

L. Roche

S. 37

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ACP 324315

Please treat correspondence received on 30 / 6 / 26 as follows:

- | | |
|---|---|
| <p>1. Update database with new agent for Applicant/Appellant _____</p> <p>2. Acknowledge with LRD <u>20</u></p> <p>3. Keep copy of Commission's Letter ☐</p> | <p>1. RETURN TO SENDER with LRD _____</p> <p>2. Keep Envelope: ☐</p> <p>3. Keep Copy of Commission's letter ☐</p> |
|---|---|

Amendments/Comments

PA Resp

LRD 2/6

4. Attach to file

(a) SHD/LRD Unit ☐ (b) Inspector ☒

RETURN TO EO ☐

Plans Date Stamped ☐

Date Stamped Filled in ☐

EO: [Signature]

AA: PP. Dain Moore

Date: 1/7/26

Date: 3/7/26

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Suzanne Cleary

James

From: Appeals <Appeals@kildarecoco.ie>
Sent: Tuesday 30 June 2026 12:48
To: Appeals2
Subject: 30.06.2026 KCC Response to ACP 1st & 3rd Party Appeals KCC2561119 PL-324315-26
Attachments: Tender approval letter to KCC Oct 25.pdf; Ltr. of Undertaking - Thomas Farrell.pdf; 30.06.2026 KCC Response to ACP 1st & 3rd Party Appeals KCC2561119 PL-324315-26.pdf
Follow Up Flag: Follow up
Flag Status: Completed

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Hello,

Please find attached Kildare County Council response to ACP Appeal Ref No KCC2561119 PL-324315-26.

Thanks and regards,
Sophie O'Reilly
Clerical Officer - Planning Department,
Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co.Kildare.
W91 X77F



Tá an ríomhphost seo príobháideach agus ní ceadmhach úsáid an ríomhphoist seo d'éinne ach don té ar seoladh chuige é. D'fhéadfadh go mbeadh eolas ann atá faoi phribhléid agus rúnda de réir an dlí. Munar duit an ríomhphost seo, déan teagmháil leis an seoltóir chomh luath agus is féidir. D'fhéadfadh nach iad tuairimí Chomhairle Contae Chill Dara na tuairimí atá curtha in iúl sa ríomhphost seo. Déanann Comhairle Contae Chill Dara iarracht ríomhphoist a chosaint ó víris. Mar sin féin, moltar duit gach ríomhphost a scanadh, mar ní ghlacann an Chomhairle aon dliteanas i leith damáiste do do chórais. Le haghaidh eolas ar do chearta príobháideachta agus ar conas a bhainistímid sonraí pearsanta, logáil isteach ar <https://kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/> Chun do chuid sonraí pearsanta a nuashonrú cuir ríomhphost chugainn ag customercare@kildarecoco.ie Caithfidh tú deis a thógáil don Chomhairle cé thú féin a chinntiú trí cruthúnas céannachta agus/nó seoladh a sholáthar, sula ndéanaimid aon athruithe.

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Ms Celina Barrett
A/Director of Service
Transport, Mobility and Open Spaces
Kildare County Council
Áras Chill Dara, Devoy Park,
Naas, Co. Kildare

24 October 2025

**Tender review of the Maynooth Easter Relief Road LIHAF infrastructure works, and
request for increase grant funding**

Dear Celina,

I acknowledge receipt of the Tender Report for the Maynooth Easter Relief Road (MERR) LIHAF infrastructure project and wish to advise that the Department has reviewed the tender in line with Clause 19.2 of the LIHAF Grant Agreement between Kildare County Council and the Minister for Housing, Local Government & Heritage dated 13 November 2017.

Based on an evaluation of the submitted Tender Report and the tender price of €26.7m (excluding VAT) and having regard to the scope of works involved, I can confirm that the Department is satisfied that the costs are in line with the terms of the LIHAF Grant Agreement. Kildare County Council should have its own contingencies in place to cover any cost overruns.

