



Comhairle Contae Chill Dara

Kildare County Council

17th December 2025

Maynooth Montane Ltd.
Unit J1d,
Maynooth Business Campus,
Maynooth,
Co. Kildare,
W23 D343

By email

**Re: Part V Proposal - Proposed Residential Units at Poppy Lane,
Railpark West Lands, Maynooth - LRD2025003**

To whom it may concern,

I refer to your recent correspondences regarding your Part V obligation. I would like to confirm your engagement with Kildare County Council in relation to the Part V Agreement.

Please note that there is no formal Part V Agreement in place and the mix of units proposed have not been agreed. This letter is for correspondence purposes only.

Yours sincerely,



Siobhán O'Callaghan
Housing Section





Kildare County Council
COMHAIRLE CHONDAE CHILL DARA

Part V Proposal



Part V Proposal Sheet

Planning Reference Number

Name of Developer/Landowner

Maynooth Montane Limited

Location of Development (include site location map, Site to be highlighted in red.)

Lands at Railpark West, Maynooth, Co. Kildare

Plot area of Site in sqm

27,700 sqm

The Part V obligation is subject to a new legislation which retains the contribution of 10% in the case of:

- Permissions granted before 3 September 2021
- Sites purchased between 1 September 2015 and 31 July 2021 and also granted planning permissions between 1 August 2021 and 31 July 2026.

Applicants will need to submit evidence of date of purchase of site in order to ascertain Part V Obligation rate (Please note, if not original Applicant date of planning permission grant).

Date land was purchased in March and April 2024. Evidence to be submitted with application **Evidence Attached**

10% or 20% of plot areas of site for Part V:

Apartment exclusive plot area:	21,724m ² (incl duplex)
Internal floor area of each apartment:	Please supply separate sheet
Plot area of each house on site:	Please supply separate sheet
Total sum of house plots:	14,213m ²
Total plot areas (houses + apartments):	35,937m ²
Total area of site	2.77ha

Details of Proposed Development

The development will comprise a Large-Scale Residential Development (LRD) on a site at “Railpark West”, in the townland of Railpark, Maynooth, Co. Kildare.

The proposed development is for 139 no. units comprising 36 no. houses (ranging in heights up to 3 storeys), 95 no. apartments (5 no. blocks ranging in heights up to 5 storeys partially over podium parking) and 08 no. duplexes (1 no. 3/4 storey Block).

Details of Proposed Part V (include site layout drawing with Part V Units clearly identified, unit drawings with room dimensions and storage provision identified (As per County Development Plan) and completed cost template for individual house types to be transferred as per attached cost template)

Unit type	House / Apartment please tick	House Type & House No.(s)	No of Units	Unit size (m ²)	Unit Plot Areas (m ²)	Unit cost €	Expected Delivery Date
One bed	H <input type="checkbox"/> A x <input type="checkbox"/>	1 bed apartment	9	55-57sqm	66-68sqm	€299,564- €309,873	2027
Two bed	H <input type="checkbox"/> A <input type="checkbox"/>	2 bed apartment	9	90sqm	108sqm	€390,710- €391,205	2027
Three bed	H <input type="checkbox"/> A <input type="checkbox"/>	3 bed apt	5	109sqm	131sqm	€447,369	2027
		3 bed duplex	3	110-119sqm	200-216sqm	€356,644- €375,408	2027
		3 bed house	2	122sqm	49sqm	€451,412	2027
Four bed	H <input type="checkbox"/> A <input type="checkbox"/>						

Five bed	H	<input type="checkbox"/>					
	A	<input type="checkbox"/>					

PART V SPECIFICATIONS FOR EACH HOUSE TYPE

Development Address: Railpark West, Maynooth, Co. Kildare

No. Of Beds: **28 no. units (57 beds)** Size: **55-122 sqm** **SQM/SQFT**

The following details must be provided;

Building Structure: (please select)

Masonry ☒ Timber Frame ☐ Other ☐ Specify

Windows: (please select)

Timber ☐ Aluminium ☐ PVC ☒ Aluclad ☐ Other ☐ Specify
(Preference is for PVC)

NOTE: In all first-floor windows and above ensure safety restrictors are present.

Internal:

Kitchen specification: – Please specify counter and door finishes

MDF door with formica countertop

Tiled Floor finishes to be provided in the areas below

NOTE: All floor tiles to comply with current regulation slip resistance rating for that area.

- Main Shower room
- Kitchen (to include dining room area if within the same room space)
- Utility room
- WC
- Ensuite (where provided)
- Accessible toilet
- All other floors should be skimmed concrete finish

Tiled Wall Finishes required in the areas below Note: Entire area should have a tanking system applied after tiling a silicone bead is to be applied in corners and where wall tiles meet floor tiles to prevent leaks.

- Main Shower Room
- Kitchen Splash back
- Ensuite splash back above WHB and around shower area if present. (where provided) Accessible toilet tiled Splash back above WHB
- Ensure that **All** splash back edge, electrical switches and sockets to be sealed with waterproof sealant.

NOTE: Tiled splash backs above WHB should cover the width of the basin and approx. 300mm in height, It should be trimmed with tile trim and a bead of silicone applied between WHB and base of tiles.

Main Shower Room

No bath

Shower unit, enclosed shower screen to be installed.

Shaver lights.

Mirror.

Towel rail radiator.

Level access shower (Ground Floor units only)

High adjustable shower head within shower unit.

En-suite

Shower unit, enclosed shower screen to be installed.

Shaver lights

Mirror

Towel rail radiator.

High adjustable shower head within shower unit

WC

Mirror to be provided over WHB.

Other provisions:

All external doors to be fitted with Thumb turn locks.

If Front door does not have a letter box a letter box is to be provided

All internal doors to be of solid timber construction. **(no glass)**

All internal doors to be provided with door stops.

Internal doors into WCs, Shower rooms and en-suites to be fitted with thumb turn locks.

All isolation valves in Hot press/control rooms must be clearly tagged.

All Kitchen/Utility room isolation switches to be clearly labelled.

Kitchen Extractor fans to be fitted in Kitchen above hob.

Fire blanket (1.2 x 1.8) to be fitted in kitchen at head height in clear view.

Attic: Please note the following;

- Attics not to be floored unless planning application indicates attic storage to comply with CDP storage provisions.
- Walkway to water tank from attic hatch to be provided to access all side of the water tank.
- Provide a electrical light and switch within the attic space.

External:

Side Gate (where applicable)

Front and rear external lighting

Rear garden – topsoil raked and seeded for lawn

Front garden – topsoil raked and seeded for lawn

Preference for “Hit & Miss” type fencing as opposed to shiplap fencing

Safety File (see attached Safety File spec)

Should be sufficiently compiled with all requisite documents as follows:

Testing Certificates

O & M Manuals

Details of all subcontractors and their input

Prompt delivery of safety file to the Council on completion of project (required prior to closing)

Developer to provide an induction to the first tenant at the time of handover of the safety file

There should be separate safety file for each house

Certification for the fire / separating wall.

Services:

Provide details on;

Primary heating: (Where unit has chimney, survey report & dvd to be furnished, Certification of smoke test required)

Please provide commissioning certification and proof of warranty for heating system installation.

Air Source Heat

Pumps_____

Please note that heat pumps are to be sited away from the house structure so as to negate against vibrations and noise.

Renewable technology: ____ Air Source Heat

Pumps_____

Ventilation: _____ DCV _____

Alarms:

Smoke Alarms to be provided as (per current electrical regulations.)

Carbon Monoxide Alarms to be provided (per current electrical regulations.)

Do not wire up for intruder alarm unless already present.

Wired in interconnected smoke/heat/fire alarms throughout as per current electrical regulations

Carbon monoxide Alarm in areas required as per current electrical regulations.

Certification of Compliance with all aspects of the Building Regulations to be provided.

Post Sale Closure,

Clerk of Works or KCC representative should be presented just one clearly tagged key for the front door (two if front door is shared door to multi-unit). All other keys are to be clearly tagged and left in the top drawer of the kitchen

To whom it may concern.

Our ref:
MKI/30254.6

Your ref:

Date:
17 October 2025

**Our client
Matter**

**Maynooth Montane Limited
Site at Rail Park, Maynooth, Co. Kildare (part of folio KE7038 and all of folio KE12062)
(the "Property")**

To whom it may concern

We confirm that our client has acquired the Property as follows:

1. Part of folio KE7038 (0.8229 hectares) since 27 March 2024, being the lands shown outlined in red at Appendix 1; and
2. All of folio KE12062 since 02 April 2024, being the lands shaded pink at Appendix 2.

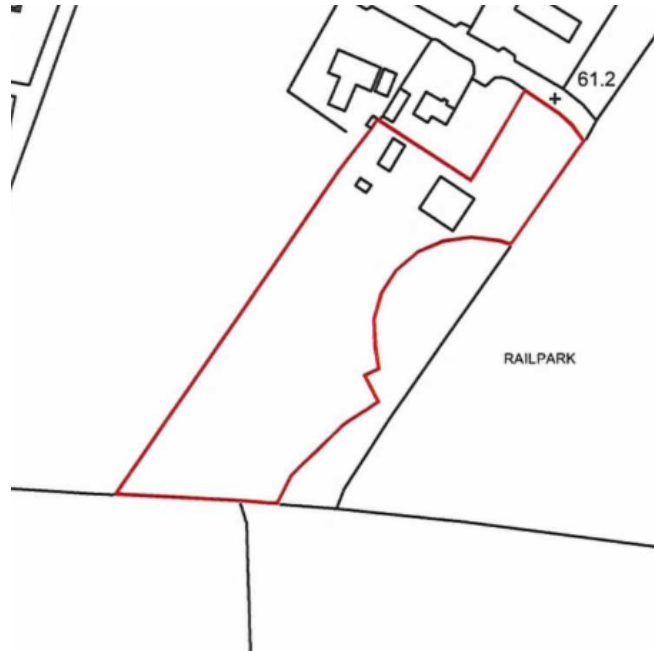
We trust this is in order. If You have any queries, please don't hesitate in contacting us.

