

The Secretary,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1.

Date: 22nd June 2026
Ref.: JN PT/TD 23121

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AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
22 JUN 2026	
Fee: €	_____ Type: _____
Time: 17:00	By: <u>Hard</u>

Re: Response to 5 no. Third Party Appeals against Kildare County Council's Notification of Decision to Grant Permission under Reg. Ref.: 25/61119 for a Large-scale Residential Development (LRD) on lands at Railpark, Maynooth, Co. Kildare

Kildare County Council Reg. Ref.: 25/61119

ACP Ref.: 324315-26

Dear Sir / Madam,

1.0 INTRODUCTION

On behalf of the applicant, Cozone Ventures Limited, Warrington House, Mount Street Crescent, Dublin 2, we, JSA Planning, hereby submit a response to 5 no. third party appeals submitted to An Coimisiún Pleanála against Kildare County Council's Notification of Decision to Grant Permission under Reg. Ref.: 25/61119, dated 7th May 2026, 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.

We refer to your letter dated the 27th of May 2026, attached as **Appendix 1**, which included copies of the appeals lodged in respect of the notification of decision to grant permission for the above-referenced planning application

A first party appeal has also been submitted to An Coimisiún Pleanála by JSA Planning on behalf of the applicant (dated 2nd June 2026), against Condition 25, and seeking clarification / amendments in respect to Condition No's 7(b), 7(e), 17(b), 20, 24, 28 and 44, attached to Kildare County Council's notification of decision to grant planning permission. The appeal, inter alia, requests that An Coimisiún Pleanála omit Condition No. 25 on the basis that the €18,000-per-unit LIHAF affordability reduction is excessive, disproportionate and would undermine viability given the scheme's substantial Part V, infrastructure, land cession, open space and community benefits.

The third-party appeals submitted against the Planning Authority's notification of decision to grant permission were by the following parties:

- Parklands Residences Association, C/O The Chairperson, Deirdre McAndrew, 15 Parklands Court, Maynooth, Co. Kildare, W23C9W2

- Martina Walsh, 10 Parklands Lawns, Maynooth, Co. Kildare, W23E726
- Michelle Maguire, 29 Rockfield Green, Maynooth, Co. Kildare, W23N2A0
- Pat Monaghan, 30 Rockfield Green, Maynooth, Co. Kildare, W23N2Y1
- Mary Leydon, 25 Rockfield Green, Maynooth, Co. Kildare, W23E3V5

This response will address each of the issues raised in the third-party appeals, with reference to the application documentation, the FI response, the first party appeal and the appendices enclosed, which are summarised under the following headings:

- Boundary Treatment, Privacy and Residential Amenity
- No Man's Land and Boundary Ownership
- Permeability, Pedestrian Connectivity and Compliance with the Maynooth LAP
- Scale, Height, Urban Form and Visual Impact
- Road Layout, Cul-de-Sac Design and Residential Amenity
- Requests for Redesign and Layout Amendments

Section 4 of this response sets out a detailed response to each of the issues raised in the third-party appeals with reference to the application documentation and the appendices which accompanies this response. This third-party appeal response is accompanied by the following documents which assist in responding to the issues raised by third parties:

- Appendix 1 – ABP Letter 27/05/2026.
- Appendix 2 – Appeal Response prepared by ÁIT Landscape and Urbanism Ltd
- Appendix 3 – Sections with No. 25, 29 and 30 Rockfield Green prepared by JFA

We respectfully request that An Coimisiún Pleanála uphold the Planning Authority's decision and issue a grant of permission for the proposed Large-scale Residential Development (LRD) on the subject site as soon as practicable, subject to the omission of Condition No. 25, and the amendment of Condition Nos. 7(b), 7(e), 17(b), 20, 24, 28 and 44, as set out in the first-party appeal.

2.0 SUMMARY OF PROPOSED DEVELOPMENT

The planning application was submitted to Kildare County Council on the 2nd of October 2025 for a **ten year permission** for development described as follows in the public notices:

"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 cycle parking spaces.

The proposal 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 space areas.

The proposed development provides for two no. 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 and ancillary site works and development."

For a detailed justification for the proposed development, please refer to the Planning Report and Statement of Consistency which was submitted as part of the planning application to Kildare County Council. We also refer to the comprehensive set of documentation and the EIAR submitted with the application and FI response which sought to address all comments received during pre-application consultation discussions, the LRD Meeting and LRD Opinion, FI Request items and demonstrates the appropriateness of the proposed development. It is submitted that the application documents set out a detailed analysis and assessment of the appropriateness of the proposed Large Scale Residential Development (LRD) for the lands at Railpark.

The development was subject to a Further Information request dated the 25th of November 2025, subject to 11 no. items. A comprehensive FI response was submitted to Kildare County Council on the 4th of March 2026 (following the facilitation of an extension of the time to respond to same by KCC), which included significant revisions and enhancements to the proposed scheme in response to the Planning Authority's comments. In summary, the development was amended as follows:

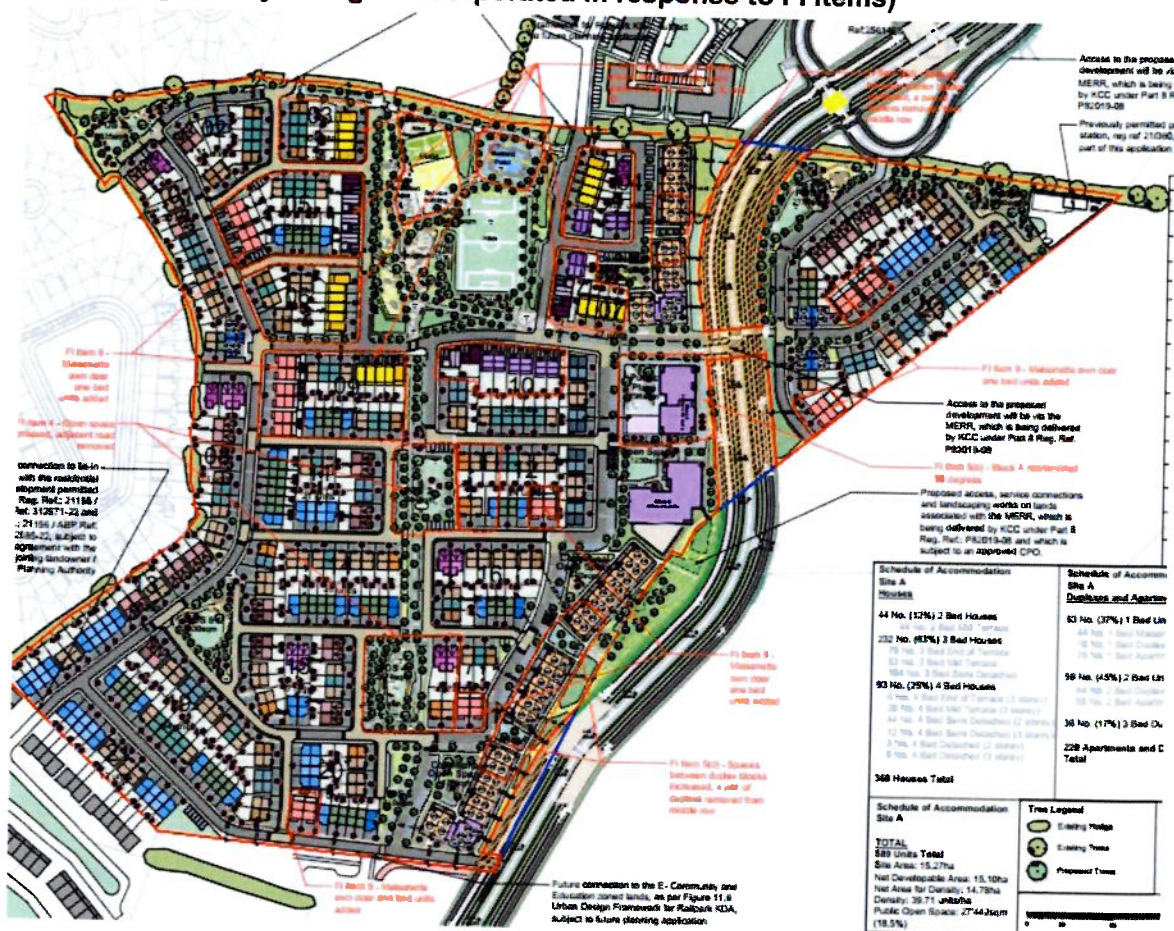
- *A range of new three-storey house types (Types L, La, Q, Qa, S1 and S2) has been introduced to deliver a stronger urban edge to the park and improve enclosure and passive surveillance.*
- *New own-door Type 4H maisonette units have been incorporated, enhancing housing mix while contributing to increased density in a low-rise form.*
- *The Duplex Type A townhouse typology has been reconfigured, with improved layouts, increased separation distances between duplex blocks, enhanced elevation fenestration and removal of balcony railings.*

- The alterations above have resulted in an increase of 8 no. units to provide a total of 589 no. residential units, comprising 369 no. houses and 220 no. apartments / duplex units.
- The residential mix has been updated to increase density in appropriate locations, particularly around the main public open space (cells 3, 4, 5, 6 and 7), achieving an overall density of c. 39.45 units per hectare.
- Block A within the Neighbourhood Centre has been reoriented by 90 degrees to align with Block B, improving urban structure, legibility and frontage to streets and public spaces.
- The previously proposed standalone café pavilion building at the neighbourhood centre has been omitted. The development includes a new site services building, located in the Local Park, which comprises a café kiosk, storage areas for sports equipment associated with the MUGAs, park maintenance, toilets and bin stores.
- Reconfiguration of the commercial uses within Block A of the neighbourhood centre and provision of a 136 sq.m community space.
- The architectural approach to gateway buildings has been simplified, with the removal of tower projections and the introduction of higher-quality finishes.
- Public open spaces have been comprehensively reconfigured and upgraded, providing clearer definition, improved usability, enhanced active and passive recreational provision, and stronger integration with surrounding development.
- The Local Park (POS 1) has been formalised and enhanced, with increased activity and overlooking from surrounding development, upgraded play and sports facilities (including MUGAs, calisthenics and skate facilities), improved entrances and boundaries, and the introduction of a new c. 90 sq.m public maintenance and amenity building to support long-term park management.
- The linear public open space / linear park has been reconfigured and enhanced, with increased width and clearer definition, stronger landscape structure and planting, improved integration with adjacent development, reconfigured SuDS features to improve usability and visual quality, and strengthened connectivity between neighbourhoods and the main park.
- A revised SuDS and biodiversity-led landscape strategy has been implemented across all public open spaces, integrating wetlands, swales, detention areas and microhabitats in a manner that enhances amenity, biodiversity and long-term functionality.
- The access and junction strategy has been refined to confirm that all traffic signals, junction works and associated infrastructure serving the development are fully contained within the applicant's red line boundary, with direct tie-in to the approved MERR scheme without requiring any modification.

The development, as revised at FI stage, provides for 589 no. residential units, comprising 369 no. houses and 220 no. apartments/duplex units, together with significant public open space provision and recreation facilities, a neighbourhood centre, community floorspace and associated infrastructure.

The applicant submits that the LRD provides a high quality residential development, high quality dwellings, significant community infrastructure gain for the wider Railpark KDA, including public open space, active recreation infrastructure, a neighbourhood centre and community facilities, and substantial financial contributions towards transportation and wider public infrastructure delivery.

