trees which have been lost such as CAVAT or Helliwell may be used on trees where deemed

necessary by the Planning Authority. An Arboricultural Assessment report and certificate is to be signed off by a qualified Arborist after the period of the completion of construction or to a period of up to 3 years as deemed necessary by the Planning Authority. Any remedial tree surgery, tree felling works recommended in that report shall be undertaken by a qualified Tree Surgeon at a cost to the Developer/Landowner, under the supervision of the project Arborist. The bond will only be refunded upon receipt by Kildare County Council Planning Department and the Parks Section of a satisfactory post-construction Arboricultural Assessment, carried out by a qualified arborist and provided that the hedges/trees proposed for retention on the original site plans and protection drawings are alive, in good condition physically and structurally with a useful life expectancy.

Reason: To ensure the appropriate retention of existing trees and hedgerows.

23. The areas of public open space shown on the submitted plans shall be reserved for such use. These areas shall be levelled, soiled, seeded, and landscaped in accordance with the landscaping scheme submitted to the Planning Authority on the 06/03/2026. The areas of public open space shall be maintained as public open space by the Developer until taken in charge by the Local Authority.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose, in the interest of residential amenity.

24. Prior to the commencement of development, the Developer shall provide access points onto the Maynooth Eastern Ring Road (MERR), including the proposed signalised junction, as per ROD drawing 24.111-ROD-GEN-SW_AE-DR-CH 300001 received by the Planning Authority on the 06/03/2026. These proposals shall comply with the requirements of Kildare County Council's Traffic Management Section, the MERR Project Team and Kildare County Council Transport Mobility and Open Spaces Section and completed to the satisfaction of the Planning Authority. The layout shall be such that all signalisation works are within the red line boundary of the planning application. No works are permitted outside the red line boundary. The proposed works shall tie into the MERR without necessitating any modifications to the approved MERR scheme. No alterations to the approved MERR layout shall be required to facilitate the proposed development.

Reason: In the interest of traffic safety and the orderly development of the area.

25. All residential units delivered under this permission incorporate a cost reduction of €18,000 from the prevailing open market price, in accordance with the Local Infrastructure Housing Activation Fund (LIHAF) affordability commitment. Evidence of compliance, including a schedule of selling prices, shall be submitted to and agreed in writing with the Planning Authority prior to the sale of any unit.

Reason: To comply with the LIHAF affordability requirement and ensure delivery of housing at reduced cost in the interest of housing affordability and proper planning.

26. Internal access roads shall have a minimum width of 5.5 metres, and the main spine road shall have a carriageway width of 6.0 metres, notwithstanding any greater

width indicated on the submitted drawings. Footpaths shall be a minimum of 2.0 m. Areas wide with applicable kerb upstands, shared surfaces shall be a minimum of 3m in width, parking bays shall be a minimum of 2.5 * 5.0m and circulation aisles shall be a minimum of 6m in width.

Reason: In the interest of pedestrian, cyclist and vehicular safety, proper planning and sustainable development.

27. All permeability links, including vehicular, cycle, and pedestrian connections to the adjoining zoned lands as indicated within the Maynooth and Environs Joint Local Area Plan 2025-2031, shall be provided. Prior to the commencement of development, the final details shall be submitted to the Planning Authority for the written agreement.

Reason: To ensure permeability and connectivity between developments, promote sustainable transport modes, and facilitate the orderly development of the area to comply with the Maynooth and Environs Joint Local Area Plan 2025-2031.

28. Full and unhindered vehicular, cycle, and pedestrian access to the adjoining proposed post-primary school site to the south shall be incorporated into the site layout to ensure seamless connectivity. A dedicated set-down area to facilitate school bus drop-off shall also be provided within the development as per ROD drawing 24.111-RODGEN-SW_AE-DR-CH-300002 received by the Planning Authority 06/03/2026. Final design details shall be submitted for the written approval of the Planning Authority and agreed with Kildare County Council Transport Mobility and Open Spaces Section.

Reason: To ensure safe and efficient access to the proposed school site, facilitate sustainable transport options, and promote the orderly development of the area.

29. All internal roads shall comply with DMURS (2019), including corner radii, sightlines, and longitudinal gradients, as demonstrated in the revised site layout drawings.