Yours faithfully

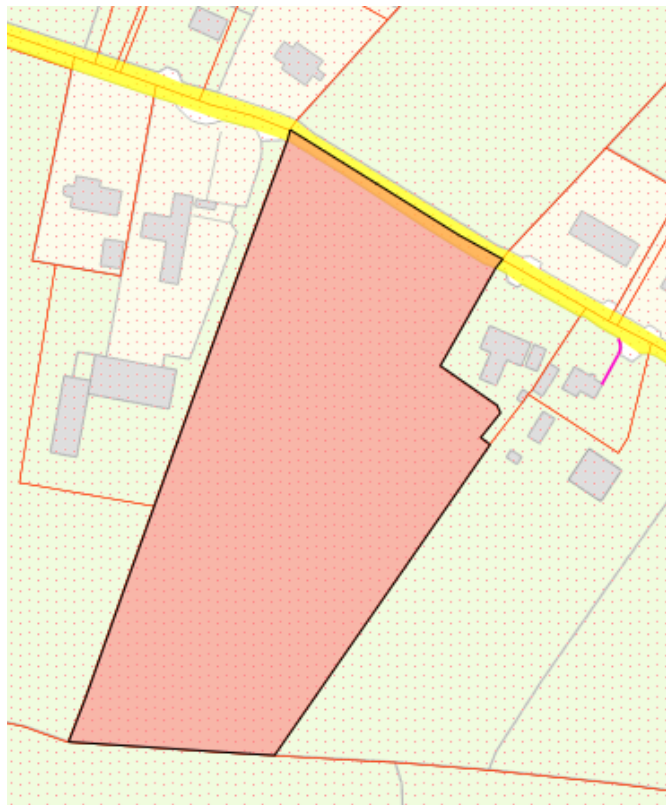
Byrne Wallace Shields LLP

Byrne Wallace Shields LLP
Tel +353 1 691 5000
MKilcullen@byrnewallaceshields.com

APPENDIX 1



APPENDIX 2



Part V Calculations		
Summary of Units	Total Units	Part V Units
House Types	36	2
Duplex Block	8	3
Block 01	21	0
Block 02	18	0
Block 03	10	0
Block 04	23	23
Block 05	23	0
Total Units	139	28
20% Part V	28	

Proposed Part V Units		
Number	Unit Type	Description
1	House Type - Number 04	2-Storey Mid Terrace 3 Bed
2	House Type - Number 05	2-Storey Mid Terrace 3 Bed
3	Duplex Unit - Number 01	3 Bed Duplex
4	Duplex Unit - Number 02	3 Bed Duplex
5	Duplex Unit - Number 03	3 Bed Duplex
6	Apartment Block 04 - Number 01	3 Bed Apartment
7	Apartment Block 04 - Number 02	1 Bed Apartment
8	Apartment Block 04 - Number 03	1 Bed Apartment
9	Apartment Block 04 - Number 04	2 Bed (4 Person) Apartment
10	Apartment Block 04 - Number 05	2 Bed (4 Person) Apartment
11	Apartment Block 04 - Number 06	3 Bed Apartment
12	Apartment Block 04 - Number 07	1 Bed Apartment
13	Apartment Block 04 - Number 08	1 Bed Apartment
14	Apartment Block 04 - Number 09	2 Bed (4 Person) Apartment
15	Apartment Block 04 - Number 10	2 Bed (4 Person) Apartment
16	Apartment Block 04 - Number 11	3 Bed Apartment
17	Apartment Block 04 - Number 12	1 Bed Apartment
18	Apartment Block 04 - Number 13	1 Bed Apartment
19	Apartment Block 04 - Number 14	2 Bed (4 Person) Apartment
20	Apartment Block 04 - Number 15	2 Bed (4 Person) Apartment
21	Apartment Block 04 - Number 16	3 Bed Apartment
22	Apartment Block 04 - Number 17	1 Bed Apartment
23	Apartment Block 04 - Number 18	1 Bed Apartment
24	Apartment Block 04 - Number 19	2 Bed (4 Person) Apartment
25	Apartment Block 04 - Number 20	2 Bed (4 Person) Apartment
26	Apartment Block 04 - Number 21	2 Bed (4 Person) Apartment
27	Apartment Block 04 - Number 22	1 Bed Apartment
28	Apartment Block 04 - Number 23	3 Bed Apartment

Proposed Part V Mix			
One Beds	Two Beds	Three Beds	Total
9	9	10	28
32%	32%	36%	100%

ADJOINING SITE
IN APPLICANTS OWNERSHIP

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LEGEND

- APPLICATION SITE BOUNDARY
- ADJOINING LANDS IN APPLICANTS OWNERSHIP
- PART V
- APARTMENT BLOCKS CONTAINING PART V UNITS

HOUSE TYPES
UNITS 04 & 05 ARE PROPOSED
AS PART V UNITS.

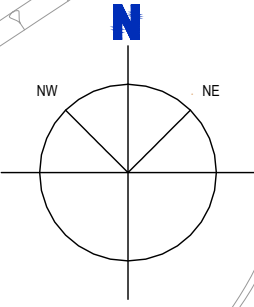
APARTMENT BLOCK 04
UNITS 01-23 ARE PROPOSED
AS PART V UNITS.

DUPLEX BLOCK
UNITS 01-03 ARE PROPOSED
AS PART V UNITS.

Duplex

Site Layout Plan - Proposed Part V Units

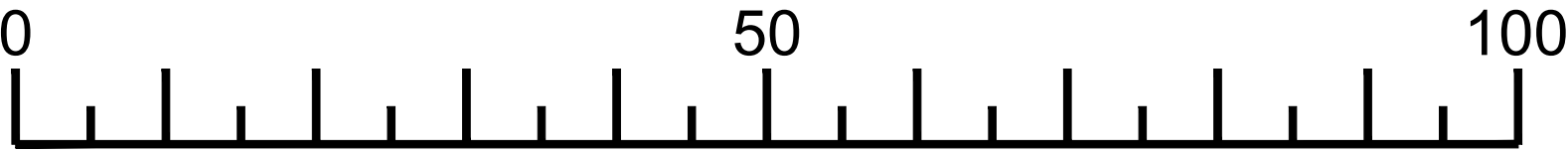
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BUS STOP

BUS STOP

MERR



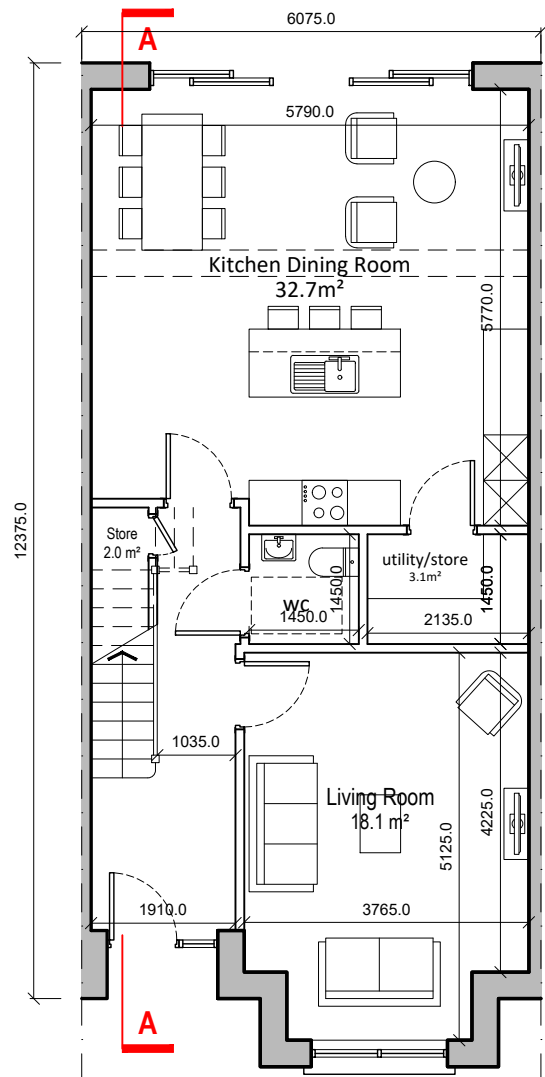
SCALE BAR



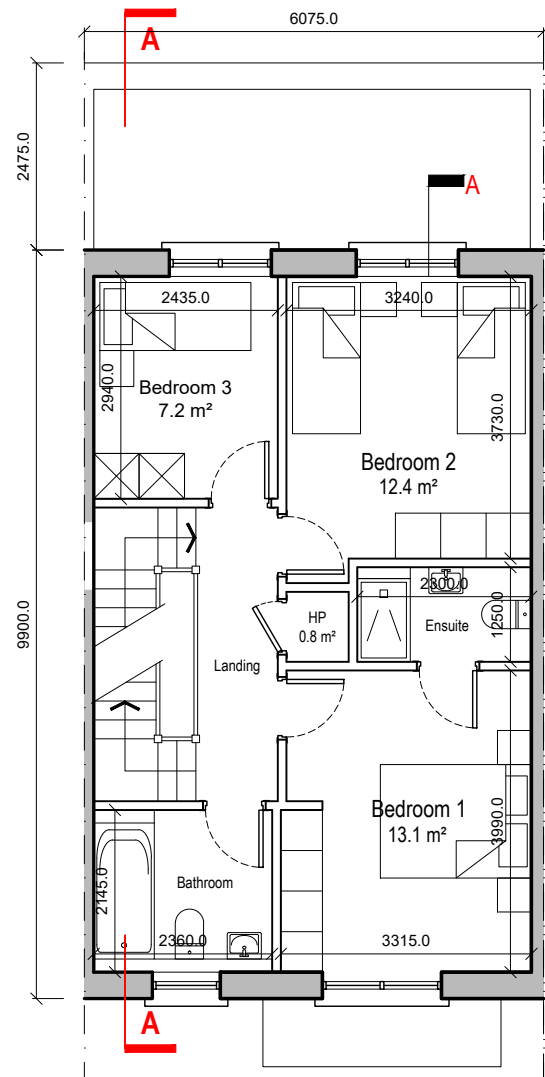
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Hamilton House,
28 Fitzwilliam Place
Dublin 2, D02 P283
Tel: +353 (01) 7759511
Email: info@ddaarch.ie