Figure 2.1: Proposed Site Layout Plan (as revised at FI Stage, with annotations illustrating the key changes incorporated in response to FI items)



3.0 PLANNING POLICY SUMMARY / JUSTIFICATION

Having regard to the site's location within the Railpark Key Development Area, the nature and scale of the proposed development, the planning history of the wider Railpark lands, the Planning Report and Statement of Consistency, the Further Information Response, the supporting technical assessments, the reports of the Planning Authority's internal and external consultees, and the Planning Authority's decision to grant permission, it is respectfully submitted that the proposed development constitutes an appropriate and sustainable form of development at this location. In particular, the following is noted:

- The subject lands are zoned New Residential and Neighbourhood Centre within the Maynooth and Environs Joint Local Area Plan 2025–2031 and form part of the Railpark Key Development Area. The principle of residential development, together with supporting neighbourhood centre, childcare, community, recreational, public open space and associated infrastructure uses, is therefore firmly established by the statutory development plan framework.
- The subject lands form part of the Railpark Key Development Area, which is specifically identified in the Maynooth and Environs Joint Local Area Plan 2025–2031 for comprehensive, plan-led residential growth supported by the Maynooth Eastern Ring Road, active travel infrastructure, public open space, community facilities and neighbourhood centre uses.
- The proposed development provides for 589 no. residential units at an overall density of approximately 39.45 dwellings per hectare. This density is entirely appropriate for a Metropolitan Key Town, a designated Key Development Area, and a site located within

the existing built-up footprint of Maynooth. The density reflects the compact growth objectives of the National Planning Framework and Sustainable Residential Development and Compact Settlements Guidelines 2024 whilst maintaining a high standard of residential amenity, public open space provision and environmental quality

- The proposed development will deliver 589 no. residential units together with a neighbourhood centre, childcare facility, community floorspace, local park, linear park, active recreation facilities, public open space and associated infrastructure on lands identified for planned growth.
- The proposed development has been subject to extensive pre-application consultation, detailed assessment by Kildare County Council and a comprehensive Further Information process, resulting in significant revisions to the scheme, including improvements to urban design, public open space, landscape design, housing mix, density distribution, biodiversity measures and residential amenity.
- The development provides a coherent urban structure with a clear hierarchy of streets and spaces, enhanced passive surveillance, high-quality public realm, significant public open space provision and a strong active travel network integrated with the wider Railpark movement framework.
- The site is strategically located adjacent to the Maynooth Eastern Ring Road, within walking and cycling distance of Maynooth town centre, public transport services, schools, community facilities, employment opportunities and recreational amenities.
- The proposed development will make a significant contribution towards meeting housing demand in Maynooth through the delivery of a broad range of housing types and tenures in a sustainable and accessible location.
- The development has been assessed by the Planning Authority and its technical advisors in respect of transport, drainage, ecology, landscape, urban design, residential amenity, archaeology and environmental considerations and was found to be acceptable subject to conditions.
- The matters raised by the appellants relating to boundary treatment, residential amenity, permeability, urban form, scale and layout have been carefully considered and are appropriately addressed through the design of the scheme, the Further Information amendments, the supporting technical documentation and the conditions attached to the Notification of Decision.
- The proposed development has been informed by and assessed against the relevant national and regional planning policy framework, including the National Planning Framework – First Revision (2025), the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019–2031, Delivering Homes, Building Communities 2025–2030: An Action Plan on Housing Supply and Targeting Homelessness, Housing for All – A New Housing Plan for Ireland (2021), the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the Design Standards for Apartments: Guidelines for Planning Authorities (2025), the Urban Development and Building Heights Guidelines (2018), the Transport Strategy for the Greater Dublin Area 2022–2042, the National Biodiversity Action Plan 2023–2030, and the Climate Action Plan 2025. The proposed development is consistent with the objectives of these policy documents in respect of compact growth, housing delivery, sustainable mobility, biodiversity enhancement, climate resilience and the creation of high-quality, well-served communities on appropriately zoned and serviced lands.
- The proposed development will deliver a substantial quantum of housing, community infrastructure, public open space, active travel infrastructure and biodiversity enhancements on lands identified for strategic growth within Maynooth. The development represents a plan-led and sustainable form of development which gives effect to the objectives of the Maynooth and Environs Joint Local Area Plan 2025–2031 and the Kildare County Development Plan 2023–2029.

Accordingly, it is respectfully submitted that the proposed development accords with the proper planning and sustainable development of the area and that the overall planning balance weighs strongly in favour of the grant of permission.

4.0 KILDARE COUNTY COUNCIL'S NOTIFICATION OF DECISION TO GRANT PERMISSION AND THE LRD OPINION

A notification of decision to grant permission was issued by the Planning Authority on the 7th of May 2026, subject to 70 no. conditions. The Planner's Report concludes by stating that *"The proposed development is generally acceptable and accords with plans and policies in relation to within the Kildare County Development Plan 2023-2029 and Maynooth and Environs Joint Local Area Plan 2025-2031. It is recommended to grant permission, subject to conditions."* The applicant welcomes the Planning Authority's decision to grant permission for this strategically important residential led development within the Railpark Key Development Area of the Maynooth Local Area Plan 2025-2031.

We note the following extracts from the Planner's Report and Park's Report which demonstrates the appropriateness of the proposed development in the context of issues raised in the third party appeals:

- Boundary Treatment: *"The proposed boundary treatment at locations where the rear gardens of the proposed units and areas of public open space adjoin neighbouring properties should be designed to avoid the creation of any residual or inaccessible 'trapped' land between boundaries."* *"Property boundaries shown on mapping should align precisely and run tight to one another."* *"On site, hedging may need to be set inwards accordingly, with the installation of a clearly defined and durable boundary treatment—such as an X-bloc wall or weld-mesh fencing—to establish a future-proof, unambiguous hedge and fence line."* *"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."* *"Confirmation that all boundary treatments are aligned precisely with, and run tight to, the legal boundary as shown on the submitted mapping."*

The Coimisiún should note that the matters raised by the appellants in respect of hedgerow management, boundary alignment and ownership clarity are expressly addressed by Condition No. 18. In particular, Condition No. 18 requires the submission of *"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"* and requires *"confirmation that all boundary treatments are aligned precisely with, and run tight to, the legal boundary as shown on the submitted mapping."*

These requirements directly address the concern that residual or inaccessible areas could be created between existing and proposed boundaries. They ensure that the final boundary solution will be informed by arboricultural advice, accurately surveyed ownership boundaries and detailed boundary specifications prior to commencement of development. The condition therefore provides a robust mechanism to secure the retention and protection of existing hedgerows, avoid the creation of unmanaged "no man's land", and ensure clear responsibility for future boundary definition and maintenance.

- Permeability: *"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."* *"Pedestrian and cycle connections are integrated with the MERR, and future permeability Links to adjacent residential developments to the west will be provided in accordance with Kildare County Council's Permeability Guidelines."* *"The 'potential future pedestrian link' which identifies an*

ingress route into the Parklands estate between the proposed development at Railpark and the Parklands Estate, has been omitted from the site layout plan at SFI stage."

These matters are addressed through the revised layout and the conditions attached to the Notification of Decision. It is important to distinguish between a permeability connection being provided for and a permeability connection being delivered as part of the current application. The Planning Authority expressly confirmed that the previously illustrated pedestrian link to Parklands was removed at Further Information stage. No pedestrian or cycle connection through Parklands Lawns forms part of the permitted development. The requirement to provide permeability links reflects the broader objective of the Maynooth and Environs Joint Local Area Plan 2025–2031 to ensure that strategic development lands do not prejudice future connectivity between adjoining zoned lands. The proposed development addresses this requirement by providing internal pedestrian and cycle infrastructure, integration with the MERR, and appropriate connection opportunities at site boundaries where relevant. These provisions safeguard future permeability in accordance with the LAP but do not authorise, require or create a pedestrian or cycle connection through Parklands Lawns.

Any future connection beyond the application site boundary would be dependent upon separate lands, third-party consent, land ownership considerations and, where required, a separate planning process. Accordingly, the Planning Authority was satisfied that the revised scheme complies with the adopted LAP permeability strategy and granted permission on that basis.

- *Scale, Height, Urban Form and Visual Impact: "The tower projections have been removed from both the corner duplex block and Block A, resulting in a clearer and more balanced built form that integrates more successfully with the surrounding streetscape and public realm." "These revisions create a more cohesive, contemporary and durable architectural expression while maintaining landmark quality at key arrival points within the development and adjacent to the MERR." "The architectural treatment of the western elevations of the duplex blocks has been enhanced through revised fenestration, materials and detailing, improving visual and architectural quality, overlooking and the relationship between built form and adjacent public open spaces."*
- *Landscape Strategy, Hedgerow Retention and Biodiversity: "The proposed public park required a number of amendments at the F.I. stage, which have now been completed. The updated design provides a more cohesive and well-considered approach" "Retention and enhancement of existing boundary hedgerows together with approximately 357m of additional native hedgerow planting comprising high biodiversity value native species." "A clearly defined Green Infrastructure network incorporating east-west and north-south ecological corridors, pocket parks and connectivity to adjoining lands and existing ecological features." "A Biodiversity Net Gain assessment has been undertaken using the DEFRA metric methodology demonstrating a significant net biodiversity enhancement across the site." "The updated landscape plan incorporates areas of dense woodland and structured planting clusters, strengthens existing and proposed hedgerow networks and linear green corridors..." "The tree protection measures outlined in the submitted Tree Protection Plan... shall be implemented in full and maintained for the duration of the construction works."*

These measures are secured through a comprehensive suite of planning conditions. Condition 8 requires the full implementation of all mitigation, avoidance, habitat management, monitoring and Biodiversity Management Plan measures identified in the EIAR and NIS for the lifetime of the development. Conditions 10 and 13 require the appointment of an Ecological Clerk of Works and the preparation of a revised Biodiversity

Management Plan incorporating wildlife corridors, mammal permeability measures and enhanced ecological connectivity.

Conditions 17 and 22 require the appointment of both a Landscape Architect and Arboricultural Consultant, the full implementation of the approved landscape proposals, the protection of all retained trees and hedgerows, replacement of any failed planting, and the maintenance of tree protection measures throughout construction. Condition 18 further requires detailed arboricultural recommendations for the retention, protection, long-term management and maintenance of existing boundary hedgerows together with all associated protection measures. Conditions 4 and 22 also secure financial bonds of €200,000 for landscape implementation and €100,000 for tree and hedgerow protection respectively.

Accordingly, the landscape, hedgerow retention and biodiversity strategy is **not** merely aspirational but is secured through detailed planning conditions, implementation requirements, professional supervision and financial guarantees, ensuring the long-term delivery of the ecological, landscape and amenity benefits identified in the Planning Authority's assessment.

- Road Layout, Cul-de-Sac Design and Residential Amenity: *The Planning Authority's assessment concluded that the proposed internal road network is acceptable and noted that "it will be a condition of any grant of planning permission that prior to commencement of development the detailed design of these measures is agreed with the Maynooth Eastern Ring Road (MERR) Project Team, Kildare County Council Transport, Mobility and Open Spaces Section..." The Planning Report also confirms that "the submitted drawings demonstrate... satisfactory vehicle tracking, including bus manoeuvrability, as confirmed by the Autotrack assessment."*

These matters are secured through a number of conditions attached to the Notification of Decision to grant. Condition 24 requires the final design of the site access arrangements and integration with the MERR to be agreed with the Planning Authority, the MERR Project Team and Kildare County Council's Transport, Mobility and Open Spaces Section. Condition 27 requires the detailed design of all permeability links to adjoining zoned lands to be submitted for written agreement. Condition 42 requires the submission of a comprehensive Construction Management Plan and Traffic Management Plan demonstrating full integration with the delivery and operation of the MERR. Conditions 44 and 45 require revised detailed design drawings addressing the recommendations of the Stage 1 Quality Audit together with a Stage 2 Road Safety Audit, the recommendations of which must be incorporated into the final design. These conditions ensure that the detailed operation, safety and functionality of the internal road network will be subject to further review and approval prior to commencement of development.

Accordingly, the Planning Authority was satisfied that the proposed street layout, including the cul-de-sac arrangement, can operate safely and efficiently, complies with the relevant transportation and design standards, and will not give rise to unacceptable impacts on residential amenity.

- Requests for Redesign and Layout Amendments: *"The revision to the layout, design, density and neighbourhood centre are considered to be acceptable." "The proposed public park required a number of amendments at the F.I. stage, which have now been completed. The updated design provides a more cohesive and well-considered approach, incorporating features that enhance the overall functionality and usability of the space." "The architectural treatment of the western elevations of the duplex blocks has been enhanced through revised fenestration, materials and detailing, improving visual and architectural quality, overlooking and the relationship between built form and*

adjacent public open spaces.” “The revision to the layout, design, density and neighbourhood centre are considered to be acceptable.”