Reason: In the interest of pedestrian, cyclist and vehicular safety, proper planning and sustainable development.

30. All internal shared surfaces shall be a minimum of 3m in width and shall have public lighting. Final details shall be submitted for the written approval of the Planning Authority.

Reason: In the interest of pedestrian and cyclist safety, proper planning and sustainable development.

31. The Developer shall ensure that stop signage and road markings will be in accordance with the Department of Transport, Tourism and Sport's Traffic Signs Manual. 30 km/h Slow Zones shall be implemented with signage and road markings in accordance with TSAN-201602 and the Department of Transport Traffic Signs Manual, as detailed in the submitted layout plan.

Reason: In the interest of pedestrian, cyclist and vehicular safety, proper Planning and sustainable development.

32. Prior to commencement of development, the Developer shall submit final detailed drawings showing the integration of all SuDS measures with the internal road network and connections to the MERR drainage system. These shall confirm compliance with Kildare County Council SuDS Guidance Document (2024).

Reason: In the interest of proper drainage arrangements and sustainable development.

33. CBR tests shall be undertaken in accordance with Section 2.16 of the Department of Environment and Local Government "Recommendations for Site Development Works for Housing Areas" (R.S.D.W.H.A.) and as required to determine the subgrade strength under the proposed distributor roads. The results together with a suitable pavement design in accordance with LR 1132 and HD 14/87 shall be submitted to the Planning Authority for written consent, prior to commencement of development.

Reason: In the interests of traffic safety and proper planning.

34. The site access roads and on road parking areas within the development shall be finished with a surface course to be Stone Mastic Asphalt, SMA 14 surf PMB 65/105-60 des 45mm thick, in compliance with clause 942 of National Roads Authority/Transport Infrastructure Ireland specification or similar approved by the Planning Authority. All surface water drainage gullies shall be fitted with suitable locking type covers or gratings.

Reason: In the interest of traffic safety and improved skid resistance.

35. The Developer shall ensure that the Permeable Paving for the driveway parking is made durable. Specifically, the Developer shall ensure the use of interlocking/ keyed paving or otherwise, to withstand shear loads arising from vehicles movements. In addition, the Developer shall demonstrate how the permeable surface will have adequate slip/skid resistance into the future.

Reason: To promote Sustainable Drainage Systems and avoid trip hazards.

36. All footpaths shall be dished at junctions and road crossings to facilitate the disabled.

Reason: In the interest of traffic and pedestrian safety.

37. Vehicular parking shall comply with Table 15.8 of Chapter 15 of the Kildare County Development Plan 2023–2029 and shall be provided in accordance with Drawing No. MRP-SP-ZZ-DR-JFA-AR-P1000 received by the Planning Authority on 06/03/2026. Disabled parking shall meet Irish Wheelchair Association Best Practice Guidelines, as indicated in the submitted parking layout drawings. Perpendicular car parking spaces to be 5.0 X 2.5 metres in dimension, marked in 100mm white lines in a durable material.

Reason: In the interests of a properly planned and serviced development and reducing traffic congestion.

38. Electric Vehicle (EV) charging infrastructure shall be provided in accordance with Chapter 5 of the Kildare County Development Plan 2023–2029 and national guidance:

- (a) All houses with in-curtilage parking shall be provided with a fully operational EV dual electrical charge points to allow for the night-time charging of Electric Vehicles (EVs), linked to the individual domestic electricity meter.
- (b) Communal parking areas shall include active EV charging points at a rate of one per ten spaces, with ducting provided for all remaining spaces.
- (c) Non-residential parking areas shall include at least two active EV charging point and ducting for 20% of spaces. The EV Chargers are to be compatible with the Sustainable

Energy Authority of Ireland's Triple E Register. Final designs to be submitted to the Planning Authority for written approval, prior to commencement of development.

Reason: To support the use of renewable energy and improve urban air quality

39. The Developer shall ensure that all electrical charge points are provided to allow for the night-time charging of Electric Vehicles (EVs). The EV Charger shall be compatible with the Sustainable

Energy Authority of Ireland's Triple E Register. Adequate power supply shall be provided, appropriate for the EV charging unit as advised by SEAI. The Developer shall ensure the design of all electrical installations, including EV Charging Infrastructure, is approved by a Chartered Electrical Engineer.