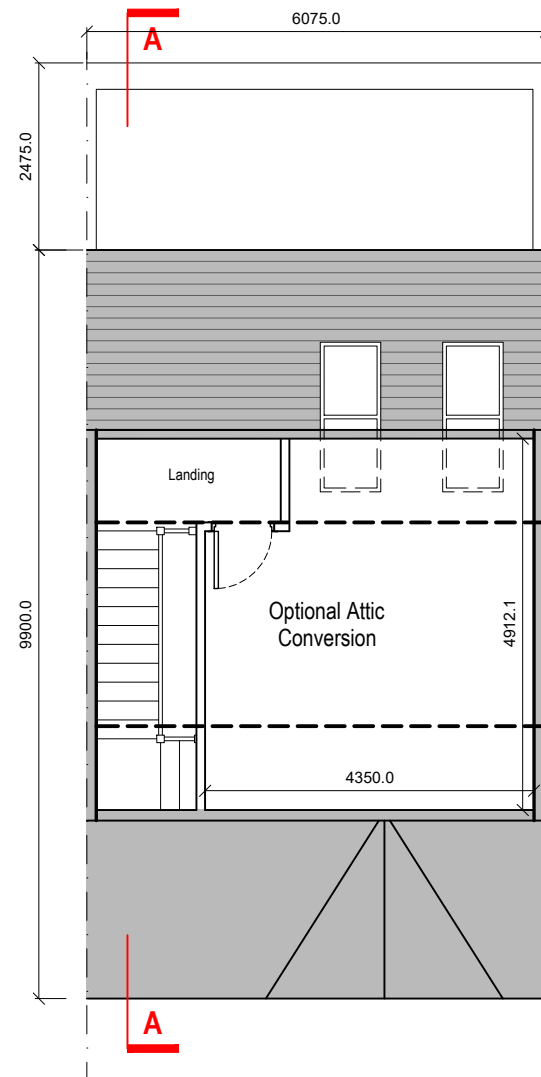
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DRAWING TITLE: Site Layout Plan - Proposed Part V Units		DRAWING NUMBER: 24-004-P-1.052	
DRAWN: DE	CKD: PD	DATE: DECEMBER 2025	SCALE: 1/500 @A1



Type B1.2 Level 00
Scale 1:100
Area 68.7m²



Type B1.2 Level 01
Scale 1:100
Area 53.3m²



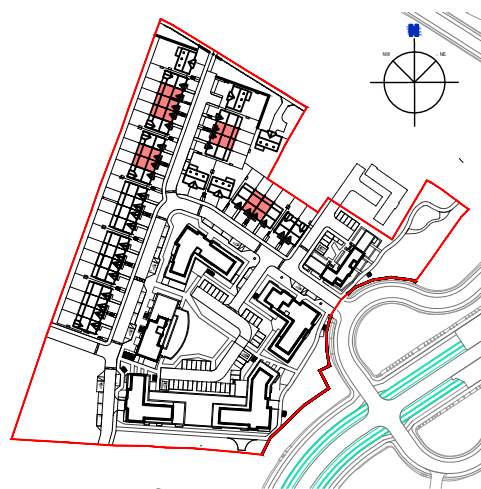
Type B1.2 Level 02 - Optional
Scale 1:100



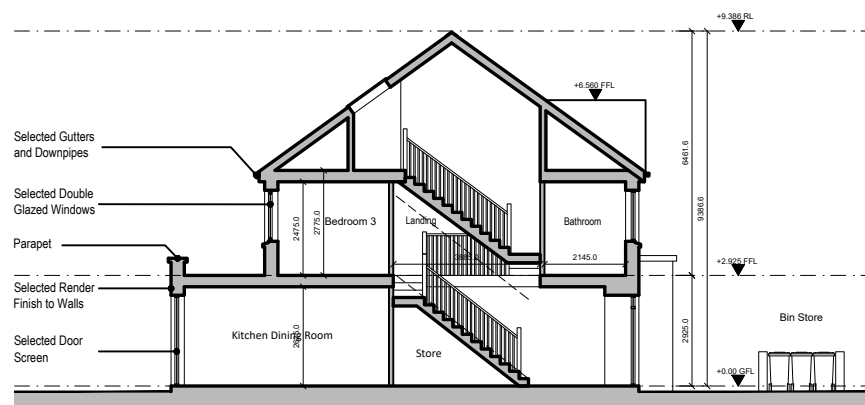
Type B1.2 Front Elevation
Scale 1:100



Type B1.2 Rear Elevation
Scale 1:100

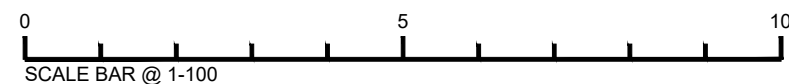


Key Plan NTS



Type B1.2 Section A-A
Scale 1:200

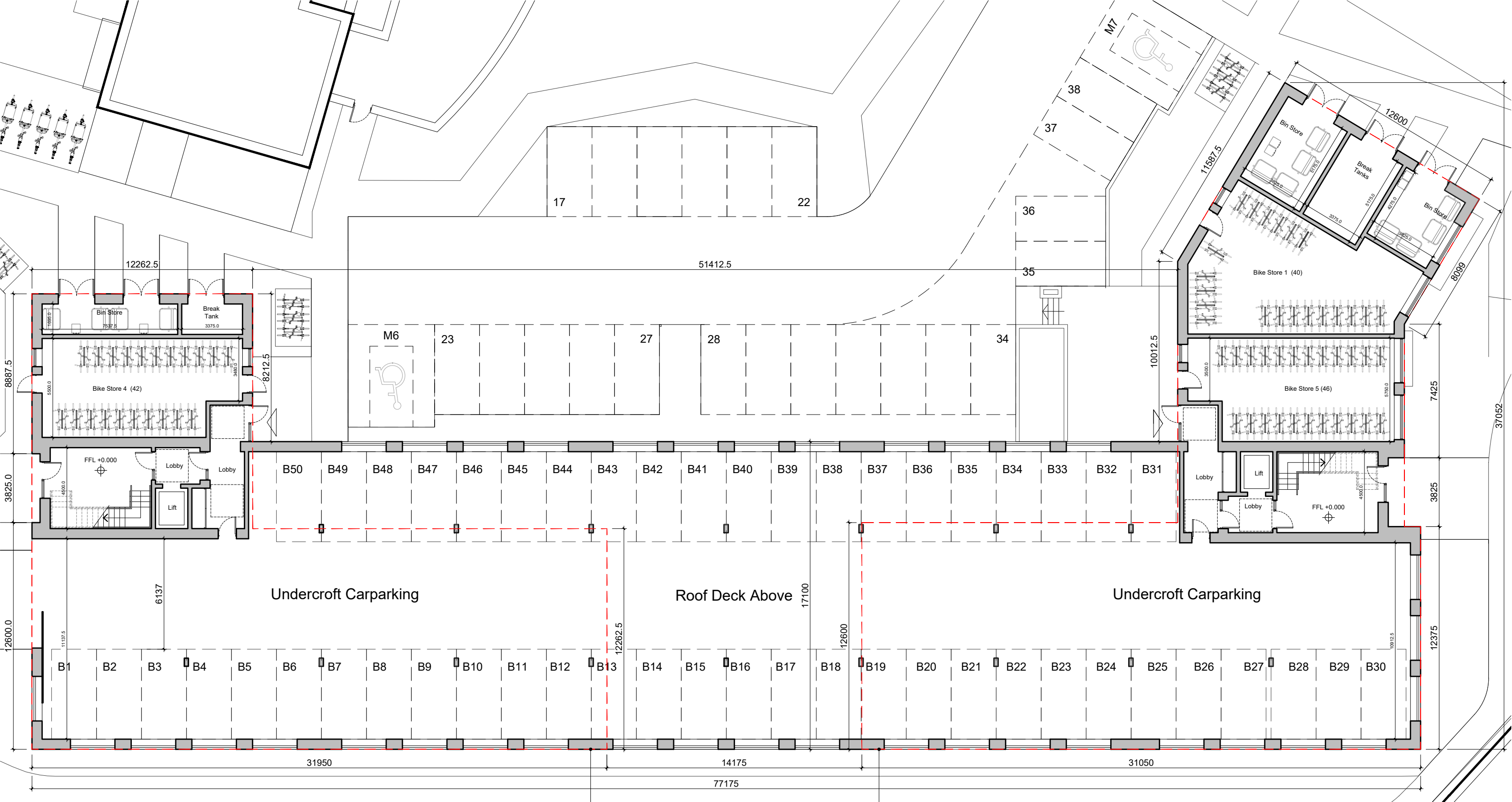
TYPE B1.1 MID TERRACE 3 BED : GIFA : 122 m²