With regard to the Council's request for an additional €7.2m Exchequer funding, the Department and the LIHAF Management Committee have reviewed the Council's request together with the supporting material provided. We have noted the scale and strategic importance of this project in its own right and the impact on the future development of the wider area. As such and given the detailed rationale provided for the request, I am pleased to confirm that the Department can now offer to make available an increase of €7.2m in Exchequer funding, matched by 25% Local Authority funding towards the cost of the works. **This will bring the total maximum LIHAF grant funding available to €32m of which 75% or up to €24.24m (including VAT) will be Exchequer funded.**

Please note that approval is subject to the following conditions;

- The tender price remaining unchanged e.g. €26.7m (excluding VAT).
- Government approval to extend the LIHAF scheme. The scheme is scheduled to end on 31st December 2025. It is envisaged that the scheme will be extended to the end of December 2028, but this is subject to Government approval.
- Updated Grant Agreement between the Department and Kildare County Council.
- Updated Local Agreements between Kildare County Council and the housing developer (s) - signed and forwarded to the Department and outlining agreement to the LIHAF affordability commitment, i.e. minimum of 800 housing units to be delivered on the private site, including 700 units with a cost reduction of €18,000 per unit from the open market price.

There will be further general reviews of the project on a bi-annual basis and on a quarterly basis for statistical purposes. The Department remains available to work with you and/or your officials at any time on any matters that arises in respect of the delivery of your LIHAF projects.

Yours sincerely

Karen Kenny

Karen Kenny
Senior Advisor
Housing Activation Office

Sd to Dept 26/10/2017

Niall Morrissey

Director of Services

Roads Transportation and Public Safety

Kildare County Council

Aras Chill Dara,

Devoy Road,

Naas,

Co. Kildare

Local Infrastructure Housing Activation Fund - Letter of Undertaking - Clause 16 (e) of Template Grant Agreement between the Minister for Housing, Planning & Local Government and Kildare County Council

Dear Niall,

This Undertaking relates to proposed housing development on the landholding located at Railpark and outlined in red on the attached Ordnance Survey map marked "LIHAF MERR".

*I confirm that Thomas Farrell, Andromeda, Donadea is the owner of the landholding located at Railpark and outlined in red on the attached Ordnance Survey map marked "LIHAF MERR".

On behalf of Thomas Farrell I wish to confirm that I am legally authorised to sign this Letter of Undertaking to ensure compliance with the following Clause 16 (e) of the Template Grant Agreement between The Minister for Housing, Planning & Local Government and Kildare County Council dated 4 day of October, 2017

"16. The Local Authority warrants, undertakes and agrees that:

(e) it shall make every effort within its own powers to ensure that housing is delivered by relevant developers in a specified timeframe and to scale and with high levels of affordability either:-

- (i) with a minimum 40% of homes delivered to be available at prices at least 10% below the average market cost of housing including under €300,000 in Dublin and comparative affordability outside of Dublin, as evidenced by an agreed "form of undertaking" by the relevant housing provider(s); or

- (ii) with a demonstrated affordability dimension to housing provision on the site on the basis of a measurable cost reduction exercise that compares between a "before" and "after" LIHAF funding scenario as evidenced by an agreed "form of undertaking" by the relevant housing provider(s)."

Thomas Farrell, agrees that the construction of the Maynooth Eastern Relief Road and Bridge by Kildare County Council will reduce the overall final selling price of any proposed residential units, which may be included in an application for Planning Approval, (subject to amendment of the Maynooth Local Area Plan 2013 - 2019 and planning approval), in comparison to the selling price if Thomas Farrell were obliged to directly cooperate in the funding of this piece of infrastructure.

It is understood and accepted by both parties that the submission and approval of any planning application on the subject lands is dependent on the publishing of a draft amendment of the Maynooth Local Area Plan 2013 - 2019.

My understanding is that the overall cost estimate, (subject to final design, tender and construction cost), to complete the Maynooth Eastern Relief Road and Bridge is currently €14,500,000. The Local Infrastructure Housing Activation Fund contribution to this project i.e. the Maynooth Eastern Relief Road and Bridge, is estimated to be €14,500,000 (subject to final design, tender and construction cost). The number of residential units that must be delivered to ensure compliance with the Template Grant Agreement between The Minister for Housing, Planning, Community & Local Government and Kildare County Council is 800 units. Therefore the LIHAF contribution represents a saving of €18,125 on each unit, (final figure is subject to the total LIHAF funding approved by the Department of Housing, Planning, Community & Local Government).