- Compliance with Development Plan and Local Area Plan Objectives: *“The proposed development is generally acceptable and accords with plans and policies in relation to within the Kildare County Development Plan 2023-2029 and Maynooth and Environs Joint Local Area Plan 2025-2031.”*

First Party Appeal

It was considered necessary and appropriate to appeal specifically Condition No. 25 as it pertains to the LIHAF Affordability Requirement which reads as follows:

Condition 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.”

As set out in the first party appeal, the applicant considers the blanket affordability contribution required under Condition 25 to be excessive and disproportionate having regard to the cumulative burden of Part V provision, development contributions, infrastructure delivery, land cessions and community gain already being delivered through the scheme. Accordingly, the application respectfully requests that An Coimisiún Pleanála omit Condition No. 25 for the reasons set out in the first party appeal.

In addition, the first party appeal requests clarification on a number of the conditions which are considered unreasonable, disproportionate, impractical, duplicative, or which materially affect the viability and deliverability of the permitted scheme, particularly having regard to the phased nature of the development and the exceptional level of planning gain already being provided. Accordingly, the applicant respectfully requests that An Coimisiún Pleanála amend or omit the following Condition Nos. 7(b), 7(e), 17(b), 20, 24, 28 and 44 for the reasons set out in the first party appeal:

Condition 7(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 with the Planning Authority”.*

Condition 7(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.”*

Condition 17(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.”*

Condition 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.”*

Condition 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.”*

Condition 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.”*

Condition 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.”*

Overview of Pre-Application Consultation Process

A summary of the Section 247 pre-application consultations undertaken by the Applicant with Kildare County Council are included in the JFA Architectural Design Statement and JSA Planning Report and Statement of Consistency submitted with the planning application. The applicant / design team also engaged in separate discussions with relevant personnel in KCC Departments prior to lodgement.

A Stage 2 LRD Pre-Application Opinion Meeting was undertaken with the Planning Authority on the 30th of April 2025, in accordance with Section 32A of the Planning and Development Act 2000 (as amended) in relation to a person seeking the opinion of the Planning Authority prior to an LRD application. The LRD meeting was attended by Louise Murphy and Carroll Melia (Planning), Gordon Weston (Housing), Joe Keane (Transport), Michael Yallop (Parks

and Landscape), Ifeanyi Okeoma (Drainage), Terrie Devlin (Community), in addition to attendees on behalf of the applicant. The LRD Opinion was received on 28th May 2025 and confirmed that the proposal does not constitute a reasonable basis for an LRD application, for the following 3 no. reasons:

1. *The proposed layout does not reflect the urban design requirements under UD 01 of the Kildare County Development Plan 2023-2029 and the design checklist outlined within Appendix D of the Sustainable and Compact Settlements Guidelines for Planning Authorities.*
2. *The proposal does not comply with DMURS due to a number of long straight internal roads.*
3. *The surface water drainage system shall be designed in terms of incorporating appropriate Sustainable Drainage Systems (SuDS). The applicant shall comply with the Kildare County Development Sustainable Drainage Systems (SuDS) Guidance Document.*

In accordance with Article 16A of the Planning and Development Regulations 2000 (as amended), the LRD Opinion also includes 64 no. specific information items to be addressed as part of the application. A copy of the Opinion was included as an attachment to LRD Form 19 (supplementary application form for LRD applications).

The planning application was accompanied by a Statement of Response to the LRD Opinion prepared by John Spain Associates in consultation with the wider design team. The Statement of Response to the LRD Opinion, which should be read in conjunction with the relevant application documentation referenced therein, demonstrated how the application responded to the three reasons set out by the Planning Authority as to why the original proposal did not constitute a reasonable basis for an application and addressed the 64 additional information items identified in the LRD Opinion.

The Planning Authority subsequently undertook a detailed assessment of the application and, while seeking clarification and refinement on a number of matters through the Further Information process, did not identify any fundamental deficiency in the principle, zoning compliance, scale or overall development strategy of the proposed scheme. Rather, the Further Information request focused on matters relating to the refinement of the layout, urban design, public realm, landscaping, biodiversity, permeability, transport infrastructure, boundary treatment and supporting technical information.

Following the submission of Further Information, the Planning Authority concluded that the matters raised had been satisfactorily addressed and that the revised scheme represented an appropriate form of development on the subject lands. This is evidenced by the Planning Report, which concludes that the proposed development is generally acceptable, accords with the provisions of the statutory development plan framework, and recommends the grant of permission subject to 70 no. conditions.

Accordingly, the planning history of the application demonstrates a robust and iterative design process whereby the issues identified during the LRD and application stages were comprehensively addressed through revisions to the scheme and the submission of additional technical information, ultimately resulting in Kildare County Council's decision to grant permission.

4.0 RESPONSE TO THIRD PARTY APPEALS

This section responds to each of the issues raised in the third-party appeals, with reference to the application documentation, the FI response, the first party appeal and the appendices enclosed.

- **Boundary Treatment, Privacy and Residential Amenity**

The appeals by Parklands Residences Association, Martina Walsh of No. 10 Parklands Lawn, Michelle Maguire of No. 29 Rockfield Green, Pat Monaghan of No. 30 Rockfield Green and Mary Leydon of No. 25 Rockfield Green, raise concerns regarding the proposed boundary treatment along the interface between the application site and existing residential properties at Parklands and Rockfield.

In summary, the appellants contend that the proposed boundary treatment is inadequate to protect privacy, security and residential amenity. The Parklands appellants identify Nos. 11, 12 and 13 Parklands Lawn and Nos. 22, 23, 24 and 25 Parklands Place as being closest to the proposed development and state that *"the absence of a robust physical boundary treatment would result in increased exposure to pedestrian and vehicular activity and would diminish privacy and residential amenity"*. They further contend that the existing hedgerow, while beneficial for biodiversity, *"is not a substitute for a permanent residential boundary"* and argue that residents are entitled to expect *"a clear and lasting separation between private residential property and public areas"*.

The Parklands appellants also contend that the proposed development does not comply with Section 15.4.6 of the Kildare County Development Plan 2023–2029. They state that this section requires special consideration to be given to boundary treatments adjoining existing dwellings and that high-quality boundary treatments are generally required to enclose private open space. In this regard, the appellants submit that *"it has not been demonstrated why a solid, capped and plastered wall should not be provided in this instance"* and request that the permission be amended to require *"the retention and protection of the existing hedgerow together with the construction of a permanent solid, capped and plastered boundary wall along the Parklands boundary"*

The Rockfield appellants raise similar concerns regarding the western boundary interface. Michelle Maguire submits that *"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"* and argues that a transparent fence *"fails to protect privacy, particularly for children"*, *"allows visual intrusion into rear gardens"*, *"does not prevent vegetation encroachment"*, *"provides insufficient security"* and *"facilitates litter accumulation and anti-social access"*. Pat Monaghan similarly submits that *"the proposal to install a weld mesh (Hercules-type) fence in place of a solid boundary wall is inappropriate where existing family homes directly adjoin the development"* and that a transparent fence *"does not adequately protect privacy"*, *"permits direct overlooking into rear gardens"* and *"offers limited security"*. Mary Leydon also argues that the proposed boundary *"consists of a weld mesh/Hercules-type fence rather than a solid wall structure"* and is *"wholly unsuitable in a residential setting where existing family homes directly adjoin the development"*, further contending that a *"see-through fence does not offer the same protection as a block wall to the family and in particular the protection and privacy of children"*.

The Rockfield appellants further submit that a solid boundary wall is required to provide durable separation, protect residential privacy, prevent scrub and invasive growth, reduce vermin migration, enhance long-term estate maintenance and avoid disputes regarding boundary responsibilities. They also refer to examples of existing solid boundary walls within Maynooth, including Fitzgerald Close, Staffan Road, The Grange, Celbridge Road and Rockfield Park, which they contend demonstrate that a similar approach should be adopted in this instance.

The appellants also express concern regarding Condition No. 18 of the Planning Authority's Notification of Decision to Grant Permission, arguing that *"the type and quality of the boundary treatment is not a minor detail"* and that the Planning Authority should have

resolved the matter prior to the grant of permission rather than requiring further details to be submitted and agreed prior to commencement.

In response, it should be noted that the proposed boundary treatment strategy was subject to detailed consideration and engagement with the Planning Authority prior to the lodgement of the application, as evidenced by the submitted application documentation. In this context, it is submitted that Condition No. 18 is both appropriate and necessary, as it provides a mechanism for the detailed design, alignment and specification of boundary treatments to be finalised at construction stage, having regard to the precise on-site conditions, retained hedgerows, existing trees, root protection areas and legal boundary positions.

Thus, it is respectfully submitted that the concerns raised by the appellants are not substantiated by the landscape, ecological or arboricultural evidence submitted with the application, nor by the assessment undertaken by the Planning Authority and its specialist Parks Section. The proposed development does not rely solely on the retention of existing vegetation to protect residential amenity. Rather, it provides for a comprehensive and integrated boundary strategy comprising retained hedgerow and boundary vegetation, secure boundary fencing, supplementary planting where required, and a detailed condition requiring the submission and agreement of final boundary treatment proposals prior to commencement of development.

Appendix 2 of this Appeal Response contains a response prepared by Áit Urbanism + Landscape Ltd. Áit confirms that the existing hedgerow along the Parklands boundary is an important landscape and biodiversity feature and that *"the retention of existing boundaries and boundary vegetation to Parklands Place and Parklands Lawn will adequately protect the amenity of existing residential properties from adjoining open spaces within the proposed development."* Áit further confirms that the retained hedgerow provides an established landscape buffer and that the final boundary treatment should balance the protection of residential amenity with the retention of this important vegetation resource.

In respect of the Rockfield interface, Áit confirms that the boundary strategy has been carefully considered having regard to the existing site conditions, including the presence of established hedgerow and rear garden vegetation along the western boundary. The current design approach seeks to retain this vegetation wherever possible, providing an established green buffer between the existing Rockfield properties and the proposed development while supporting biodiversity, habitat connectivity and visual screening. Ecological Baseline Assessments were undertaken by DNV to inform the site plan and landscape proposals, and a comprehensive tree and hedgerow survey was undertaken by the project arborist, Charles McCorkell.

The proposed fencing along the Rockfield interface is intentionally offset inside the development lands. This offset is necessary to allow the existing hedgerow and rear garden vegetation to be retained and protected, rather than removed to facilitate a new hard boundary along the legal boundary line. The proposed fence should therefore not be considered in isolation, but as one component of a broader boundary treatment strategy comprising retained vegetation, supplementary planting where required and secure physical boundary measures.

Áit specifically notes that *"a continuous solid wall may not be appropriate in every location if it would require significant removal or disturbance of established hedgerow vegetation"*. In relation to Rockfield, Áit confirms that a full solid block wall is not considered to be the preferred landscape solution as it would likely require more extensive removal or disturbance of existing hedgerow and boundary vegetation, thereby reducing the biodiversity and screening value of the retained boundary corridor. A blanket requirement for a continuous wall could therefore undermine the landscape, ecological and visual screening value of the

existing boundary vegetation. The most appropriate response is instead a site-specific solution which protects residential amenity while also safeguarding existing vegetation.

As outlined in the Further Information response, the detailed boundary solution also provides flexibility to address localised site conditions and ownership arrangements along the Rockfield interface. In certain locations, and subject to agreement with the relevant adjoining property owners, land between the retained hedgerow and existing rear garden boundaries may be incorporated into adjoining residential gardens, thereby avoiding the creation of inaccessible residual areas while facilitating the long-term retention and management of the existing boundary vegetation. This further demonstrates the flexible and pragmatic approach being adopted to achieve the best long-term outcome for both existing residents and the retained green infrastructure.

It is respectfully submitted that the appellants have incorrectly interpreted Section 15.4.6 of the Kildare County Development Plan 2023–2029 as requiring a single prescribed boundary treatment in all circumstances. Whilst Section 15.4.6 identifies solid walls as a generally acceptable form of boundary treatment in certain circumstances, it does not prescribe a single boundary solution for all development scenarios. The overriding requirement of the Development Plan is that applicants provide the most effective and appropriate boundary treatment having regard to the specific context of the site. In the present case, that context includes established hedgerows and associated boundary vegetation which already provide landscape buffers between the proposed development and adjoining residential properties. Unlike developments where new screening must be established over time, the Parklands and Rockfield interfaces benefit from mature existing vegetation which already performs an important screening and buffering function.