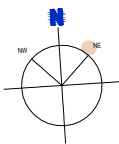
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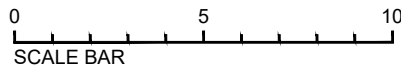
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DRAWING TITLE: HOUSE TYPE B1.2 THREE BEDROOM MID TERRACE	DRAWING NUMBER: 24-004-P-2.010	REV:	
DRAWN: DE	CND: PD	DATE: DECEMBER 2025	SCALE: 1/100 & 1/200 @A3



Apartment Block 04 & 05 - Ground Floor Plan
Scale 1:200

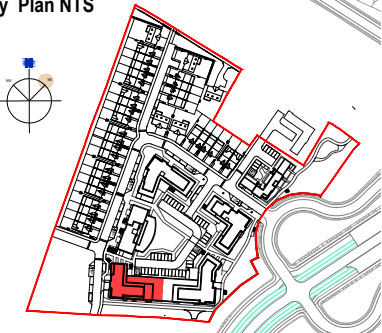


Broken Line Represents the Outline of
Apartment Block 04 Above



Broken Line Represents the Outline of
Apartment Block 05 Above

Key Plan NTS



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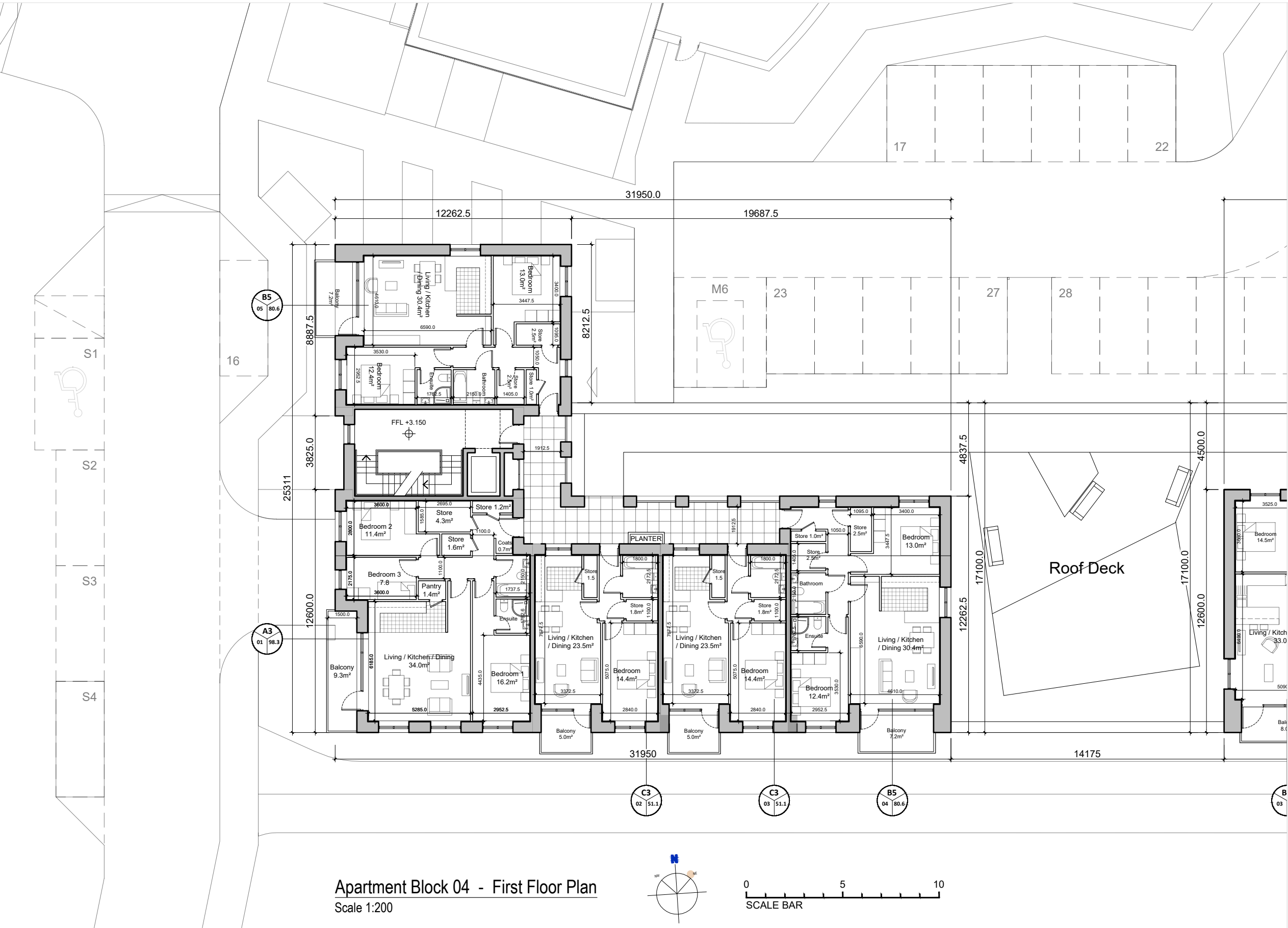
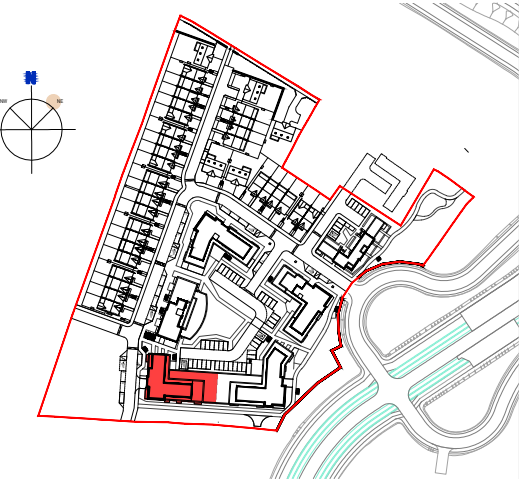


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MONTANE DEVELOPMENTS		RAILPARK WEST LRD	
DRAWING TITLE:		DRAWING NUMBER:	
Apartment Block 04 - Ground Floor Plan		24-004-P-3.B4-000	
DRAWN:		DATE:	
DE		DECEMBER 2025	
CND:		SCALE:	
PD		1/200 @A3	

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- ROOF** BAUDER ROOFING SYSTEM/SEDUM ROOF SYSTEM (OR EQUAL APPROVED)
- WALLS** FRESHFIELD LANE FIRST QUALITY (OR EQUAL APPROVED)
VANDE MOORTELE OUD BRUGGE (OR EQUAL APPROVED)
ENGEL CARBON MIN (OR EQUAL APPROVED)
WIENERBERGER BRIOSO DARK (OR EQUALLY APPROVED)
- WINDOWS** SELECTED U-PVC OR ALUMINIUM DOUBLE GLAZED WINDOWS.
- BALCONY** STEEL FRAME, TIMBER DECKING, S/S HANDRAILS & RAILINGS.
- FRONT DOOR** SELECTED ALUMINIUM DOOR WITH DOUBLE GLAZED VISION PANELS.
- GUTTER/RWDP** UPVC OR ALUMINIUM POWDER COATED GUTTERS & DOWNPIPES
- CANOPY** ALUMINIUM CLAD CANOPY WITH SINGLE PLY ROOFING SYSTEM
COPINGS & CILLS INTEGRATED METAL CILLS & PRESSED METAL COPINGS