On behalf of Thomas Farrell I wish to provide an Undertaking that Thomas Farrell will submit a planning application to Kildare County Council or An Bord Pleanala, (whichever is appropriate), within 3 months of the completion of the Maynooth Local Area Plan 2013 - 2019 amendment process, if the landholding located at Railpark and outlined in red on the attached Ordnance Survey map marked "LIHAF MERR" is zoned appropriately at that time. I also understand that nothing in this Letter of Undertaking can be interpreted as a pre-emption of the decision process governing the amendment of a Local Area Plan.

I also undertake, subject to planning approval, to deliver residential units on the subject site on or before 31st December, 2021, at a reduced selling price of €18,125 per unit, (final figure is subject to the total LIHAF funding approved by the Department of Housing, Planning & Local Government).

When the selling price of the residential units, the subject of this Letter of Undertaking, is finally decided, I Undertake to provide Kildare County Council with

the selling prices clearly demonstrating the affordability dimension as required by Clause 16 (e) (ii) detailed above.

Thomas Farrell will provide evidence of the selling price of each residential unit to demonstrate compliance with this Letter of Undertaking.

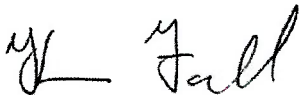
I also undertake to transfer the title of all lands under my control and/or in my ownership required to facilitate the delivery and completion of the Maynooth Eastern Relief Road and Bridge to Kildare County Council, when requested by Kildare County Council, for a nominal sum of €1, whether this is by agreement or in accordance with the Compulsory Purchase Order procedure.

I also confirm that I understand that all Development Contributions included in any condition attached to a planning approval which refers to the landholding located at Railpark and outlined in red on the attached Ordinance Survey map marked "LIHAF MERR", will be payable in full.

I can confirm that this Undertaking shall also bind all assigns, subsidiaries and related companies of Thomas Farrell.

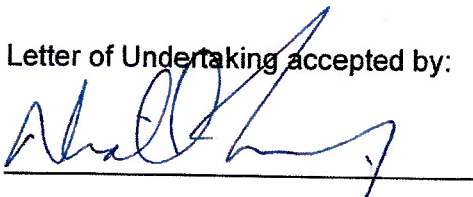
In addition Thomas Farrell accepts that it will not be released from this Letter of Undertaking until all the conditions detailed above are complied with in full.

Yours sincerely,



Thomas Farrell

Letter of Undertaking accepted by:



On behalf of Kildare County Council

Insert Kildare County Council
Seal

Dated: 25/10/17

* Please delete whichever is irrelevant



Planning Department
045-980845

Date: 30th June 2026
Our ref: 25/61119
ACP Ref: ACP-324315-26

EMAIL ONLY
appeals@pleanala.ie

Re: Planning Ref No: 25/61119

Planning Permission: for a ten year planning permission for a Large-scale Residential Development (LRD) on lands at Railpark, Maynooth, Co. Kildare. The application site is bound by Parklands housing estate to the northwest and situated west of the residential properties within the Rockfield development and northeast of the permitted residential development 'The Grange' under Reg. Ref.: 21155 / ACP Ref: 312671-22 (Phase 1) and Reg. Ref.: 21156 / ACP Ref: 312685-22 (Phase 2), which is currently under construction, north of Maynooth Educate Together National School on the Celbridge Road (R405) and bordered by agricultural lands to the north, east, south and south east. The proposed development will consist of 581 no. residential units, a neighbourhood centre and all associated development, on a site of approximately 15.27 hectares. The residential component of the development consists of 185 no. apartment / duplex apartments and 396 no. houses to be provided as follows: • 59 no. 2 bed two storey mid terraced houses; • 52 no. 3 bed two storey mid terrace houses; • 223 no. 3 bed two storey end terrace/semi-detached houses; • 58 no. 4 bed two storey semi-detached houses; • 4 no. 4 bed two storey detached houses; • 185 no. duplex apartments / apartments (53 no. 1 beds, 92 no. 2 beds, 40 no. 3 beds) in a series of 3 to part 6 storey duplex apartment blocks / apartment blocks. The proposed neighbourhood centre consists of 3 no. buildings (Block A, Block B and a single storey standalone café / restaurant kiosk building) and a new public plaza and communal open space. Block A is part 5 storey / part 6 storey building comprising health centre (174 sq.m) and two no. shop units (124 sq.m pharmacy and 166 sq.m convenience shop) at ground floor level and 41 no. apartments (17 no. 1 beds and 24 no. 2 beds) from first to fifth floor level. Block B is a 5 storey building block comprising a childcare facility (762 sq.m) at ground floor level and 48 no. apartments (21 no. 1 beds and 27 no. 2 beds) from first to fourth floor level. 96 no. duplex apartments units (12 no. 1-bed, 48 no. 2-bed, and 36 no. 3-bed units) are provided in 5 no. blocks (Blocks 1 to 5) ranging from 3 no. storeys to 5 no. storeys. All duplex apartments and apartment units are provided with a balcony, terrace or private garden on all elevations. A total of 888 no. surface car parking spaces are proposed for residential units, visitor parking and the neighbourhood centre commercial uses. A total of 623 no. cycle spaces are proposed for long stay/residents. 42 no. spaces for the neighbourhood centre,



commercial uses and 93 no. short stay/visitor cycling parking spaces. The proposed includes significant public open space including a new local park, linear park, and pocket parks, children's play areas and ancillary play area for the childcare facility. The development includes hard and soft landscaping, lighting, boundary treatments, and communal open spaces areas. The proposed development provides for 2no. vehicular accesses from the permitted Maynooth Eastern Ring Road (MERR) including a new pedestrian /cyclist signalised crossing, associated internal roads, pedestrian and cycle infrastructure, set down areas, bin and bike stores, paths and access points provided up to the application site boundary to provide for potential future connections to adjoining lands to the north and south. The development includes foul and surface water drainage, 6 no. ESB substations, green roofs, PV panels, plant, services and all associated ancillary site works and development. An Environmental Impact Assessment (EIAR) and Natura Impact Statement (NIS) has been prepared for the development and accompanies the planning application. Revised by Significant Further Information which consists of: Amendments to the house and duplex / apartment types to provide a range of additional three storey house types, own-door Type 4H maisonette units and reconfiguration of the Duplex Type A typology, including adjusted separation distances between duplex apartment / apartment blocks, associated amendments to the elevation fenestration and removal of balcony railings. These amendments result in an increase of 8 no. residential units, providing an overall total of 589 no. residential units comprising 369 no. houses and 220 no. apartments/ duplex apartments units. Block A within the Neighbourhood Centre has been reoriented and reconfigured, and a c. 136 sq.m community space is now proposed. The previously proposed standalone café / restaurant kiosk building has been omitted from the Neighbourhood Centre, and a new site services building is provided within the Local Park incorporating a café kiosk, sports equipment storage, park maintenance facilities, public toilets and bin stores. Amendments to the overall height and articulation of gateway buildings and associated amended external finishes. Public open spaces, including the Local Park (POS 1) and the linear park, have been reconfigured and enhanced, including revised play and sports facilities, landscape design, SuDS features and connectivity arrangements. Access and junction strategy has been amended, including all traffic signals, junction works and associated infrastructure a contained within the red line boundary and tie into the approved MERR scheme. Associated revisions to the overall site layout plan, revised car parking, cycle parking and landscaping and all associated site development and landscaping works

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



Dear Sir/Madam,

I refer to your letter dated 27th May 2026 in connection with the above 1st and 3rd Party Appeals.

Kildare County Council issued a decision to grant permission on 7th May 2026 for the above named development. An Coimisiún Pleanála has since received a first and third-party appeals against the decision. The Planning Authority notes the content of the appeal, and please find set out below the Planning Authority's observation on same:

Response to 1st Party Appeal:

In relation to the first party appeal, please see the response below (provided by the A/Senior Engineer in Roads Design & Construction) regarding condition no.25 and the Land Infrastructure Housing Activation Fund.