The examples of solid boundary walls cited by the Rockfield appellants do not establish that a similar solution is required in this instance. Boundary treatment design must respond to the particular characteristics and constraints of each site, including existing vegetation, ecological considerations, topography, ownership boundaries and arboricultural constraints. The fact that solid boundary walls have been used elsewhere in Maynooth does not mean that a continuous wall represents the most effective or appropriate solution in the context of this site, particularly where the retention of existing hedgerow vegetation is a key design, landscape and biodiversity objective.

The Coimisiún should note that the issue of boundary treatment and potential residual land strips was specifically examined by the Parks Section of Kildare County Council during its assessment of the application. In its report dated 29 April 2026, the Parks Section acknowledged concerns raised by local residents regarding boundary treatments and advised that boundary arrangements should avoid the creation of residual or inaccessible areas of land between adjoining properties. The Parks Section further recommended that property boundaries be clearly identified and that boundary treatments align precisely with legal ownership boundaries. These recommendations were subsequently incorporated into Condition No. 18 of the Planning Authority's decision, which requires, inter alia, a topographical survey identifying land ownership boundaries, confirmation that all boundary treatments align with the legal boundary, detailed arboricultural recommendations in respect of retained hedgerows, and details of all associated protection measures and fencing proposals. Accordingly, the Planning Authority has already put in place a robust mechanism to ensure that the detailed boundary solution avoids the creation of unmanaged residual areas, provides certainty in relation to ownership and maintenance responsibilities, and facilitates the retention and protection of existing hedgerows and trees. This approach is consistent with the strategy outlined in the Further Information response, which sought to retain existing vegetation while ensuring that boundary arrangements are resolved in a practical and site-specific manner.

Condition No. 18 requires the developer, prior to commencement of development, to submit detailed proposals for the boundary treatment along the western boundary of the site adjoining the housing development known as Rockfield. The condition requires detailed recommendations from a suitably qualified arborist regarding the retention, protection, long-term management and maintenance of the existing hedgerow; details of all tree and hedgerow protection measures required to facilitate the installation of a new boundary fence; a topographical survey clearly identifying and accurately delineating land ownership boundaries; full details and specifications for the installation of a weld-mesh or Hercules-type fence to secure the boundary; and confirmation that all boundary treatments align precisely with, and run tight to, the legal boundary. The stated reason for the condition is to ensure boundaries are clearly identified, to avoid areas of no man's land between property boundaries, and to protect visual amenity.

The Coimisiún will note that Condition No. 18 does not postpone or leave unresolved the issue of boundary treatment. Rather, the principle of providing a robust boundary treatment has already been established through the permitted scheme, with the condition requiring only the detailed design, specification and alignment of the boundary treatment to be finalised having regard to site-specific conditions encountered on the ground. It is precisely the mechanism by which localised matters such as retained hedgerow management, treatment of gaps in vegetation, boundary alignment, ownership responsibilities and long-term maintenance can be resolved prior to commencement.

Mary Leydon specifically references Condition No. 18(a)(i) and Condition No. 18(a)(v) and raises concern regarding the management of the retained hedgerow and the requirement for boundary treatments to align with legal boundaries. However, these are the very matters that Condition No. 18 is intended to address through detailed boundary proposals informed by arboricultural advice, topographical survey and ownership boundary verification. The condition therefore provides a robust mechanism for resolving site-specific design, boundary alignment and long-term management issues prior to commencement of development.

Furthermore, the appellants have not demonstrated that the existing hedgerow, in combination with the boundary measures secured by Condition No. 18, would give rise to any unacceptable impact on privacy, security or residential amenity. The appeal submissions identify a preference for a continuous solid wall; however, a preference for a particular boundary treatment does not establish that the alternative approach adopted by the Planning Authority is inappropriate, ineffective or contrary to the Development Plan. The proposed boundary treatment should therefore be understood as an integrated boundary strategy rather than as fencing alone. The retained vegetation corridors will continue to provide visual screening and separation, while the proposed secure fence line will provide a clear physical boundary to the development lands. The final boundary design can identify locations where retained hedgerow vegetation provides sufficient screening, where supplementary planting is required, and where more robust boundary treatments may be appropriate. Any boundary works will be undertaken in accordance with arboricultural recommendations to protect retained hedgerows, trees and root protection areas, and be agreed with neighbouring landowners where required.

Accordingly, the evidence before the Coimisiún demonstrates that the issue of boundary treatment was comprehensively assessed by the Planning Authority, the Parks Section and the applicant's landscape consultant. The retained hedgerows are recognised as important landscape and biodiversity assets, while Condition No. 18 secures the preparation of a detailed boundary treatment strategy informed by arboricultural, landscape and ownership considerations. The condition provides for secure boundary fencing, protection of existing vegetation and the implementation of any additional measures required to protect residential amenity. In these circumstances, it is considered that the proposed development complies with Section 15.4.6 of the Kildare County Development Plan 2023–2029, appropriately

balances residential amenity considerations with biodiversity and landscape objectives, and provides a robust and policy-compliant framework for protecting the privacy, security and residential amenity of adjoining residents. The Coimisiún is therefore respectfully requested to dismiss this ground of appeal.

- **No Man's Land**

The appeals submitted by Michelle Maguire of No. 29 Rockfield Green, Pat Monaghan of No. 30 Rockfield Green, and Mary Leydon of No. 25 Rockfield Green, raise concerns that the proposed layout may result in residual or undefined land strips between the existing rear boundaries of Rockfield properties and the proposed development. The appellants contend that such areas could become unmanaged and may give rise to illegal dumping, anti-social behaviour, overgrowth, maintenance difficulties, security concerns and uncertainty regarding responsibility for boundary trees following storm damage. The appellants request that these areas should either be removed through redesign or incorporated into clearly defined land ownership folios with explicit maintenance obligations.

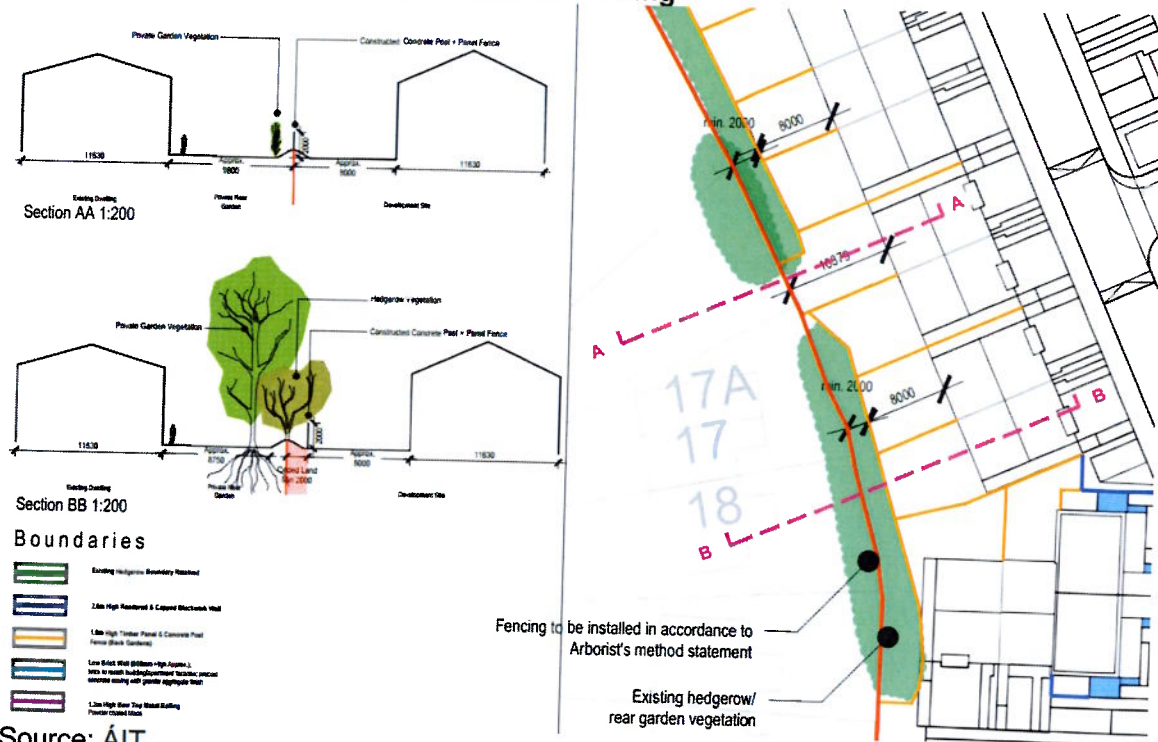
This matter was expressly raised by KCC under Item 8(m) of the Further Information request, which required clarification as to whether the layout to the rear of Rockfield had created areas of trapped "no man's land" between boundaries. It also required that permanent boundary treatments should allow for the retention and protection of existing trees and hedgerows and should be installed so as to avoid the creation of "no man's land" or inaccessible areas, having regard to Objective BI O28 of the Kildare County Development Plan 2023–2029. The request further required plans to clearly identify site boundaries and land ownership.

Objective BI O28 seeks to promote the integration of boundary hedges within and along development sites into development design so as to avoid "trapped hedges" located to the boundary of houses within a development layout. It also encourages the planting of woodlands, trees and hedgerows as part of new developments, ideally using native plants of local provenance and origin.

In response to Item 8(m), the boundaries adjoining Rockfield were clarified by ÁIT to retain existing hedgerows and trees, avoid inaccessible residual areas and clearly define ownership, in accordance with Objective BI O28. The Further Information response confirmed that the approach to the Rockfield interface is to retain and protect existing boundary vegetation while ensuring that residual or inaccessible areas are not created.

The Western Boundary drawings prepared by Áit Urbanism + Landscape Ltd illustrate the proposed approach. The drawings confirm that the fencing is offset inside the property boundary to allow vegetation retention, that the vegetation can be accessed from the gardens of Rockfield, and that the relevant area can be incorporated into the gardens of Rockfield, subject to agreement with neighbouring property owners. The drawings also confirm that fencing is to be installed in accordance with the arborist's method statement, thereby ensuring that retained hedgerows, trees and root protection areas are protected during installation.

Figure 3.1: Western Boundary Treatment Drawing



Source: ÁIT

Accordingly, the setback of the proposed rear garden boundaries is not an accidental or unmanaged residual strip. Rather, it is a deliberate design response which allows the existing hedgerow and associated boundary vegetation to be retained and protected in accordance with Objective BI O28 of the Kildare County Development Plan. The final boundary arrangement will be resolved through the detailed design process required by Condition No. 18, which specifically seeks to avoid the creation of inaccessible or unmanaged areas of land, ensure boundaries align with legal ownership limits, and provide clarity in relation to future management and maintenance responsibilities. This approach directly responds to the Planning Authority's Further Information request by avoiding trapped hedgerows, retaining valuable boundary vegetation and providing a clear mechanism to prevent the creation of unmanaged "no man's land".

Appendix 2 of this Appeal Response, prepared by Áit Urbanism + Landscape Ltd, further confirms that the hedgerow is jointly owned and that the proposed rear garden boundaries are set back by approximately 2 metres to retain vegetation. Áit confirms that the intervening land can, subject to agreement between the developer and neighbouring property owners, be incorporated into the adjoining Rockfield gardens so that no "no man's land" is created.

The Planning Authority further addressed this matter through Condition No. 18 of the Notification of Decision to Grant Permission. Condition No. 18 requires the submission of detailed boundary proposals prior to commencement of development, including a topographical survey clearly identifying and accurately delineating land ownership boundaries, full details and specifications for the installation of boundary fencing, and confirmation that all boundary treatments are aligned precisely with, and run tight to, the legal boundary as shown on the submitted mapping.

The stated reason for Condition No. 18 is "to ensure boundaries are clearly identified and avoid areas of no mans land between property boundaries". This directly addresses the concern raised by the appellants and provides a robust mechanism to ensure that undefined, inaccessible or unmanaged residual areas are not created.