Key Plan NTS



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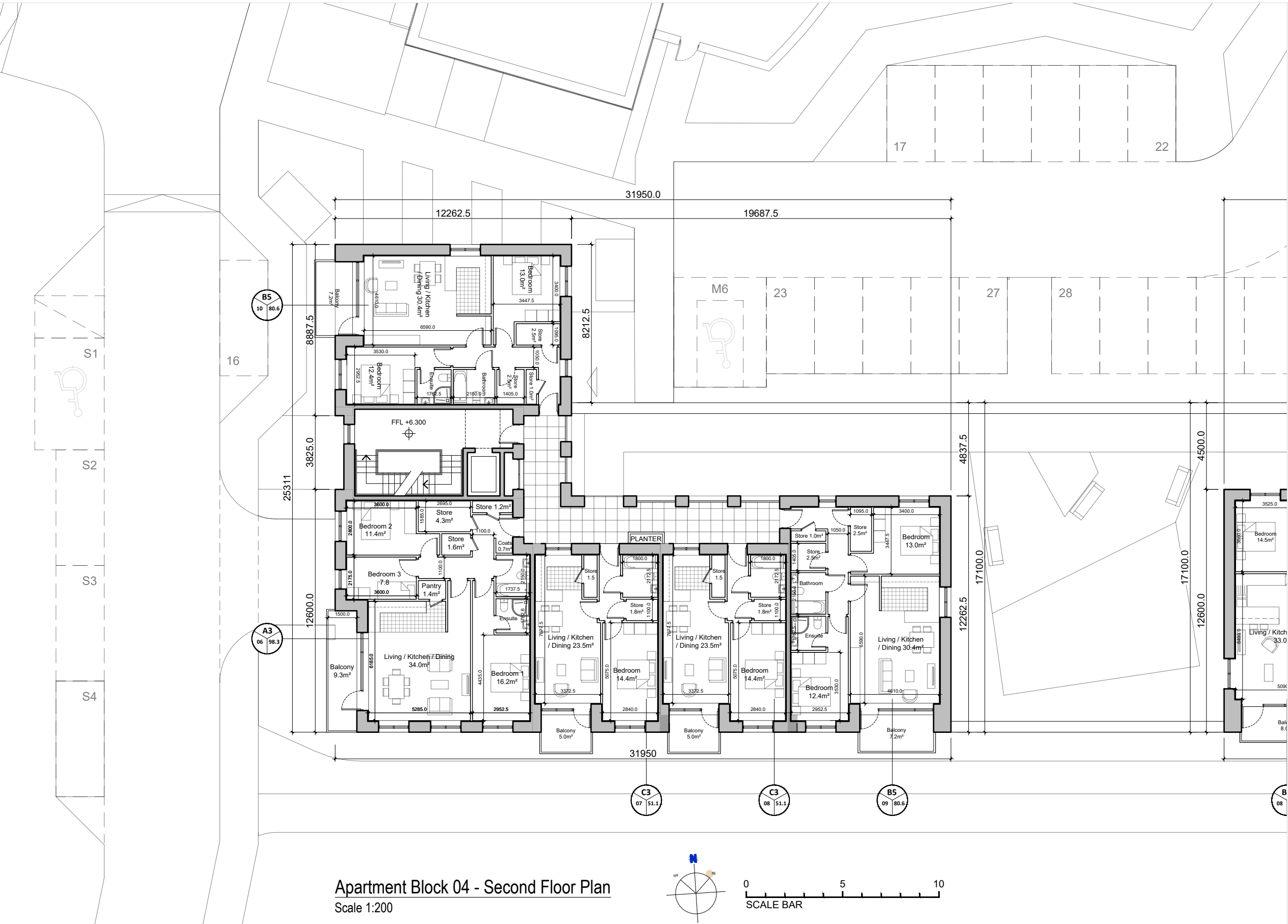
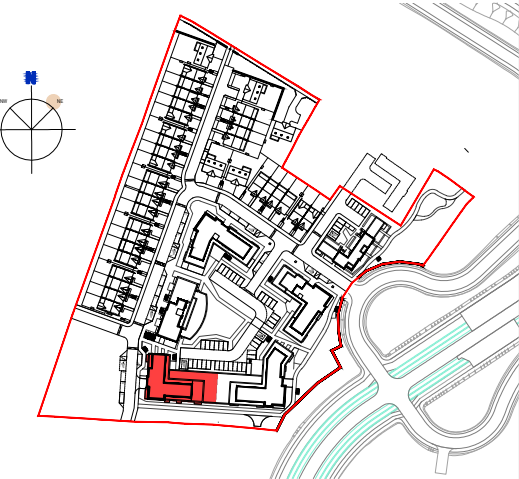


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DRAWING TITLE: Apartment Block 04 - First Floor Plan			DRAWING NUMBER: 24-004-P-3.B4-001	REV:
DRAWN: DE	CAD: PD	DATE: DECEMBER 2025	SCALE: 1/200 @A3	

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Key Plan NTS



Apartment Block 04 - Second Floor Plan
Scale 1:200

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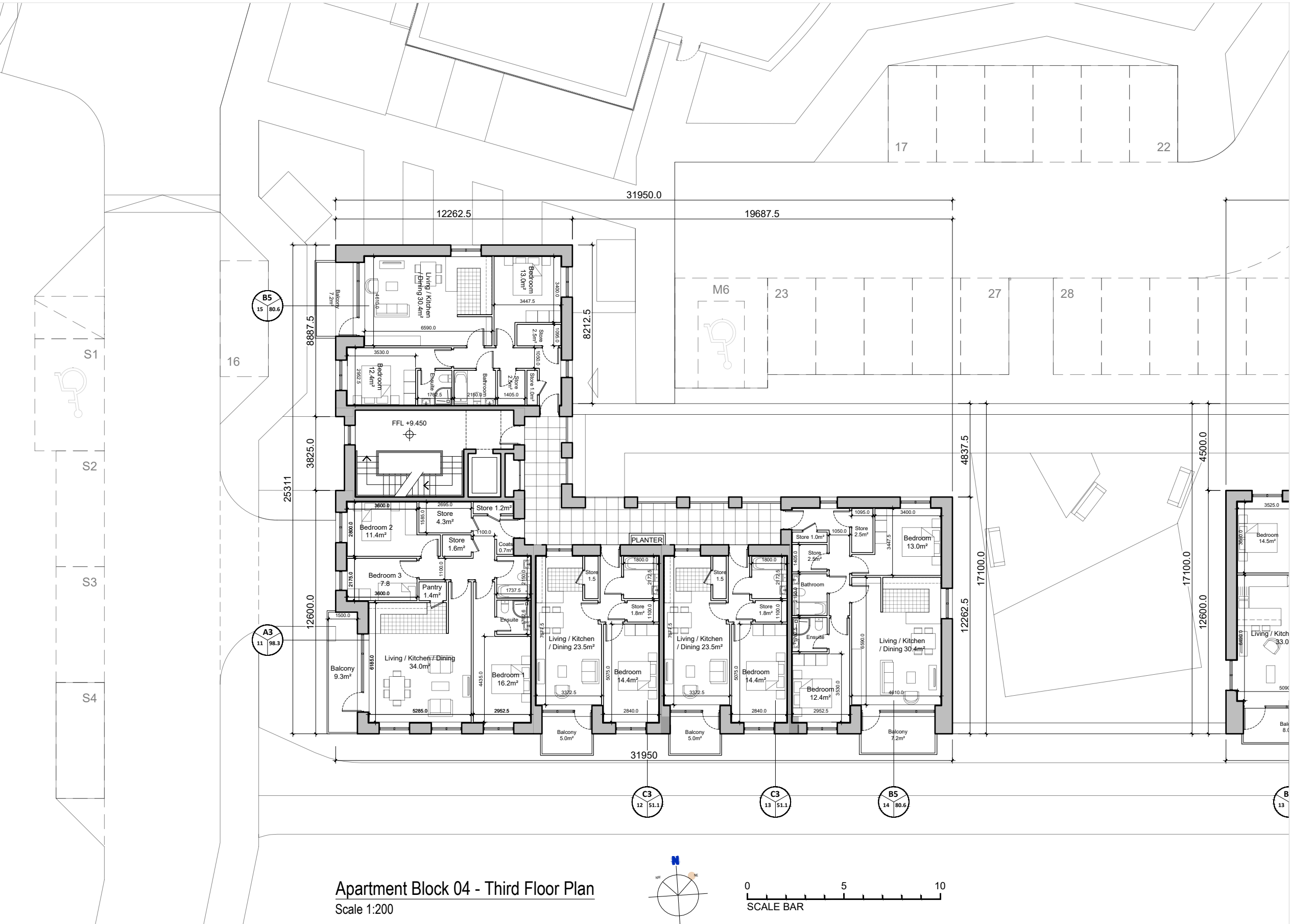
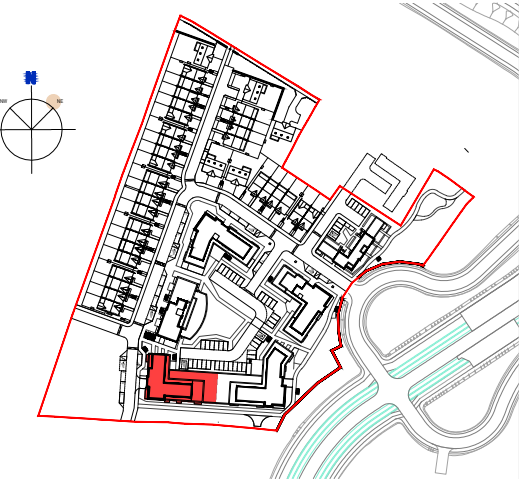


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DRAWING TITLE: Apartment Block 04 - Second Floor Plan			DRAWING NUMBER: 24-004-P-3.B4-002	
DRAWN: DE			REV: -	
PD			DATE: DECEMBER 2025	
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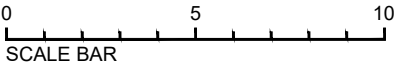
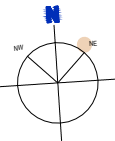
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Key Plan NTS