Reason: To promote the use of night-time renewable energy.

40. All permitted on-street and grouped car parking spaces within the development shall be maintained by the Developer until such time as they are Taken in Charge by the Planning Authority.

Reason: In the interests of clarity, orderly development and in order to ensure continued access for maintenance of service and public areas.

41. Bicycle parking shall be provided in accordance with Section 15.7.2 (Cycle Parking) of the Kildare County Development Plan 2023–2029. All bicycle parking facilities shall comply with DMURS and best-practice design guidance (e.g., Sheffield stands or equivalent), ensuring safety, accessibility, and appropriate spacing.

Reason: To promote sustainable transport and ensure adequate, secure, and accessible bicycle parking.

42. Prior to commencement of development, the Developer shall submit a comprehensive site – specific Final Construction Management Plan and Traffic Management Plan for the written approval of the Planning Authority. These plans shall demonstrate full integration and coordination with the delivery and operation of the Maynooth Eastern Ring Road (MERR), including access arrangements, phasing, and

traffic safety measures. No works shall commence until written confirmation of compliance is received. These plans shall:

- (a) Demonstrate full integration and coordination with the delivery and operation of the Maynooth Eastern Ring Road (MERR), including:
 - Permanent and temporary access arrangements
 - Phasing of works aligned with the MERR programme
 - Traffic safety measures and protocols for coordination with the MERR contractor.
- (b) Include detailed provisions for:
 - Haul routes for construction traffic
 - Noise control measures in accordance with BS 5228 and best practice
 - Measures to prevent debris and mud impacting the existing road network, including wheel-wash facilities and road sweeping
- (c) Measures to protect public safety, including compliance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual for all construction site warning signage.
- (d) The Planning Authority reserves the right to alter the Construction Management Plan in the event of traffic congestion or safety issues arising.

Reason: To manage construction activities, minimise disruption to the surrounding area, and safeguard public safety and residential amenity during the construction phase.

43. All works involving the opening of public roads or footpaths shall be carried out under a Road Opening Licence submitted to the Municipal District Area Office through the MRL system.

Reason: In the interest of traffic and pedestrian safety and to ensure proper works are carried out.

44. Prior to commencement of development, the Developer shall submit revised detailed design drawings addressing the recommendations of the Stage 1 Quality Audit, including pedestrian/cyclist permeability, tactile paving, safe zones in shared spaces, and cycle facility details. These shall be agreed in writing with the Planning Authority.

Reason: In the interest of pedestrian, cyclist and vehicular safety.

45. Prior to commencement of development, the Developer shall submit a Road Safety Audit (RSA), Stage 2 carried out by an independent approved and certified auditor, for the proposed development and surrounding area. The RSA recommendations shall be incorporated into the detailed design.

Reason: In the interest of pedestrian, cyclist and vehicular safety.

46. Upon completion of the development and prior to taking in charge of the road's infrastructure, the Developer shall complete a Stage 3 Road Safety Audit (RSA), to be

carried out by an independent approved and certified auditor. The recommendations contained in the RSA and agreed actions shall be signed off by the audit team and submitted to the Planning Authority, for written approval.

Reason: In the interest of pedestrian, cyclist and vehicular safety.

47. Prior to commencement of development, the Developer shall submit a final lighting design and lux plot for the written approval of the Planning Authority. Lamp standards shall be positioned at the back of the new footways, away from trees.

Reason: In the interest of Road Safety.

48. The outdoor lighting scheme shall be carried out in accordance with the Kildare County Council Lighting Policy Street Lighting Technical Specification (04/06/2019). The Developer shall comply with all future site lighting requirements of the Planning Authority in relation to adjusting the lights by re aiming, the addition of louvres & shields and/or dimming. This is to deal with any glare issues that may arise for road users, residents and adjacent lands/properties and for biodiversity which may only become apparent when the installation has been commissioned.

Reason: In the interest of pedestrian, cyclist and vehicular safety, proper planning and sustainable development.

49. The approved lighting system shall be fully implemented prior to the first occupation of the development, or if the Planning Permission relates to a phased development, prior to the first occupation of each phase.

Reason: In the interests of a properly planned and serviced development, and in the interest of public safety.