The setback of the proposed rear garden boundaries is a deliberate design response to retain and protect the existing hedgerow in accordance with Objective BI O28. Condition No. 18 provides the mechanism to finalise the boundary solution through a topographical survey, arboricultural recommendations, legal boundary verification and detailed boundary treatment proposals. Accordingly, the proposed approach avoids unmanaged residual areas, provides clarity on boundary treatment and maintenance, and protects both residential amenity and the ecological, landscape and screening value of the existing boundary vegetation.

The applicant is therefore not advocating a particular boundary treatment irrespective of local circumstances. Rather, the applicant is committed to working constructively with the Planning Authority and neighbouring landowners through the detailed design process required by Condition No. 18 to ensure that the final boundary solution appropriately addresses privacy, security, boundary definition and long-term maintenance concerns, whilst also protecting valuable existing hedgerows and trees.

The applicant recognises the concerns expressed by neighbouring residents and is willing to adopt a flexible and pragmatic approach in developing the final boundary design. This process can identify locations where retained vegetation provides adequate screening, locations where supplementary planting may be beneficial and, where justified, locations where more robust physical boundary treatments may be appropriate. The objective is to achieve a boundary solution that provides certainty, security and good residential amenity for both existing residents and future occupants of the proposed development.

Accordingly, the proposed development will not result in the creation of unmanaged “no man’s land” areas. Rather, the final boundary treatment strategy will ensure that boundaries are clearly identified, residual strips are avoided, retained vegetation is protected, and future ownership and maintenance responsibilities are appropriately resolved. The Coimisiún is therefore respectfully requested to dismiss this ground of appeal.

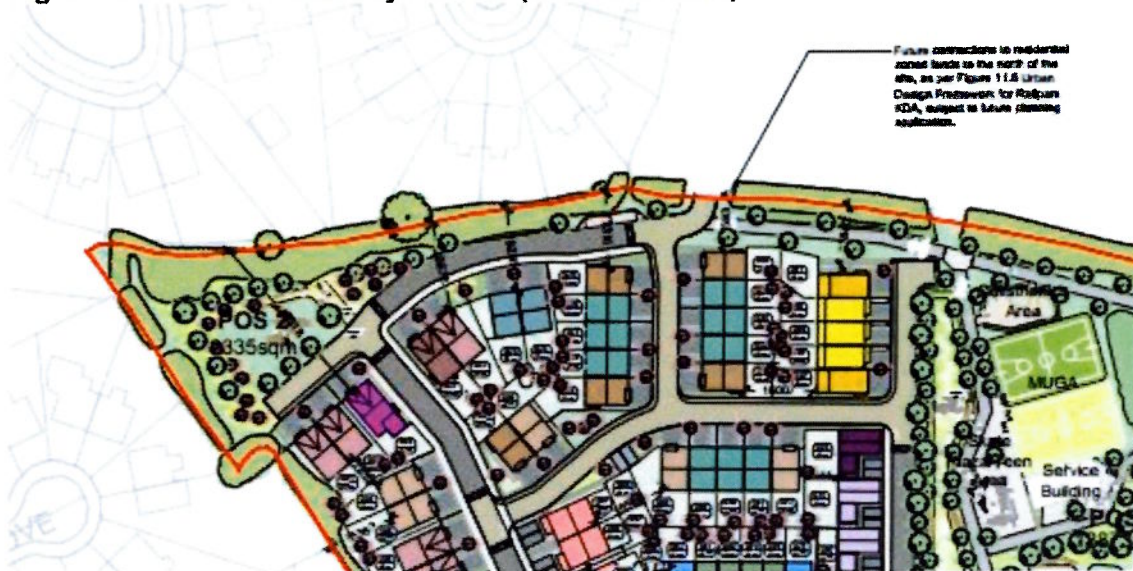
- **Permeability, Pedestrian Connectivity and Compliance with the Maynooth LAP**

The Parklands Residences Association contends that the proposed development fails to demonstrate compliance with the Maynooth and Environs Joint Local Area Plan 2025–2031 (“the LAP”) in respect of permeability and pedestrian connectivity. In particular, the appellants strongly object to any future pedestrian or cycle connection through Parklands Lawns and argue that, notwithstanding the removal of PERM 61 from the adopted LAP, the planning application continues to show or refer to a potential future connection through the Parklands residential area.

The appellants further submit that the proposed development would conflict with the spatial strategy and permeability framework of the LAP and the Railpark Key Development Area Urban Design Framework. It is argued that any future connection through Parklands Lawns would constitute a material contravention of the adopted LAP. Accordingly, the appellants request that the permission be amended to remove all references to any existing or future pedestrian or cycle connection through Parklands Lawns.

It is respectfully submitted that this ground of appeal is based on a misunderstanding of the development proposed and the manner in which the LAP has informed the design of the scheme.

Figure 3.2: Extract of Site Layout Plan (as revised at FI)



Firstly, the proposed development does not provide a pedestrian or cycle connection through Parklands Lawns. No works are proposed within Parklands Lawns and no pedestrian or cycle connection to Parklands Lawns forms part of the planning application. The application does not seek permission to deliver previously proposed PERM 61 objective, which was removed from the adopted LAP, nor does it seek to reinstate a permeability connection which was removed during the preparation and adoption of the Maynooth and Environs Joint Local Area Plan 2025–2031.

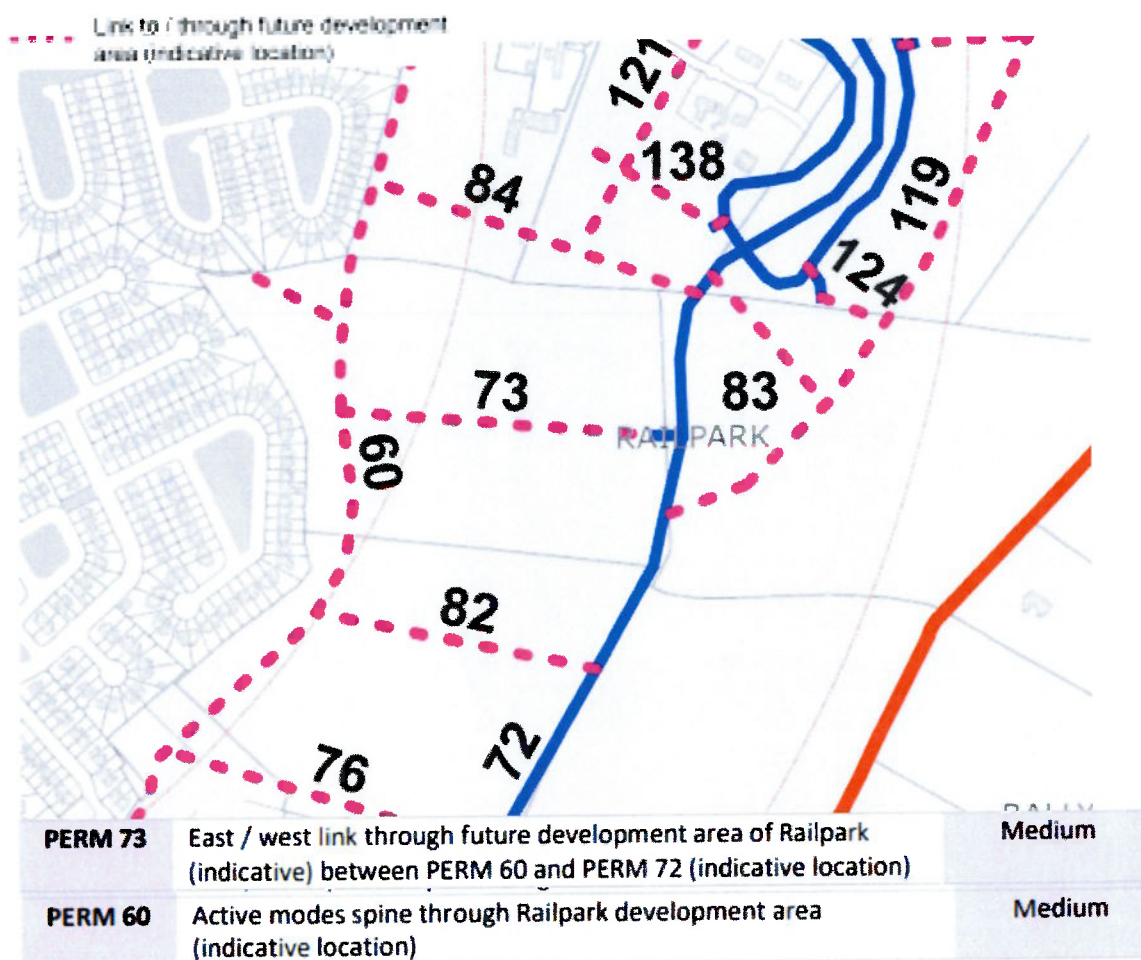
The Planning Authority's assessment of the application expressly acknowledged this point. The Planning Officer's Report states that *"The 'potential future pedestrian link' which identifies an ingress route into the Parklands estate between the proposed development at Railpark and the Parklands Estate, has been omitted from the site layout plan at SFI stage..."* This confirms that the proposed link previously identified at design stage was removed from the submitted layout and does not form part of the permitted development.

The appellants' concerns appear to arise from references to a potential future connection at the north-western boundary of the site. However, this should not be interpreted as a proposed permeability route through Parklands Lawns. Rather, it reflects the requirement to provide the open space, movement and green infrastructure framework envisaged for the wider Railpark Key Development Area and to ensure that the proposed development does not prejudice future connectivity objectives identified in the LAP. Any future connection would be dependent on lands outside the applicant's control, third-party ownership and consent, and a separate future planning and delivery process. No such connection is proposed or authorised as part of the current application. It is therefore important to distinguish between providing a connection and safeguarding the potential for a future connection in accordance with the wider Key Development Area strategy. The proposed development does the latter, not the former.

The Coimisiún will note that the Maynooth and Environs Joint Local Area Plan 2025–2031 promotes permeability, active travel and connectivity throughout the Railpark Key Development Area and wider Maynooth area. Maps 7.1 and 7.2 of the LAP identify strategic movement and active travel objectives intended to support the long-term development of an integrated and connected urban structure. The proposed development has been designed having regard to these objectives and provides extensive internal pedestrian and cycle permeability together with connections to the wider movement network, including the Maynooth Eastern Relief Road (MERR) corridor and adjoining development lands. The

inclusion of a potential future interface at the site boundary should therefore be understood in the context of compliance with the LAP's movement strategy rather than as a proposal to deliver a permeability route through Parklands Lawns. Indeed, both the applicant and the Planning Authority were guided by the adopted LAP in developing the final layout and movement framework for the scheme.

Figure 3.3: Extract of Map 7.2 Maynooth LAP



The Planner's Report further recommends that "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." This requirement relates to the broader strategic movement framework identified within the LAP and should not be interpreted as requiring the delivery of a pedestrian or cycle connection through Parklands Lawns. Rather, it reflects the need for the Railpark development to integrate with the wider planned movement network serving adjoining lands as they come forward for development.

Accordingly, the proposed development does not materially contravene the Maynooth and Environs Joint Local Area Plan 2025–2031. No pedestrian or cycle connection through Parklands Lawns forms part of the application, no works are proposed within Parklands Lawns, and no permission is sought to deliver or reinstate PERM 61. The scheme nevertheless provides an appropriate level of internal permeability and active travel connectivity consistent with the strategic objectives of the LAP, and includes open space areas as identified in the KDA, while safeguarding the potential for future connections should

they be required and capable of being delivered through separate processes in the future. The Coimisiún is therefore respectfully requested to dismiss this ground of appeal.

- **Scale, Height, Urban Form and Visual Impact**

The Parklands Residences Association raises concerns regarding the scale, height, urban form and visual impact of the proposed development. The appeal acknowledges that residential development on the Railpark lands is supported in principle and is consistent with the objectives of the Maynooth and Environs Joint Local Area Plan 2025–2031, but contends that parts of the proposed scheme are excessive in scale when compared with the surrounding residential area. In particular, the appeal raises concern regarding the relationship between proposed five and six-storey elements and existing two-storey housing at Parklands and Rockfield.