Apartment Block 04 - Third Floor Plan
Scale 1:200



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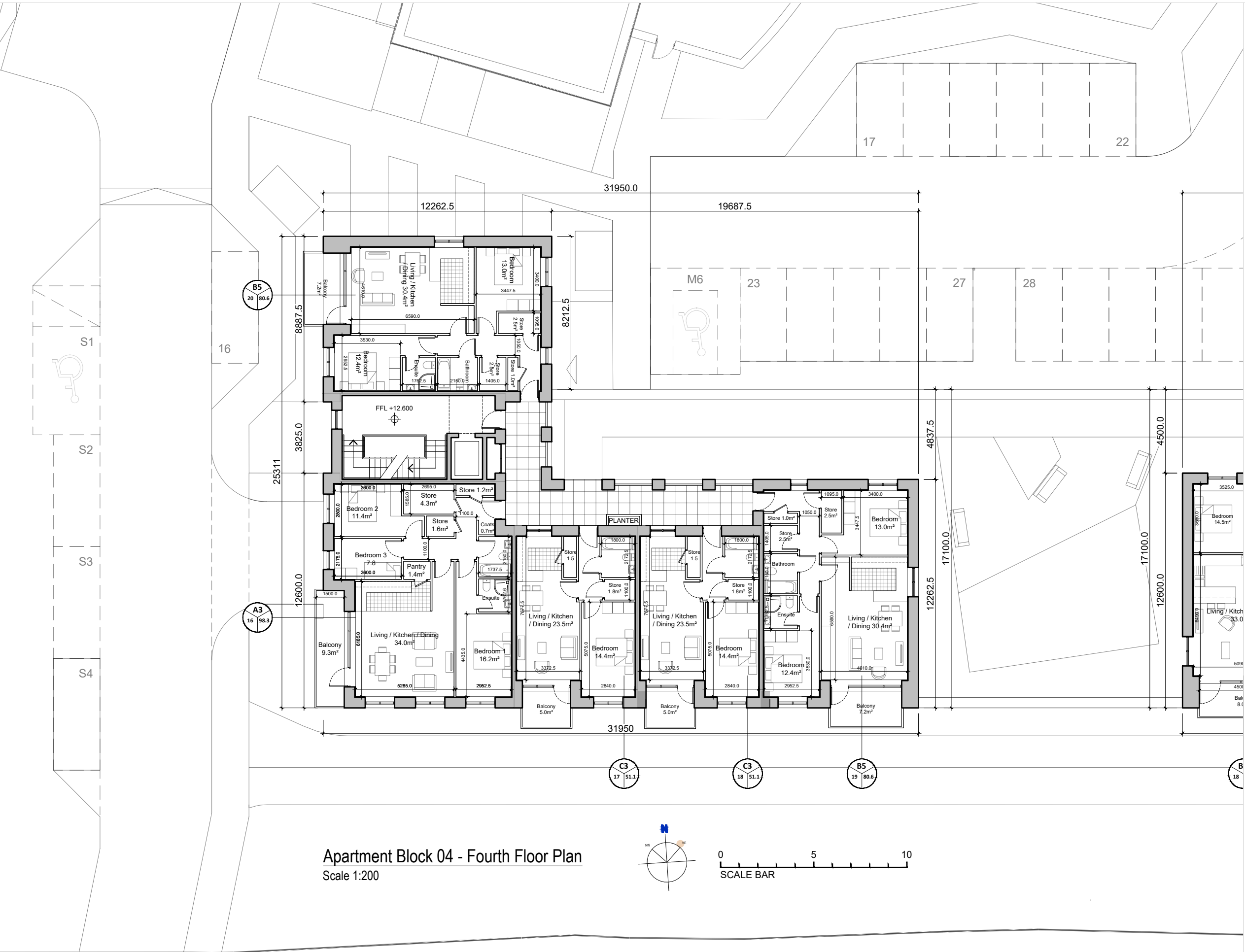
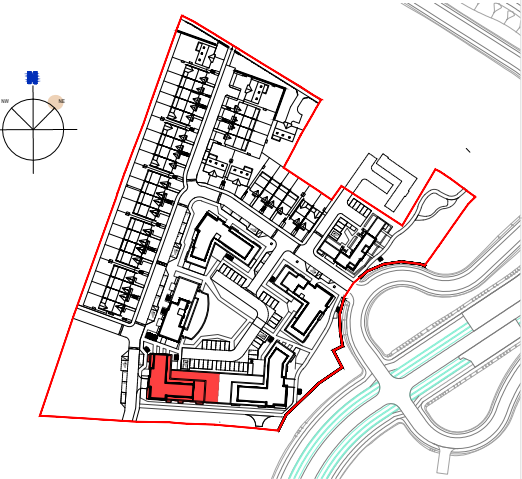


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DRAWING TITLE : Apartment Block 04 - Third Floor Plan			DRAWING NUMBER : 24-004-P-3.B4-003	REV: .
DRAWN : DE	CRD : PD	DATE : DECEMBER 2025		SCALE : 1/200 @A3

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Key Plan NTS



Apartment Block 04 - Fourth Floor Plan
Scale 1:200

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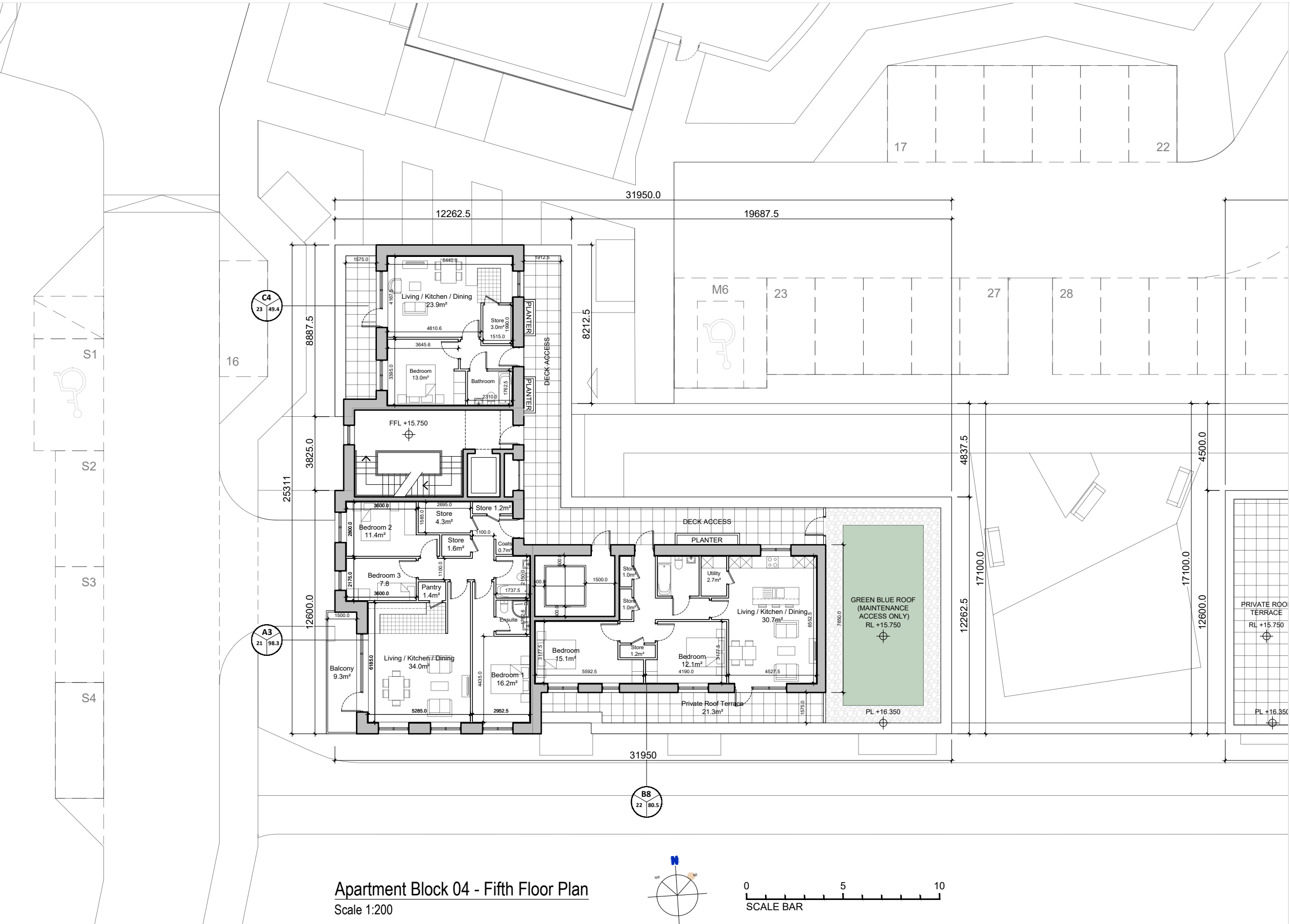
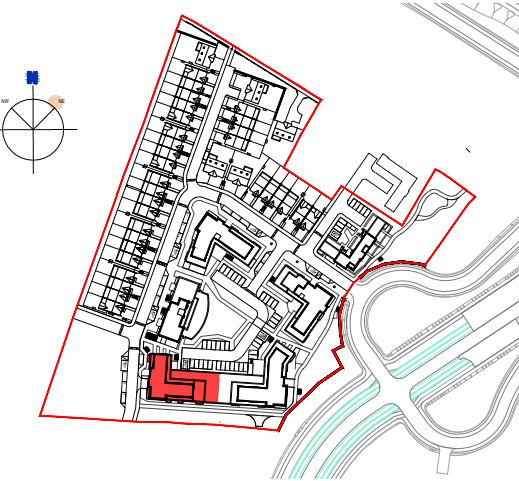


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DRAWING NUMBER: 24-004-P-3.B4-004			REV: -	
DRAWN: DE	CHECKED: PD	DATE: DECEMBER 2025	SCALE: 1/200 @A3	

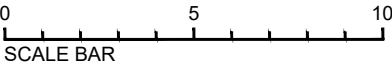
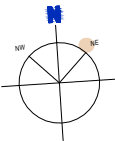
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Key Plan NTS



