



An
Coimisiún
Pleanála

Memorandum

ABP- 324315-26

PA Ref: 2561119

To: Ms. Mary Tucker, SEO

From: Mr. James Sweeney, EO.

Re: Large Residential Development (LRD) - Construction of 281 dwellings.
EIAR and NIS submitted with application 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

Date: 23rd June 2026

On the 7th May 2026 Kildare County Council granted permission with conditions for
the above Large Scale Residential Development to Cozone Ventures Limited

5 valid 3rd party appeals and a 1st party appeal was received by the Commission
from:

- Michelle Maguire on 25th May 2026
- Pat Monaghan on 2nd June 2026
- Martina Walsh and others on 2nd June 2026
- Parklands Residents Association on 2nd June 2026
- JSA Planning on behalf of Cozone Ventures Limited on 2nd June 2026
- Mary Leydon dated 3rd June 2026

The appeal from Michelle Maguire was circulated to the applicant and the Planning Authority on 27th May 2026. The last date to respond is the 23rd June 2026. The further appeals were cross circulated between the parties and circulated to the Planning Authority on the 5th June 2026. The last date to respond is the 2nd July 2026. A response from the Applicant has been received within the statutory timeframe.

The last date to submit an observation is 30th June 2026. No observations have been received at the time of writing this memorandum.

Prescribed Bodies:

Please note that the following prescribed bodies were notified by the planning authority:

- Uisce Eireann
- DAU
- Heritage Council
- Dept of Environment, Climate & Communications
- ESB Networks
- HSE
- TII

EIAR

An Environmental Impact Assessment Report was submitted with the planning application. The EIAR is uploaded on to the An Coimisiún Pleanála website.

NIS

A Natura Impact Statement was submitted with the planning application. The NIS is uploaded on to the An Coimisiún Pleanála website.

Supporting cases attached to file:

- ABP-312671-22 - This forms Phase 1 of a residential masterplan for some 105 no. units in total on a wider c. 3.26 ha landholding under the Applicant's control. The proposed Phase 1 development will consist of: Construction of a residential development comprising 58 no. dwellings in total. At Railpark, Celbridge Road, Maynooth, Co. Kildare. The Commission granted permission with conditions on the 13th February 2024.
- ABP-312685-22 - This forms Phase 2 of a residential masterplan for some 105 No. units in total on a wider c. 3.26 ha landholding under the Applicant's control. The proposed Phase II development will consist of: Construction of a residential development comprising 47 No. dwellings in total. At Railpark, Celbridge Road, Maynooth, Co. Kildare. The Commission granted permission with conditions on the 13th February 2024.

File submitted for comments.

Noted

*Please forward file to
D McDevitt ADP for care
allocation*

*N. Tichen
25/6/26*

10/10/10

10/10/10