The appeal further contends that Kildare County Council has not demonstrated why buildings of this height are necessary in locations adjoining existing residential areas, or how they can be accommodated without negatively affecting the character and amenity of neighbouring homes. The appellants also submit that the Planning Authority has not shown that the proposed buildings will integrate properly with Parklands, Rockfield and the wider Maynooth townscape, and that the cumulative impact of nearby developments within the Railpark Key Development Area has not been properly considered. The appellants request that the decision be overturned or amended by reducing the height and scale of buildings beside existing homes.

It is respectfully submitted that these concerns do not reflect the layout and height approach incorporated into the LRD proposals, which specifically includes two to three storey heights adjacent to existing residential areas, and are not justified having regard to the planning policy context for the site, the status of the lands within the Railpark Key Development Area, the detailed design evolution of the scheme at Further Information stage, and the supporting architectural, visual and daylight/sunlight assessments submitted with the application.

The subject site forms part of the Railpark Key Development Area, which is identified within the Maynooth and Environs Joint Local Area Plan 2025–2031 as a significant growth area for Maynooth. The proposed development has therefore been designed not as an isolated suburban infill scheme, but as a key component of a planned new urban neighbourhood supported by strategic infrastructure, including the Maynooth Eastern Ring Road, a neighbourhood centre, a local park, a linear park, pocket parks, pedestrian and cycle infrastructure and future connections to adjoining zoned lands. The assessment of scale and height must therefore have regard to the site's role within this wider growth framework, rather than by reference solely to the existing two-storey character of adjoining estates.

The height and scale strategy has been carefully developed having regard to the Railpark Key Development Area framework, the proposed Neighbourhood Centre, the Maynooth Eastern Ring Road, the wider movement network and the surrounding residential context.

The Maynooth and Environs Joint Local Area Plan 2025–2031 does not prescribe a blanket height limit for new development in Maynooth. Rather, Section 3.3.3 confirms that, having regard to the requirements of the Urban Development and Building Heights Guidelines, the Plan does not seek to place height limitations on new development in Maynooth. The LAP further recognises that increased building heights may be appropriate where they support compact settlement growth and the sustainable development of Maynooth.

The taller five- and six-storey elements of the proposed development are concentrated at the Neighbourhood Centre and key gateway / movement locations. They are not distributed throughout the site and are not located directly adjoining the Parklands or Rockfield

boundaries. This is consistent with the LAP approach, which supports greater height where appropriate, subject to design quality, site context and protection of residential amenity. Elsewhere, the scheme transitions to lower-rise development comprising two-storey and three-storey houses, duplexes and small-scale apartment blocks. In particular, the Further Information amendments introduced additional three-storey house types around the Local Park and key streets to create a stronger urban edge, improve passive surveillance and provide an appropriate transition in scale across the development.

The resulting height strategy is varied and legible. It concentrates the greatest height at the most urban and accessible parts of the scheme, while using lower-rise housing and townhouses to provide transition towards existing residential areas. The proposal therefore aligns with the LAP, the Urban Development and Building Heights Guidelines and the Sustainable Residential Development and Compact Settlements Guidelines, while appropriately protecting the amenities of surrounding residential properties.

The scheme was significantly revised at Further Information stage to improve its transition in scale and urban form. The revised proposal introduces a more varied height strategy, comprising lower-rise housing, three-storey townhouses, duplex units and apartment blocks arranged to respond to their respective locations within the site. New three-storey house types were introduced around the Local Park and along key streets to create a stronger urban edge, improve enclosure, increase passive surveillance and provide a more appropriate compact residential form. This directly responds to the Planning Authority's concerns regarding urban structure, definition and the quality of the public realm.

Figure 3.4: CGI View from corner of Park to Neighbourhood Centre



Source: Digital Dimensions

Figure 3.5: CGI View of New 3 Storey House Types



Source: Digital Dimensions

Figure 3.6: CGI of Gateway Buildings (as revised at FI Stage)



Source: Digital Dimensions

The revised scheme achieves an overall density of approximately **39.45 units per hectare**, which is consistent with the compact growth objectives of national, regional and local planning policy. The density is supported by a coordinated height strategy which concentrates five- and six-storey buildings at the Neighbourhood Centre and other appropriate locations, while providing lower-rise housing and townhouses adjacent to existing residential areas. The proposal therefore demonstrates compliance with the Sustainable Residential Development and Compact Settlements Guidelines, the Urban Development and Building Heights Guidelines and the Maynooth and Environs Joint Local Area Plan 2025–2031, while ensuring a high standard of residential amenity and urban design quality.

The Planning Authority's assessment expressly recognised the improvements made at Further Information stage. The Planner's Report states *"These revisions establish a stronger urban edge to the park and create a more defined and active frontage, with the increased*

building height improving visibility and presence when viewed both from within and across the park."

The Planner's Report further states *"The proposed amendments introduce greater variation in height, articulation and housing type, reinforcing the park as a key organising element within the development and enhancing its role as a significant civic landscape within both the scheme and the wider Railpark Key Development Area."*

The Planning Authority also welcomed the simplification of the gateway buildings, noting that *"The tower projections have been removed... resulting in a clearer and more balanced built form that integrates more successfully with the surrounding streetscape and public realm."* These findings demonstrate that the Planning Authority did not assess the scheme in isolation or accept the proposed height strategy without scrutiny. Rather, the scheme was reviewed in detail, amendments were sought and secured, and the final layout was considered to provide an improved and more coherent urban form.

At the neighbourhood centre, Block A was reoriented and reconfigured to align more successfully with Block B. This improves urban structure, legibility, active frontage, enclosure and passive surveillance of the public plaza and neighbourhood centre. The architectural approach to the gateway buildings was also simplified through the removal of tower projections and the introduction of higher-quality finishes, resulting in a calmer and more coherent built form.

The western elevations of the duplex units have also been improved through revised fenestration, materials and detailing. These revisions ensure that the elevations do not read as secondary or rear façades and provide improved overlooking of adjoining spaces. Separation distances between duplex blocks have also been increased, allowing the spaces between buildings to function as usable, landscaped and well-overlooked public realm. The appellants' concerns regarding an abrupt transition between the proposed development and the existing two-storey housing at Parklands and Rockfield are not borne out by the approved layout. The tallest elements of the scheme, comprising five- and six-storey buildings, are concentrated within the Neighbourhood Centre and other strategic locations within the development. They are not uniformly distributed across the site and do not directly adjoin the Parklands or Rockfield boundaries.

Instead, the interface with existing residential development is characterised by a transition in scale through the use of two-storey and three-storey housing, duplex units, retained boundary vegetation, landscaped buffers and appropriate separation distances. The Further Information amendments introduced additional three-storey house types around the Local Park and key streets to create a stronger urban edge and improve passive surveillance while maintaining an appropriate relationship with adjoining development. The proposed height strategy therefore steps down towards existing residential areas and avoids direct juxtaposition of the tallest elements against the boundaries with Parklands and Rockfield.

This approach is consistent with the Maynooth and Environs Joint Local Area Plan 2025–2031, which does not prescribe blanket height limits but instead requires that building heights respond appropriately to site context, urban design objectives and residential amenity considerations. The proposed development concentrates height and density at the Neighbourhood Centre and other appropriate locations while providing a clear transition in scale towards existing residential neighbourhoods. The revised scheme achieves an overall density of approximately 39.45 units per hectare, which is appropriate having regard to the site's Key Development Area status, the availability of strategic infrastructure, the objectives of the LAP and the requirements of the Sustainable Residential Development and Compact Settlements Guidelines and Urban Development and Building Heights Guidelines.

In visual terms, updated verified photomontages and CGIs were prepared at Further Information stage to illustrate the revised architectural approach and demonstrate how the scheme will sit within the surrounding townscape. The project LVIA consultant reviewed the Further Information amendments and confirmed that the changes do not result in any material change to the previously assessed landscape and visual effects. The revised scheme therefore continues to be acceptable in landscape and visual terms.

The appeal also raises concerns regarding potential impacts on residential amenity. In this regard, the Daylight, Sunlight and Overshadowing Addendum prepared by GIA confirms that the revised scheme continues to achieve a high level of daylight and sunlight performance. The assessment demonstrates that the development will not result in material adverse impacts on neighbouring residential properties, residential amenity or communal open spaces. The appeal does not provide any technical assessment which contradicts the findings of the daylight, sunlight or visual assessments submitted with the application.

In respect of cumulative impact, it is respectfully submitted that the proposed development has been prepared as part of the wider Railpark Key Development Area context and has been coordinated with planned infrastructure, public open space, access, permeability and neighbourhood centre objectives. The LAP anticipates significant residential development within this area and the subject proposal contributes to the planned delivery of that urban structure. The proposal provides a coherent hierarchy of streets, spaces and built form, together with improved public realm, enhanced open space and appropriate density distribution. It therefore represents an integrated response to the planned development of the Key Development Area rather than an isolated or piecemeal proposal.

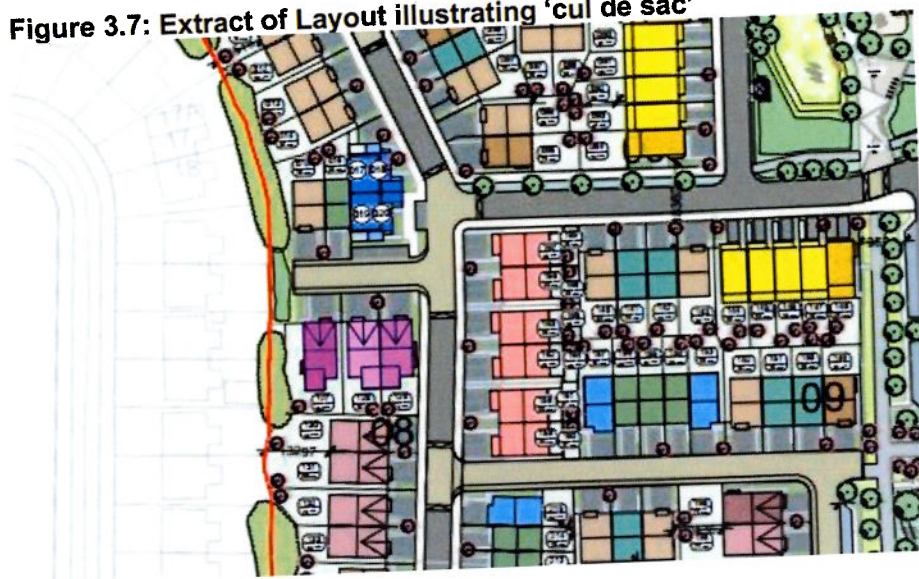
Accordingly, the height, scale and urban form of the proposed development are appropriate having regard to the site's Key Development Area status, the objectives of the Maynooth and Environs Joint Local Area Plan 2025–2031, national and local compact growth policy, the revised design response at Further Information stage and the supporting architectural, visual and daylight/sunlight assessments. The Coimisiún is therefore respectfully requested to dismiss this ground of appeal.

• Road Layout, Cul-de-Sac Design and Residential Amenity

The appeals submitted by Michelle Maguire of No. 29 Rockfield Green, Pat Monaghan of No. 30 Rockfield Green, and Mary Leydon of No. 25 Rockfield Green, raise concerns regarding the proposed cul-de-sac located adjacent to the western boundary of the site and to the rear of existing properties at Rockfield Green as identified in Figure 3.7 below. The appellants contend that the proposed roadway and turning area behind existing rear gardens could result in overlooking, loitering, noise disturbance, unauthorised access to rear gardens and a general reduction in residential amenity. It is further argued that the proposed arrangement conflicts with principles of good residential design and fails to adequately protect the established amenity of existing residents.

In response, it is respectfully submitted that these concerns are not supported by the design or intended function of the proposed street layout. The cul-de-sac forms part of the internal residential street network serving the proposed development. It is not designed as a through-route, nor is it intended to facilitate through traffic, strategic movement or wider permeability connections. Rather, it serves a limited number of residential units and provides the necessary turning facilities to ensure the safe and efficient operation of the internal road network.

Figure 3.7: Extract of Layout illustrating 'cul de sac'



The Coimisiún will note that the cul-de-sac does not terminate at a public open space, community facility, pedestrian connection or other destination that would be expected to generate significant levels of activity. It functions primarily as a residential access and turning facility. Consequently, there is no planning basis to conclude that the area would become a focus for loitering, congregation or anti-social behaviour. Vehicle movements in this location will be localised and limited in nature, comprising primarily residents, visitors, service vehicles, refuse collection and emergency access. The road terminates at this location and will not operate as a through-route. The intensity of use will therefore be significantly lower than that associated with distributor streets or streets providing onward connections within the development.