Apartment Block 04 - Fifth Floor Plan
Scale 1:200



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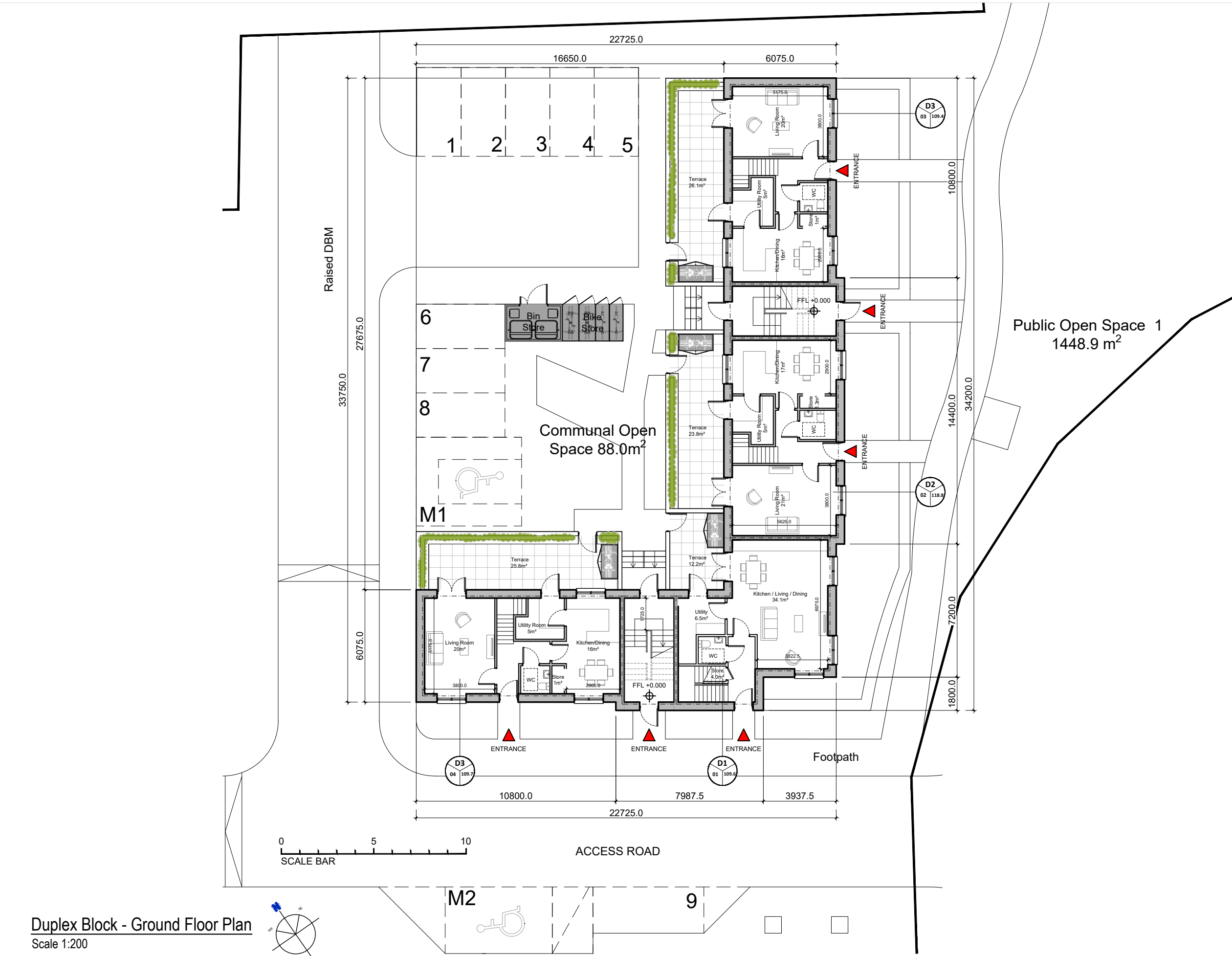


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DRAWN	DE	CAD	PD	DATE: DECEMBER 2025
SCALE	1/200 @A3		DRAWING NUMBER	24-004-P-3.B4-005
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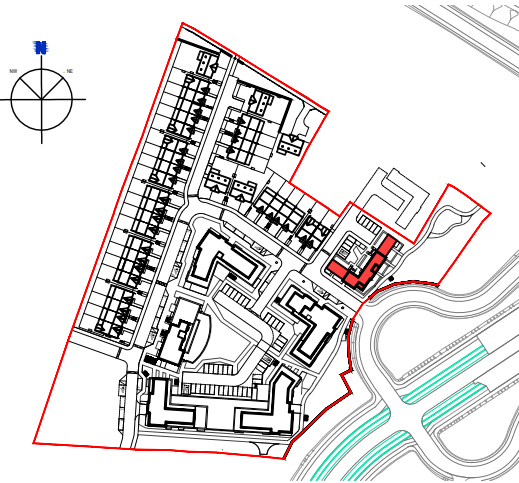


Duplex Block - Ground Floor Plan
Scale 1:200

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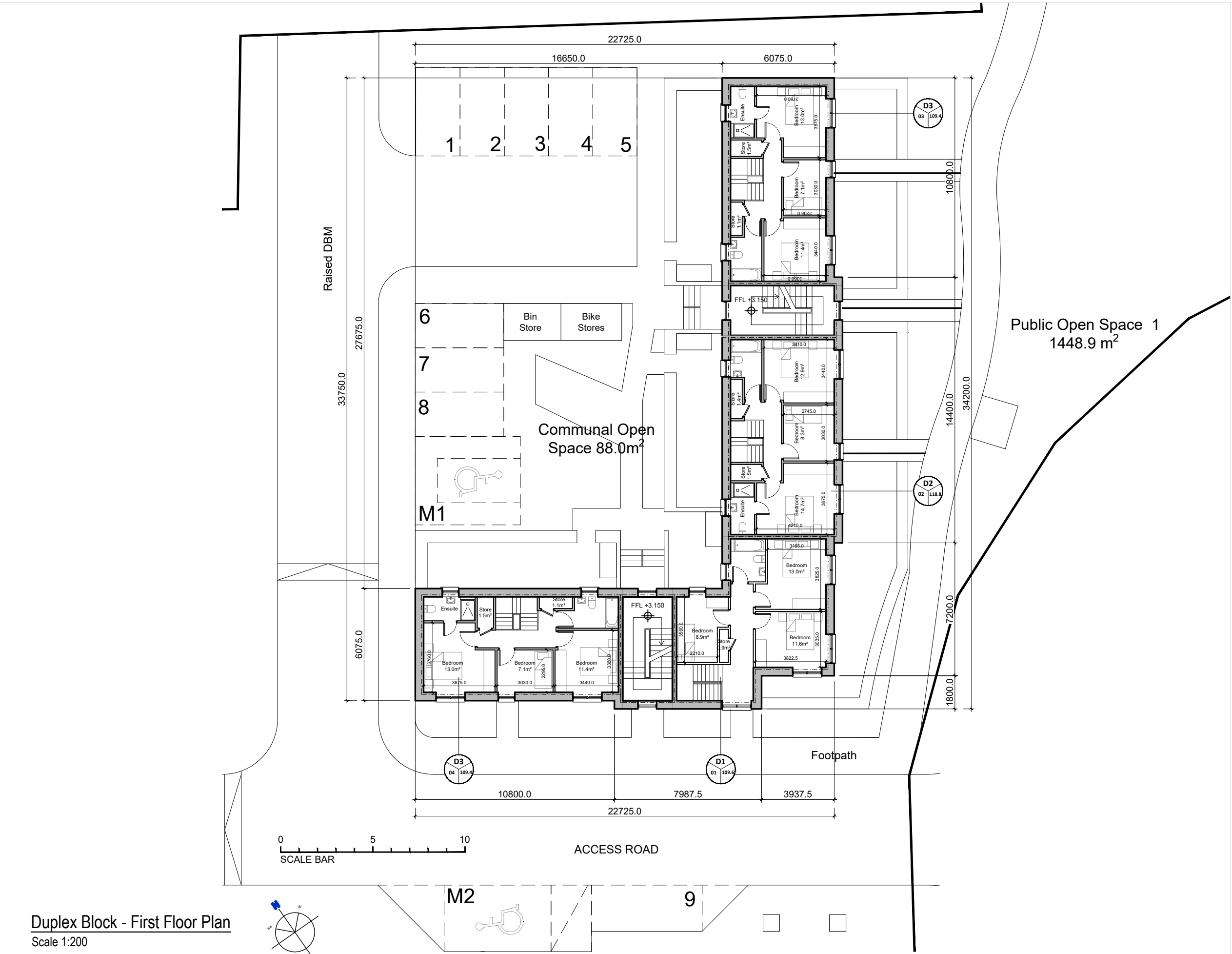
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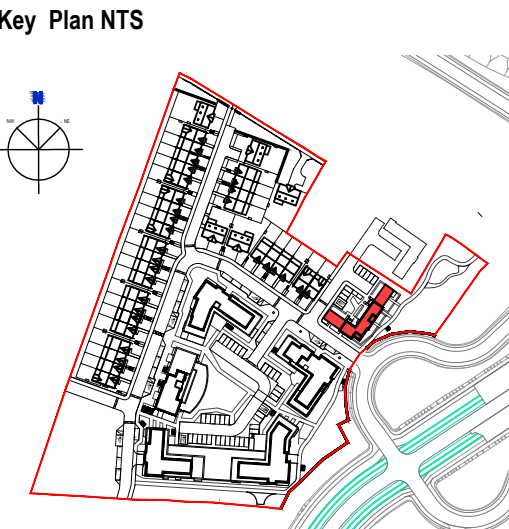


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DRAWING TITLE: DUPLEX BLOCK - GROUND FLOOR PLAN		DRAWING NUMBER: 24-004-P-4.D-000	REV: -
DRAWN: DE	CBD: PD	DATE: DECEMBER 2025	SCALE: 1/200 @A3