50. The development shall comply with the Acoustic Design Statement received by the Planning Authority on the 02/10/2025, ensuring that internal and external noise levels meet the requirements of BS 8233:2014 and the thresholds set out in the Kildare County Noise Action Plan.

Reason: To ensure that internal and external noise levels are maintained within acceptable limits in accordance with BS 8233:2014 and the Kildare County Noise Action Plan, to protect public health and ensure the enjoyment of residential amenity.

51. Prior to the lodgement of a Commencement Notice/SDN [and (per Section 96(8) PDA 2000, as amended) in any event before the expiration of 8 weeks from the date of the grant of permission], the Developer or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to [the transfer of 20 % of the land in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on the land in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended], unless an exemption certificate has been granted under section 97 of the Act, as amended.

The agreement shall be based on the Part V Agreement in Principle submitted with the planning application, unless otherwise agreed in writing between the parties, and shall provide for the equivalent of not less than 20 per cent of the land the subject of the application to be made available for the provision of social and/or affordable housing in accordance with:

Section 96 of the Planning and Development Act 2000 (as amended); The Housing Strategy contained in the Development Plan for the area; and any relevant guidelines issued by the Minister under Section 28 of the Act.

The agreement in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended shall provide for the transfer of residential units directly to the ownership of the Planning Authority or to an Approved Housing Body (AHB) nominated by the Authority.

Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the Planning Authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

For the avoidance of doubt, the residential units identified for social/affordable housing shall not [save for the requirement, for the necessary and efficient management of apartment blocks, to be managed by a PRSA registered 'Management Company'] be transferred to, vested in, or burdened by covenants of any Owners' Management Company (OMC) established for the purpose of the Multi-Unit Developments Act 2011. Such 'OMC's interest shall be limited to the 'common areas' and 'reversionary interests' as defined by the MUD Act, and the social housing units shall be transferred as unencumbered fee-simple (or equivalent) titles to the Housing Authority/AHB.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000 (as amended) to ensure compliance with the housing strategy, policies and objectives of Kildare Housing Strategy as contained in the Kildare County Development Plan 2023-2029 to ensure the proper management and permanent availability of social and affordable housing to ensure compliance with the proper planning and sustainable development of the area.

52. (a) Prior to the commencement of the development as permitted, the Developer or any person with an interest in the land, shall enter into an agreement with the Planning Authority (such agreement must specify the number and location of each housing unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all residential units permitted to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each housing unit, it is demonstrated to the satisfaction of the Planning Authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing. (c) The determination of the Planning Authority as required in (b) shall be subject to receipt by the Planning and Housing Authority of satisfactory documentary evidence from the Developer or any person with

an interest in the land regarding the sales and marketing of the specified residential units, in which case the Planning Authority shall confirm in writing to the Developer, or any person with an interest in the land, that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

53. Prior to commencement, the Applicant shall submit a Taking In Charge (TIC) map for the written agreement of the Planning Authority. The map shall clearly identify three areas; areas to be TIC, Areas Not to be TIC and areas to be TIC by a management company. The TIC proposals shall consider future access and maintenance arrangements for all areas and services including roads, footpaths, open spaces, drainage (SuDS) features, public lighting, EV charging, and boundary treatments.

Reason: In the interest of clarity and proper planning and sustainable development.

54. (a) The areas around all archaeological deposits uncovered during archaeological testing including the human remains shall be extended and cleaned back by hand to reveal the full extent of all archaeological features on the site.
- (b) All archaeological features shall be fully archaeologically recorded, planned, photographed and excavated prior to the commencement of works in this area of the site, and in keeping with Best Archaeological Practice.
- (c) All areas of the development shall be subject to Archaeological Monitoring during the course of groundworks at the site.
- (d) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology, i.e. preservation in situ, and/or excavation. The National Monuments Service of this Department will advise on these matters.
- (e) All archaeological works shall be informed and supplemented by licensed metal detection survey.
- (f) The National Monuments Service of this Department shall be furnished with a full excavation report on the completion of the excavation and a subsequent report describing the results of the monitoring.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

55. Prior to the commencement of development, the Developer shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "Environmental Protection Agency Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public

record. The RWMP shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

Reason: In the interest of proper planning and sustainable development.