The turning head is also directly overlooked by the proposed residential units fronting onto the street. This provides passive surveillance and natural supervision of the area in accordance with established principles of good urban design. The proposed arrangement therefore promotes activity and oversight by residents rather than creating an isolated or unsupervised space. The concerns raised regarding overlooking and loss of privacy must also be considered in the context of the proposed boundary treatment and landscape strategy along the Rockfield interface. As outlined elsewhere in this Appeal Response, the development incorporates the retention of existing hedgerows and boundary vegetation, together with secure boundary treatments and supplementary planting where required. These measures will continue to provide screening and separation between the proposed development and existing properties at Rockfield Green.

The proposed development has been designed in accordance with the principles of DMURS and includes a clear hierarchy of streets and spaces intended to prioritise a high-quality residential environment. The cul-de-sac forms part of this low-speed residential environment and is not comparable to a distributor road or heavily trafficked route. The scale and intensity of activity associated with the cul-de-sac will therefore be commensurate with its residential function. The proposed turning head is a standard and necessary component of the residential street network and has been included to ensure the safe operation of service vehicles, refuse collection vehicles and emergency vehicles within the development. The provision of such infrastructure is a normal feature of residential layouts and does not, in itself, give rise to unacceptable residential amenity impacts.

The proposed development has also been subject to detailed assessment by Kildare County Council's Transport, Mobility and Open Spaces Department, which raised no objection to the

proposed internal road layout subject to conditions. The Transport Department was satisfied that the proposed street network, including its internal access arrangements, complies with the relevant transportation, safety and design requirements and can be accommodated within the overall development.

Chapter 12 (Noise and Vibration) concludes that the operational phase of the development is not predicted to have a negative noise effect, with traffic-related noise projected to result in a maximum increase of approximately 1 dB(A), which is described as negligible in terms of perceptible change. The EIAR further concludes that residual operational noise effects will be *imperceptible* and localised.

Accordingly, the concerns expressed by the appellants regarding noise, disturbance and anti-social behaviour are speculative in nature and are not supported by the proposed layout, the function of the street within the overall movement hierarchy, or the level of activity likely to be generated at this location. It is considered that the proposed cul-de-sac forms an appropriate component of the internal residential street network, will accommodate only limited local traffic movements, and will not result in unacceptable impacts on the privacy, security or residential amenity of adjoining residents. The Coimisiún is therefore respectfully requested to dismiss this ground of appeal.

• Requests for Redesign and Layout Amendments

The appeals submitted by Michelle Maguire of No. 29 Rockfield Green, Pat Monaghan of No. 30 Rockfield Green, and Mary Leydon of No. 25 Rockfield Green, request that the layout adjoining the affected Rockfield properties be redesigned. The appellants contend that the proposed development should mirror adjoining development patterns by placing two-storey dwellings beside existing homes, rather than roads, turning areas, fencing or what they describe as higher-impact layouts. It is submitted that such a redesign would provide adequate rear garden separation, passive supervision, no overlooking or balcony intrusion, and a more consistent standard with the remainder of the estate.

Figure 3.8: Extract of Section AA with Rockfield Green with 19/20 Rockfield Green

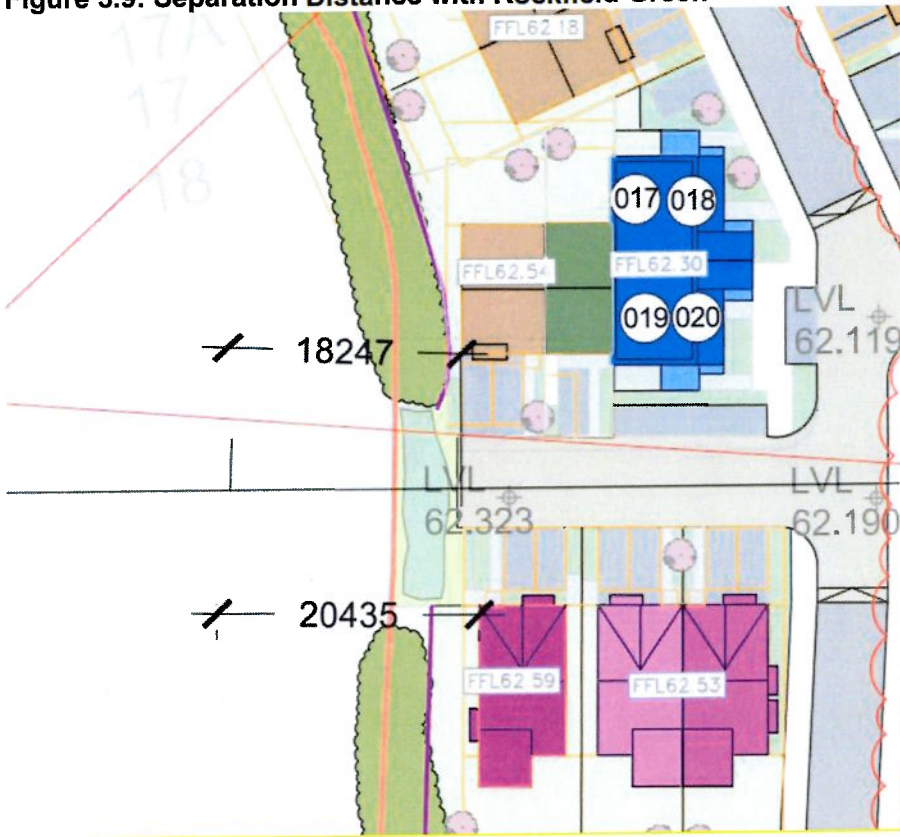


As illustrated in Figure 3.8, and further demonstrated by the detailed boundary sections included in Appendix 3, the interface between the proposed development and Rockfield Green has been carefully designed to provide an appropriate transition in scale and form. The section demonstrates that the proposed development does not present an abrupt transition from existing two-storey housing to taller forms of development. Rather, the interface is characterised by conventional housing typologies, retained boundary vegetation, separation distances and a graduated transition in scale.

In addition, Figure 3.9 demonstrates that the gable elevation of the proposed end-of-terrace dwelling is not positioned directly opposite the principal rear elevation of the adjoining

Rockfield property. Rather, it aligns more closely with the gap between existing dwellings. The relationship therefore avoids a direct opposing-window arrangement and provides a separation distance of in excess of 18 metres to the nearest first-floor windows. This further demonstrates that the proposed layout has been carefully designed to avoid undue overlooking or overbearing impact at the Rockfield interface.

Figure 3.9: Separation Distance with Rockfield Green



The detailed boundary sections prepared for Nos. 25, 29 and 30 Rockfield Green confirm that these properties are adjoined by proposed two-storey dwellings rather than duplex or apartment buildings. The sections indicate separation distances of approximately 19–24 metres between opposing rear elevations, together with the retention of existing hedgerow vegetation and boundary treatments. Appendix 3 refers.

Figure 3.10: Section with 25 Rockfield Green

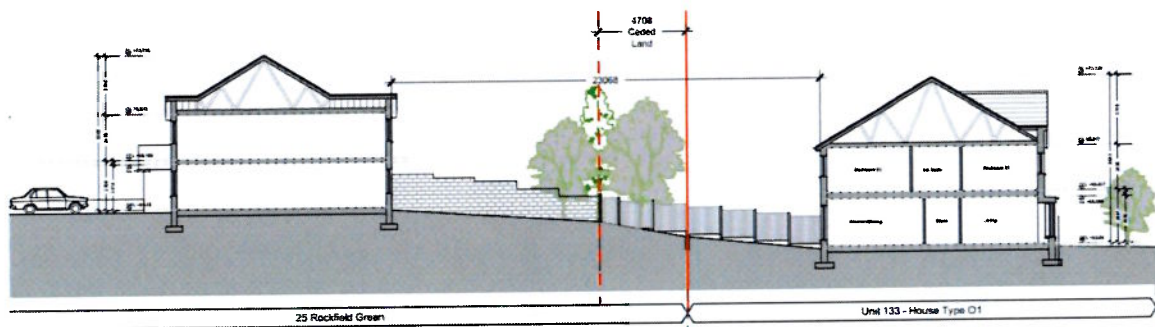


Figure 3.11: Section with 29 and 30 Rockfield Green



Source: JFA

The proposed relationship is therefore comparable to that typically found between adjoining residential estates and cannot reasonably be characterised as an abrupt interface between existing two-storey housing and higher-density development. The appeals do not identify any specific deficiency in the relationship between these proposed two-storey dwellings and the adjoining Rockfield properties. Rather, they seek a wholesale redesign of the layout notwithstanding that the proposed interface already incorporates conventional housing forms, retained boundary vegetation and appropriate separation measures.

It is respectfully submitted that a full redesign of the Rockfield interface is neither warranted nor necessary. The proposed development has been designed as part of a coordinated residential scheme within the Railpark Key Development Area rather than as an extension of the existing Rockfield estate. The appropriate planning test is not whether the layout replicates the adjoining estate pattern, but whether it provides an acceptable relationship with adjoining properties, protects residential amenity and delivers a coherent urban structure in accordance with the objectives of the LAP and the Key Development Area framework.

As addressed in the preceding section, the proposed road and turning area is not a through-route and is not intended to serve strategic traffic movements, permeability connections or destinations within the wider development. It will serve limited local residential traffic only, primarily associated with residents, visitors, service vehicles and emergency access. Its function and intensity of use are therefore compatible with a residential environment.

It is also important to note that the revised scheme has already been subject to detailed assessment by the Planning Authority and was found acceptable in terms of layout, design, density, transport and residential amenity. The scheme was amended at Further Information stage to improve urban form, public realm definition, housing typologies, separation

distances and the relationship between buildings and open spaces. The Planning Authority was satisfied that the revised development provides an appropriate and coherent layout for the site.

The appellants' request to replace the proposed road / turning area with two-storey dwellings would not necessarily result in a better planning outcome. Such a redesign could materially alter the internal street hierarchy, servicing arrangements, refuse and emergency access, layout efficiency, and the relationship between proposed dwellings and the retained boundary vegetation. It would also require the scheme to replicate the adjoining estate pattern rather than respond to the wider Railpark Key Development Area framework.

The subject site forms part of a planned growth area where a more compact, connected and varied residential form is supported in principle. It is not necessary, nor would it be appropriate, for every interface with existing development to be addressed by repeating the same suburban layout pattern. Provided that residential amenity is protected, the development is entitled to adopt a different but compatible urban form which supports compact growth, permeability, public realm quality and efficient land use.

On this basis, it is considered that the proposed layout adjoining Rockfield is acceptable and would not result in undue impacts on existing residential amenity. The requested redesign is therefore not necessary. The Coimisiún is respectfully requested to dismiss this ground of appeal.