1. Letters of Undertaking (LOU) were drafted and signed by several original landowners along the route of the MERR in 2017 (LOU attached for reference).
2. These LOU referenced a construction cost for the MERR of €14,500,000 which was to be funded by the Local Infrastructure Housing Activation Fund (LIHAF).
3. These LOU also confirmed that 800 units were to be delivered to ensure compliance with the LIHAF agreement between the Department of Housing and Kildare County Council.
4. Based on these figures the LIHAF contribution represents a saving of €18.125 per unit (subject to total funding being confirmed).
5. In the intervening period the construction costs to deliver the MERR have increased with a funding allocation of €24.24 million being provided by LIHAF.
6. The number of housing units to be delivered in the environs of the MERR has now increased to 1,277 (which is subject to change as developers go into the planning process). This is broken down as follows:
 - McGrath Group phase 1 – 58
 - McGrath Group phase 2 – 47
 - Heathcote Holdings – 76
 - Montane Developments – 447
 - Cozone – 589



- KCC – 60

7. This increase in project funding and housing delivery still represents savings per unit in the order of €18,981 per unit.

8. The first 2 developments, planning reference 21/155 and 21/156, were appealed to ABP and ultimately granted permission by ABP with condition 2 on both phases requiring compliance with the LOU. The ABP Board Orders are ABP-312671-22 and ABP-312685-22. These two developments are currently in construction with compliance achieved in respect of condition 2.

9. The third development, planning reference 21/1108, was granted permission by KCC with condition 17 requiring compliance with the LOU. This development has not commenced at present.

10. Correspondence received from the Department of Housing, Local Government & Heritage in October 2025 confirmed that funding of €24.24 million would be provided and makes explicit reference to the need to comply with the LIHAF affordability commitment with a minimum of 800 units to be provided including 700 units with a cost reduction of €18,000 per unit from the open price.

11. Letters of Undertaking (LOU) were drafted and signed by several original landowners along the route of the MERR in 2017 (LOU attached for reference).

12. These LOU referenced a construction cost for the MERR of €14,500,000 which was to be funded by the Local Infrastructure Housing Activation Fund (LIHAF).

13. These LOU also confirmed that 800 units were to be delivered to ensure compliance with the LIHAF agreement between the Department of Housing and Kildare County Council.

14. Based on these figures the LIHAF contribution represents a saving of €18.125 per unit (subject to total funding being confirmed).

15. In the intervening period the construction costs to deliver the MERR have increased with a funding allocation of €24.24 million being provided by LIHAF.

16. The number of housing units to be delivered in the environs of the MERR has now increased to 1,277 (which is subject to change as developers go into the planning process). This is broken down as follows:

- a. McGrath Group phase 1 – 58
- b. McGrath Group phase 2 – 47
- c. Heathcote Holdings – 76
- d. Montane Developments – 447



e. Cozone – 589

f. KCC – 60

17. This increase in project funding and housing delivery still represents savings per unit in the order of €18,981 per unit.

18. The first 2 developments, planning reference 21/155 and 21/156, were appealed to ABP and ultimately granted permission by ABP with condition 2 on both phases requiring compliance with the LOU. The ABP Board Orders are ABP-312671-22 and ABP-312685-

22. These two developments are currently in construction with compliance achieved in respect of condition 2.

19. The third development, planning reference 21/1108, was granted permission by KCC with condition 17 requiring compliance with the LOU. This development has not commenced at present.

20. Correspondence received from the Department of Housing, Local Government & Heritage in October 2025 confirmed that funding of €24.24 million would be provided and makes explicit reference to the need to comply with the LIHAF affordability commitment with a minimum of 800 units to be provided including 700 units with a cost reduction of €18,000 per unit from the open price.

Response to 3rd Party Appeal:

The Planning Authority confirms its decision and asks that you please refer to the Planners' Report and various technical department reports in relation to the assessment of this planning application.

Yours faithfully,

Dr Sophie O'Reilly

Senior Executive Officer
Planning Department