56. (a) All foul sewage and soiled water shall discharge to the public foul sewer system.
- (b) Only clean, uncontaminated surface water shall discharge to the surface water system. (c) All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. (d) Existing land and roadside drainage shall not be impaired. The proposed surface water drainage system shall be designed to integrate effectively with the existing network to ensure that no ponding or uncontrolled runoff occurs during periods of heavy rainfall.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

57. Adequately sized and sited fats, oils, greases interceptors shall be installed on all commercial kitchen waste drainage lines in a manner which is satisfactory to the Planning Authority, and these shall be cleaned on a regular basis. All grease traps installed shall conform to the Irish Standard EN 1825 Grease Separators – Part 1 (Principals of Design, Performance, Testing, Marketing and Quality Control) and Part II (Selection of Nominal Size, Installation, Operation and Maintenance) published by the National Standards Authority of Ireland. Grease traps that use an additive (e.g. chemicals or enzymes etc.) to dissolve the collected grease are not acceptable. The use of food macerators on the kitchen waste drainage line (s) is not permitted.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

58. The Developer shall use “Best Practicable Means” to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

59. The Developer to note that the importation of waste Soil & Stone for the purposes of land-raising or landscaping requires prior authorisation under Section 39 of the Waste Management 1996, (as amended) once the development has been authorised under this planning application. Prior to commencement, the Developer shall outline in detail their proposals in this regard, and no development shall commence until such time as when their waste importation plan has been approved in writing by the Planning Authority.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

60. Prior to Commencement Notice Stage, the Developer shall submit a Construction Phase Surface Water Management Plan in accordance with Inland Fisheries Ireland Publication 2016 “Guidelines on Protection of Fisheries During Construction Works in

and Adjacent to Waters” for the written approval of the Planning Authority. The Plan shall address the collection, control and management of any surface water run-off from the site to prevent any polluting matter, suspended solids and silt, being discharged to any receiving water. The Plan shall, inter alia, include: (a) Site Layout Plan at sufficient scale identifying any potential surface water and/or groundwater receptors; (b) The location and design of any proposed mitigation measures; and (c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

61. An operational waste management plan (OWMP) in accordance with the Kildare County Council Waste Presentation Byelaws is to be prepared by a competent person and issued for the written approval of the Planning Authority prior to occupation of the development. The OWMP shall consider the domestic waste management needs of the proposed occupants, the storage needs for receptacles including in shared locations, in accordance with the byelaws, and the servicing needs with regards to domestic waste for the long-term.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

62. (a) All surface water generated on site shall be disposed of on site and not allowed onto the public road or any adjoining properties.

(b) The Developer shall be responsible for the proper design, construction and maintenance of all surface water drains installed as part of the proposed development including soakways. (c) The Developer shall ensure that all damage to the public road network associated with the construction phase of this development shall be repaired to the satisfaction of the Maynooth Municipal District Office staff and the Planning Authority.

(d) No spoil, dirt, debris or other materials shall be deposited on the public road network, its footpaths and verges by machinery or vehicles travelling to or from the development site during the construction phase. The Developer shall arrange for vehicles leaving the site to be kept clean, and for road sweeping by mechanical sweeper to take place as required.

(e) During the construction and operation, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precaution necessary to prevent dust nuisances.

(f) During the construction phase the Developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development. This shall include material delivery vehicles, service vehicles, construction plant and vehicles, waste skips and private vehicles of the workers on site. There shall be no parking of vehicles on the public road network.

Reason: In the interest of traffic safety.

63. (a) The permitted hours of operation during the construction phase and for construction related deliveries and collections shall be between 07:00 hours to 18:00

hours Monday to Friday and 08:00 hours to 14:00 hours on Saturdays. Work is not permitted on Sundays and on public holidays. Any deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority. There shall be no queuing of construction vehicles of any kind or deliveries outside of these hours.

(b) Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 07:00 hours and 18:00 hours Monday to Friday inclusive (excluding bank holidays) and between 08:00 hours and 14:00 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. If changes are agreed in writing with the Planning Authority to the construction hours as per (a) above, the noise levels shall align with same.

Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: (a) In order to safeguard the residential amenity of properties in the area. (b) In the interest of public health, to avoid noise pollution, and to ensure proper development.

64. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits: (a) 55 dB(A) between the hours of 07:00 and 18:00 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and (b) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location. A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare County Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

65. The Developer shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice. Uisce Éireann does not permit Build Over of its assets. Where the Developer proposes to build over or divert existing water or wastewater services the Developer shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

Reason: To provide adequate water and wastewater facilities.

66. The Sustainable Drainage Systems (SuDS) Strategy and Sustainable Drainage Systems (SuDS) Scheme Design detailed within the Engineering Report and associated planning stage design drawings/reports carried out by ROD Consulting Engineers contained within the Planning Drawings Pack received on 02/10/2025 and subsequent revisions in response to further information request received on 06/03/2026 shall be implemented in full unless otherwise agreed with the Planning Authority.

Reason: To ensure proper servicing of the development and to eliminate the potential impact of pluvial flood risk.

67. Prior to commencement of development, the Developer shall submit the final detailed design for the Sustainable Drainage Systems (SuDS) and cross section views for the development inclusive of the proposed detention basins and swales. It is also requested, that where feasible the Applicant utilises sustainable drainage conveyance techniques to reduce the amount of underground surface water pipework. A final Scheme Implementation Report shall also be submitted, all for the written approval of the Planning Authority. The design shall include but not be limited to:

- Limiting discharge rates from the site to as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event for the 1-in-1 year and 1-in-100year rainfall events.
- Provide sufficient surface water management so that the runoff volume is discharged at a rate that does not adversely affect flood risk and that unless designated to flood that no part of the site floods for a 1-in-30 year event, and 1-in-100 year event in any part of a building, utility plant susceptible to water within the development.
- Provide sufficient water management to ensure no off-site flooding as a result of the development during all storm events up to and including the 1-in-100 year plus climate change event.
- Final modelling and calculations for all areas of the sustainable drainage systems.
- The appropriate level of treatment for all runoff leaving the site.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, Finished Floor Levels (FFL) and ground plane levels (GPL), and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any changes to the approved strategy.

The design shall subsequently be implemented prior to occupation.

Reason: To ensure proper and sustainable servicing of the proposed development

68. Prior to commencement of development, the Developer shall submit a Sustainable Drainage Systems (SuDS) Maintenance Plan for the written approval of the Planning Authority. The plan shall include a schedule of activities providing details and frequency of maintenance tasks required for all SuDS and Surface water drainage elements proposed. This maintenance regime shall have planned preventative and response elements and cover all emergency maintenance and repairs.

The Developer shall keep full records akin to the statutory 'Safety File' including paper, digital and photographic of all sustainable drainage systems. Records to include the operation, implementation and maintenance & repair of the sustainable drainage systems. These records shall be handed over to new owners-Local Authority in suitable paper and digital formats at the time of sale-transfer or Taking in Charge.

Reason: To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

69. All Sustainable Drainage Systems (SuDS) features within areas proposed for taking in charge shall be designed and constructed in accordance with Kildare County Council's Sustainable Drainage Systems (SuDS) Taking in Charge Standard Details.

Reason: To ensure that all areas proposed for Taking in Charge are to the required standard.

70. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local Planning Authority. The scheme shall subsequently be implemented as approved.

Reason: To prevent flooding and in the interests of sustainable drainage.

ADVICE NOTE TO APPLICANTS

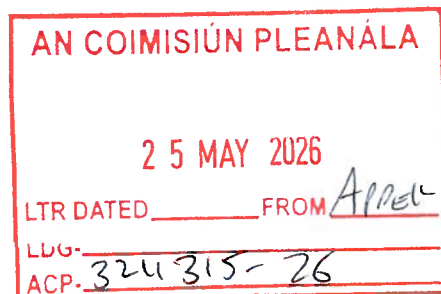
All applicants are advised to make themselves aware of their responsibilities under the requirements of the Building Control Regulations 1997 to 2021, the EU Construction Products Regulations, and the EU Energy Performance of Buildings Regulations.

Further information and FAQ's can be found online at

<https://localgov.ie/> or

<https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

NB: Failure to submit a Commencement Notice (where required) is an offence and will have serious consequences which cannot be regularised at a later date. You may have difficulties in selling your property if you cannot prove that the statutory requirements relevant to the property have been met.



AN COIMISIUN PLEANALA	
25 MAY 2020	
LETTER DATED	FROM
TO	
ADP	