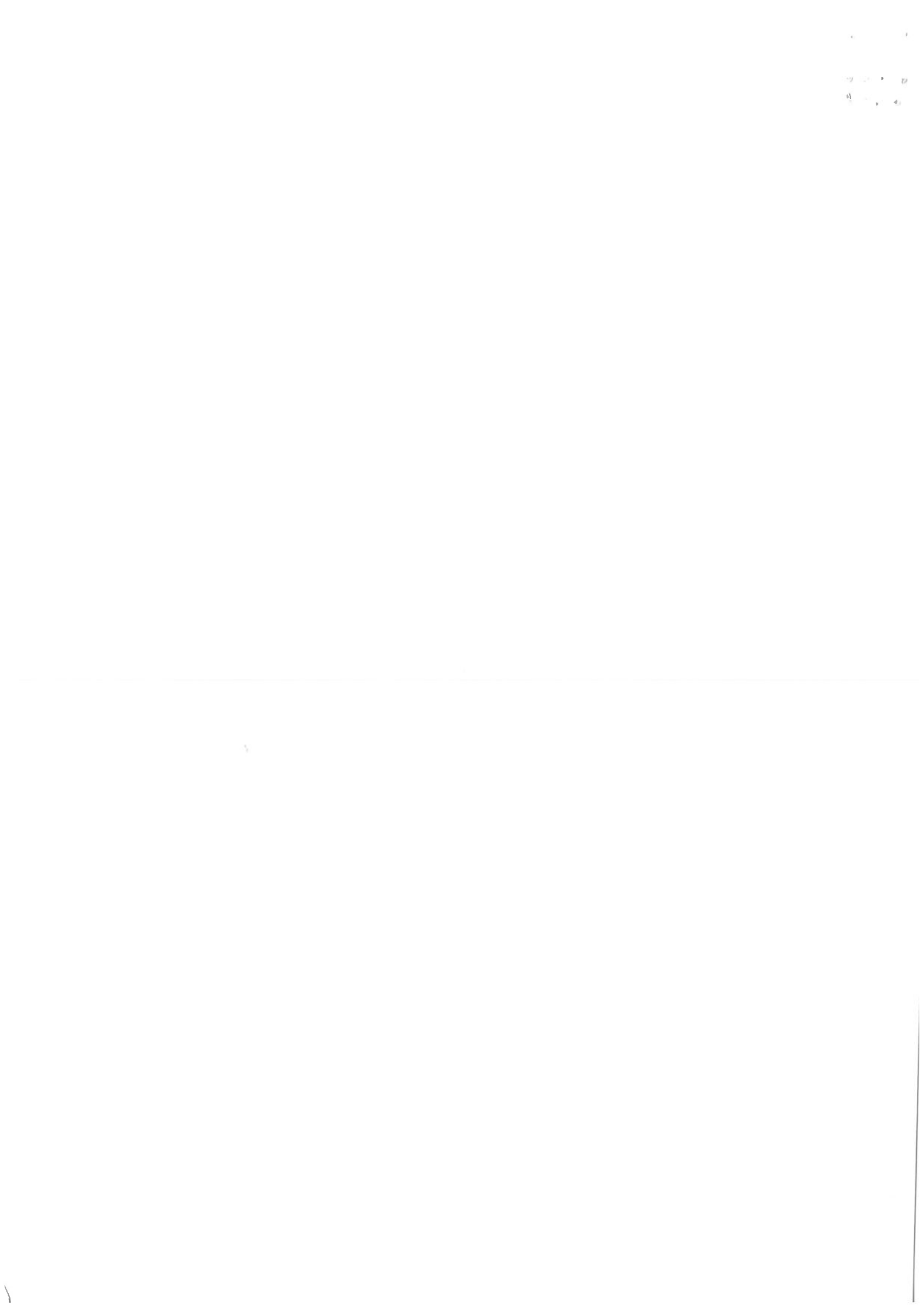
5.0 CONCLUSION

This response to 5 no. third-party appeals has sought to comprehensively address all of the issues raised therein, with reference to the accompanying appendices, the LRD application documentation, the FI Response, and the first party appeal, where relevant.

The proposed development has been subject to extensive pre-application, LRD Opinion, LRD planning application and Further Information processes. The scheme was revised at Further Information stage in response to matters raised by Kildare County Council, including layout, urban design, public open space, boundary treatment, permeability, access, landscaping, biodiversity and residential amenity. The Planning Authority assessed the updated proposals and concluded that it is generally acceptable and accords with the Kildare County Development Plan 2023–2029 and the Maynooth and Environs Joint Local Area Plan 2025–2031.

The concerns raised in the third party appeals in respect of boundary treatment, privacy, security, residual land strips, permeability, scale, height, urban form, the Rockfield cul-de-sac and requests for redesign have been addressed in Section 4 of this response. These matters are appropriately dealt with through the submitted design, the Further Information amendments, the supporting technical assessments and the conditions attached to the Planning Authority's decision, including Condition No. 18 in respect of detailed boundary treatment.

The proposed development represents a plan-led, compact and sustainable residential scheme within the Railpark Key Development Area. It will deliver 589 no. residential units, a neighbourhood centre, community floorspace, significant public open space, active recreation facilities, pedestrian and cycle infrastructure, biodiversity enhancements and substantial planning gain for Maynooth. Importantly, the development is intrinsically linked to the delivery of the Maynooth Eastern Ring Road (MERR), a strategic transport infrastructure project identified in the Maynooth and Environs Joint Local Area Plan 2025–2031. The proposed development has been designed in coordination with the MERR and provides for its integration through the delivery of associated access arrangements, active travel





connections, public realm improvements and movement infrastructure. The MERR will facilitate sustainable growth within the Railpark Key Development Area by improving connectivity, enhancing permeability, supporting public transport and active travel objectives, and providing the transport capacity necessary to accommodate planned residential and community development in this part of Maynooth. The proposed scheme therefore not only delivers much-needed housing and community infrastructure but also contributes directly to the implementation of the wider spatial, movement and placemaking objectives of the Local Area Plan. The development should accordingly be viewed as a key component in the coordinated delivery of the Railpark Key Development Area and the long-term sustainable growth of Maynooth.

Having regard to the site's zoning, its Key Development Area status, the applicable Development Plan and Local Area Plan objectives, national compact growth policy, the Further Information amendments, the supporting technical assessments and the Planning Authority's decision to grant permission, it is respectfully submitted that the proposed development is acceptable in principle and in detail.

The applicant also respectfully refers the Coimisiún to the first-party appeal, which requests the omission of Condition No. 25 and amendments to Condition Nos. 7(b), 7(e), 17(b), 20, 24, 28 and 44.

For the reasons set out in this response, the applicant respectfully requests that An Coimisiún Pleanála dismiss the third-party appeals, uphold Kildare County Council's decision to grant permission, and issue a grant of permission for the proposed Large-scale Residential Development at Railpark, Maynooth, subject to the amendments sought in the first-party appeal.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'JSA Planning', written over a horizontal line.

JSA Planning
39 Fitzwilliam Place
Dublin 2
D02 ND61



APPENDIX 3 – SECTIONS WITH ROCKFIELD GREEN PREPARED BY JFA

11-2-10
11-2-10



APPENDIX 1 – ACP LETTER 27/05/2026

Our Case Number: ACP-324315-26

Planning Authority Reference Number: 2561119

Your Reference: Cozone Ventures Limited



An
Coimisiún
Pleanála



John Spain Associates
39 Fitzwilliam Place
Dublin 2
D02 ND61

Date: 27 May 2026

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

Dear Sir / Madam,

Enclosed is a copy of a large-scale residential development appeal under the Planning and Development Act 2000, as amended.

As a party to the appeal under section 129 of the Planning and Development Act 2000, as amended, you may make submissions or observations in writing to the Commission **within a period of 4 weeks** beginning on the date of this letter.

Any submissions or observations received by the Commission outside of that period shall not be considered and where none have been validly received, the Commission may determine the appeal without further notice to you.

Please note when making a response/submission only to the appeal it may be emailed to appeals@pleanala.ie and there is no fee required.

Please quote the above appeal reference number in any further correspondence.

Teil
Glaao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1800 275 175
Website www.pleanala.ie
Email communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,



Darragh Burke
Administrative Assistant
Direct Line: 01-873-7103

LRD05



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APPENDIX 2 – RESPONSE PREPARED BY ÁIT URBANISM & LANDSCAPE

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Project: Railpark, Maynooth
Client: Cozone Ventures Limited
Date: 15.06.2026
Issued by: D. Mac Domhnaill MILI

Response to Appeal; Planning Ref. 25/61119

Boundary Treatment and Residential Amenity

Response:

We are satisfied that the retention of existing boundaries and boundary vegetation to Parklands Place and Parklands Lawn will adequately protect the amenity of existing residential properties from adjoining open spaces within the proposed development. The existing hedgerow is an important landscape and biodiversity feature and is proposed to be retained where possible. The final boundary treatment should balance the protection of residential amenity with retention of the existing hedgerow. A continuous solid wall may not be appropriate in every location if it would require significant removal or disturbance of established hedgerow vegetation.

Proposed boundaries had been discussed with Kildare County Council, prior to planning lodgement. Condition 18 provides a mechanism for detailed boundary proposals to be submitted and agreed with the Planning Authority prior to commencement.

Any boundary works should be carried out in accordance with arboricultural advice to protect retained hedgerows, trees and root protection areas. A site-specific boundary solution can address privacy, security and amenity concerns while retaining the biodiversity and screening value of the existing hedgerow.

The proposed boundary strategy along the Rockfield interface has been carefully considered having regard to the existing site conditions, including the presence of established hedgerow and rear garden vegetation along the western boundary. Ecological Baseline Assessments were undertaken by DNV to inform the site plan and landscape proposals. A comprehensive Tree and hedgerow survey was undertaken by the consulting arborist Charles McCorkell. The current design approach seeks to retain this existing vegetation where possible. This provides an established green buffer between the existing Rockfield properties and the proposed development and supports biodiversity, habitat connectivity and visual screening.

The proposed fencing is intentionally offset inside the development lands. This offset is necessary to allow the existing hedgerow and rear garden vegetation to be retained and protected, rather than removed to facilitate a new hard boundary along the legal boundary line.

Schedule of drawings and reports submitted at FI Planning Lodgement:

Overall Landscape Plan	DR-0201
Landscape Plan: Park	DR-0202
Landscape Plan: Linear Park (1 of 2)	DR-0203
Landscape Plan: Linear Park (2 of 2)	DR-0204
Landscape Plan: Neighbourhood Square	DR-0205
Landscape Plan: Pocket Park (1 of 2)	DR-0206
Landscape Plan: Pocket Park (2 of 2)	DR-0207
Boundaries Plan	DR-0208
Western Boundaries (1 of 2)	DR-0210
Western Boundaries (2 of 2)	DR-0211
Landscape Sections: Park	DR-0402
Footbridge Detail	DR-0501
Park Entrance Pier and Gate Detail	DR-0502
Estate Railing Detail	DR-0503
SuDS Basin Inlet Detail	DR-0504
SuDS Basin Outlet Detail	DR-0505
Pond Detail	DR-0601
Tree Pit Detail	DR-0602
SuDS Tree Pit Detail	DR-0701
Biodiversity Management Plan	

A full solid block wall along this interface is not considered to be the preferred landscape solution in this location, as it would likely require more extensive removal or disturbance of existing hedgerow and boundary vegetation. This would reduce the biodiversity and screening value of the retained boundary corridor. Condition 18 Part iv requires the installation of a welded mesh fence to secure the boundaries.

The proposed approach should therefore be understood as a combined boundary treatment, comprising retained existing hedgerow / rear garden vegetation together with a new secure fence line. The fence should not be considered in isolation. The retained vegetation corridor will continue to provide visual screening and separation, while the proposed fence will provide a clear physical boundary to the development lands.

The proposed boundary strategy therefore represents a balanced landscape response which seeks to protect existing residential amenity while also retaining established vegetation and supporting biodiversity objectives.

Subject to agreement on final boundary alignment, detailed treatment of gaps, arboricultural supervision during installation, and confirmation of future ownership / maintenance arrangements, the proposed boundary treatment is considered capable of addressing the concerns raised in the appeals.

No man's land

Response:

The hedgerow is jointly owned, that the proposed rear garden boundaries are set back about 2m to retain vegetation, and that the intervening land can, subject to agreement between the developer and neighbours, be incorporated into adjoining Rockfield gardens, so there will be no creation of 'no-mans land'.

KCC's condition then locks this down by requiring the boundary details to include a topographical survey, land ownership boundaries, fence details, and confirmation that boundary treatments align tightly with the legal boundary. The stated reason is "To ensure boundaries are clearly identified and avoid areas of no mans land between property boundaries..."

The Further Information response confirms that the area between the existing Rockfield boundary and the proposed new rear garden fence line is intended to be incorporated into the rear gardens of the adjoining Rockfield dwellings, subject to agreement with the relevant property owners.

This approach is intended to avoid the creation of inaccessible or unmanaged residual strips and to provide clarity in relation to future maintenance responsibility. Where there are gaps in the existing hedgerow, the final boundary treatment can be detailed to ensure appropriate enclosure, privacy and security, through additional planting. The installation of fencing in this location should be carried out in accordance with the Arborist's method statement to ensure that retained trees, hedgerows and root protection areas are not adversely affected during construction.

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