

# SITE NOTICE

## Kildare County Council

### LARGE SCALE RESIDENTIAL DEVELOPMENT

We, Maynooth Montane Limited, intend to apply for a **seven-year planning permission** for a Large-Scale Residential Development (LRD) at this site "Railpark West", in the townland of Railpark, Maynooth, Co. Kildare.

The application site is bounded to the northwest by the dwelling known as 'Rosturk House', Old Railpark/Parklands Grove (W23 X2F1), to the north by the dwelling known as 'Beal Na Bláth', Old Railpark/Parklands Grove (W23 N6E8) and to the northeast by an existing residential dwelling and outbuildings along Old Railpark/Parklands Grove (W23 CH89). The eastern boundary adjoins the permitted Maynooth Eastern Ring Road (MERR), and the southern boundary is bordered by agricultural lands.

The proposed development will consist of 139 no. residential units, a creche and all associated development, on a site of approximately 2.77 hectares. The development will consist of the following:

1. Demolition of all existing structures on the site (c. 253.9 sq.m of floorspace).  
2. Provision of a residential scheme of 139 no. units (26 no. 1-bed units, 62 no. 2-bed units, 24 no. 3-bed units and 27 no. 4-bed units) along with creche. The development will include for the following:

- 8 no. duplex units/apartments within a duplex block (2 no. 1-bed, 2 no. 2-bed, 4 no. 3-bed)(3-4-storey).
- 21 no. apartments in Block 01 (3 no. 1-bed, 17 no. 2-bed, 1 no. 3-bed)(3-5-storey).
- 18 no. apartments in Block 02 (3 no. 1-bed, 14 no. 2-bed, 1 no. 3-bed)(3-4-storey).
- 10 no. apartments in Block 03 (5 no. 1-bed, 5 no. 2-bed)(3-4-storey) with a creche (c.525.9 sq.m) at ground floor level.
- 23 no. apartments in Block 04 (9 no. 1-bed, 9 no. 2-bed, 5 no. 3-bed)(5-storey over undercroft - 6 storeys in total).
- 23 no. apartments in Block 05 (4 no. 1-bed, 15 no. 2-bed, 4 no. 3-bed) (5-storey over undercroft - 6 storeys in total).
- 5 no. detached, 4-bed, 2-storey houses (with convertible attic)(Types A1.1 and A1.2);
- 12 no. terraced, 4-bed, 3-storey houses (Types A2.1, A2.2 and A4)
- 6 no. semi-detached/end-terraced, 4-bed, 2-storey houses (Type A3)
- 13 no. terraced/end-terraced, 3-bed, 2-storey houses (with convertible attic)(Types B1.1 and B1.2).

All duplex apartments and apartment units will be provided with a balcony, terrace or private garden on all elevations.

The proposal will include for a new vehicular/pedestrian/cyclist access from the permitted Maynooth Eastern Ring Road (MERR) to the east and adjoining future residential development to the south, as well as pedestrian/cyclist access (and vehicular access for one of the proposed houses (unit no. 13)) to Parklands Grove/Old Railpark to the north of the site.

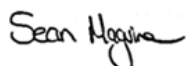
The proposal will also include 189 no. car parking spaces and 269 no. cycle parking spaces at surface and undercroft level (undercroft located under blocks 4&5), public and communal open spaces, roof deck garden, landscaping, boundary treatments, plant areas, green/blue roof, waste management areas, and services provision (including ESB substation) and all associated works required to enable this development including connection to the Uisce Eireann network.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

The planning application together with the Natura Impact Statement (NIS) may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, during its public opening hours or on their website [www.kildarecoco.ie](http://www.kildarecoco.ie). The LRD application may also be inspected online at the following website set up by the applicant: <https://www.railparkwestlrd.ie>.

A submission or observation in relation to the application and Natura Impact Statement (NIS) may be made in writing to the Planning Authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:



Sean Maguire (Agent)

Address: McGill Planning Ltd., 9 Pembroke Street Upper, Dublin 2, D02 KR83

Date of Erection of Site Notice: 18th December 2025