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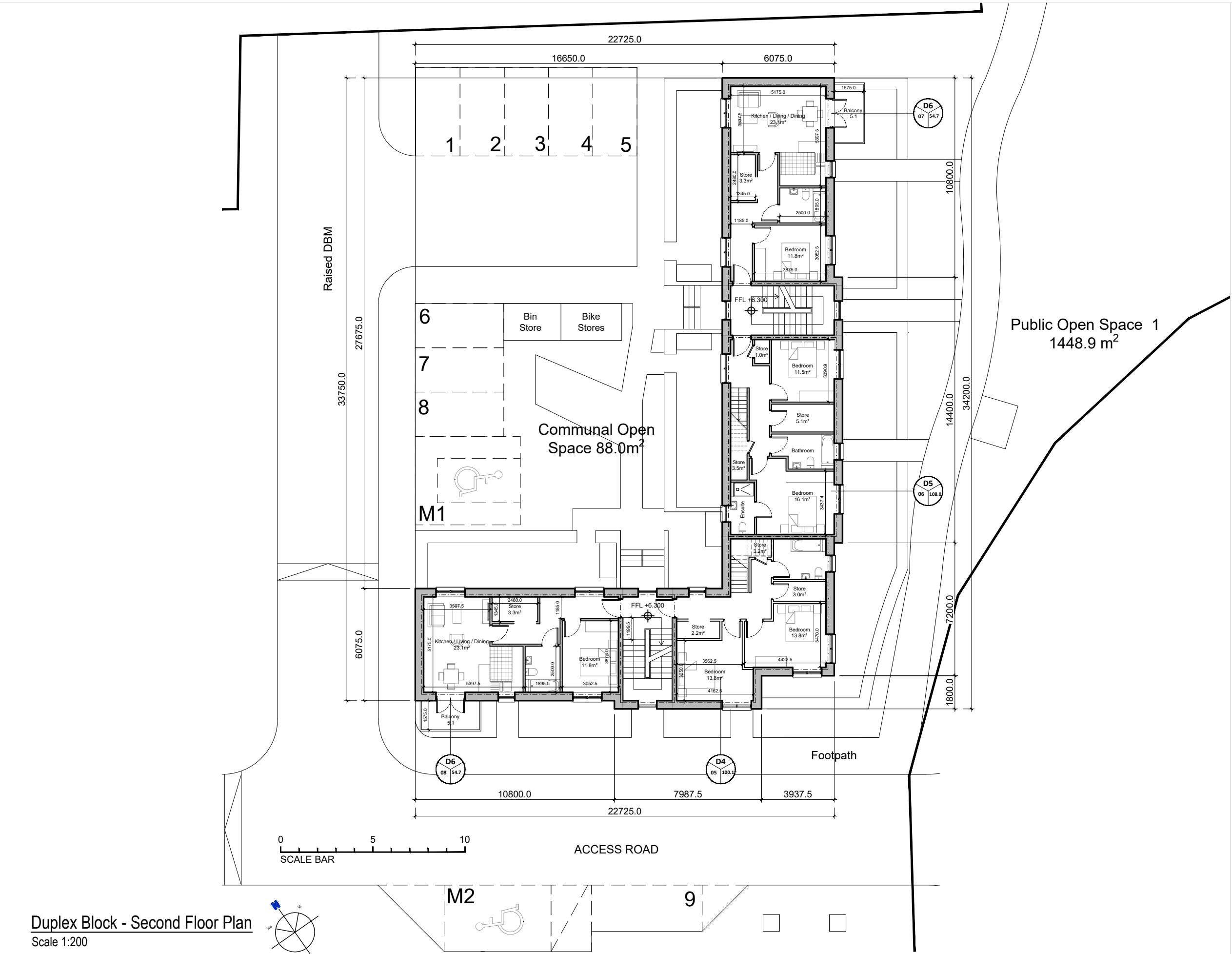
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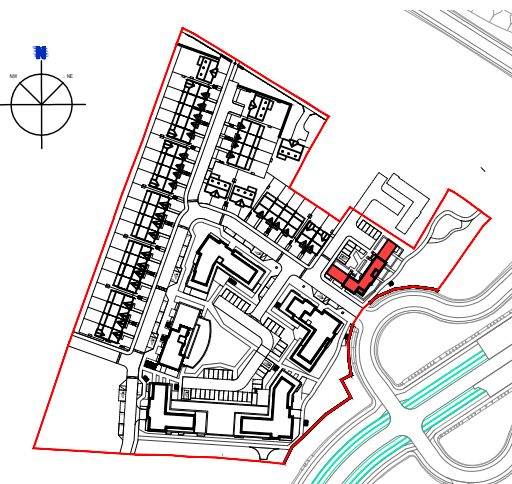
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DRAWN:	DE	CAD:	PD	DATE: DECEMBER 2025
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Key Plan NTS



Duplex Block - Second Floor Plan
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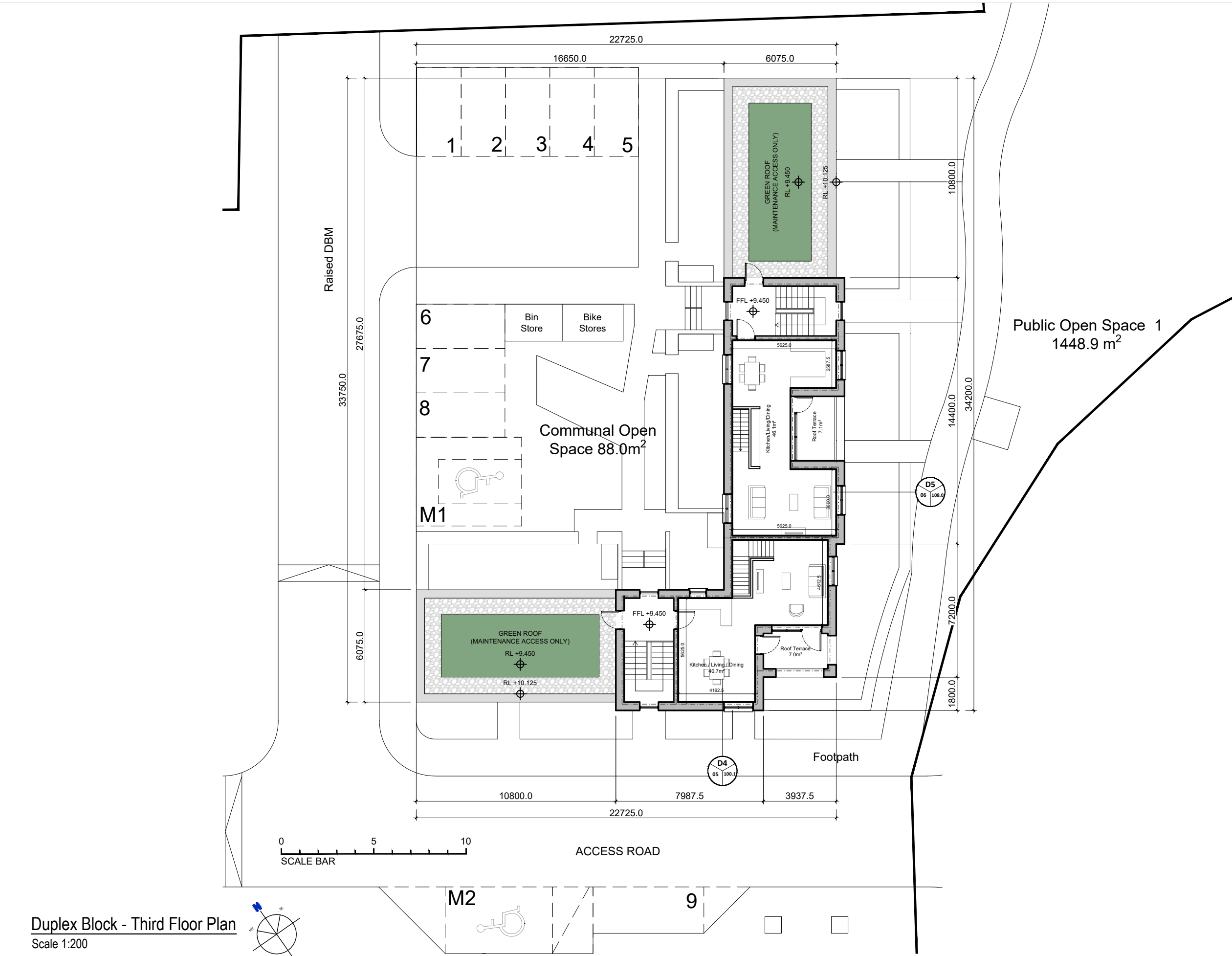
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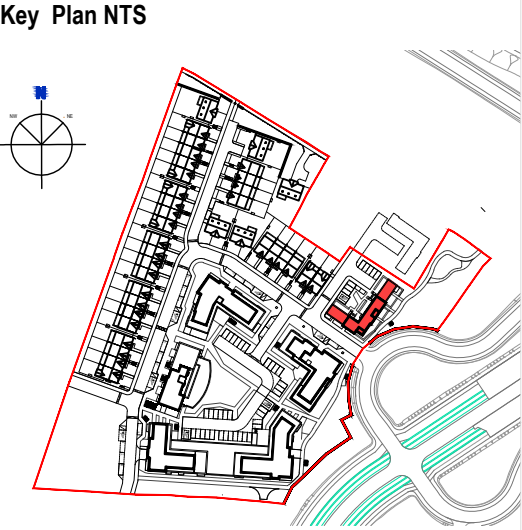


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