

Comhairle Contae Chill Dara  
Kildare County Council



Date: 17<sup>th</sup> September 2024.  
Our Ref: ED/1117.

Warren & Ann Marie Parkes,  
c/o Anne Mahon Architects Ltd.  
9a Woodfarm Drive,  
Palmerstown,  
Dublin 20.

**RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 51 Carton Wood, Maynooth, Co. Kildare.**

Dear Sir/Madam,

I refer to your correspondence received on 16<sup>th</sup> April 2024 in connection with the above. Please find enclosed Receipt no. FIN1/0/498654 in relation to fee paid.

Please find attached declaration made under Section 5 of Planning and Development Acts 2000 (as amended) in this regard.

Yours sincerely,

Senior Executive Officer,  
Planning Department.



**Declaration of Development & Exempted Development under Section 5 of the Planning and Development Act 2000 (as amended).**

ED/1117.

**WHEREAS** a question has arisen as to whether a detached garage at rear with home study/gym and shower room at 51 Carton Wood, Maynooth, Co. Kildare is exempted development

**AS INDICATED** on the plans and particulars received by the Planning Authority on 16<sup>th</sup> April 2024

**AND WHEREAS** Warren & Ann Marie Parkes requested a declaration on the said question from Kildare County Council,

**AND WHEREAS** Kildare County Council as the Planning Authority, in considering this application for a declaration under Section 5 of the Planning and Development Act 2000 (as amended), had regard to;

- (a) Planning and Development Act 2000 (as amended) and
- (b) Planning and Development Regulations 2001 (as amended); and

**AND WHEREAS** Kildare County Council has concluded that the development comprises works to which the provisions of the following applies:

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
- (b) The nature, extent and purpose of the works,
- (c) Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended),

**NOW THEREFORE** Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that the works to erect a detached garage at rear of dwelling with a home study/gym and shower room and removal of a garden wall as set out in plans and details received on the 16/4/2024,

***IS development and IS EXEMPTED development pursuant to Sections 2,3 and 4 of the Planning and Development Act as amended and Article 6, Article 9 of the Planning and Development Regulations as amended.***

Please note that any person issued with a declaration under subsection 2(a) of the Planning and Development Act 2000 (as amended) may on payment to the Board of the prescribed fee, refer a declaration to An Bord Pleanála within 4 weeks of the issuing of the decision.

17<sup>th</sup> September 2024.

  
Senior Executive Officer,  
Planning Department.

**KILDARE COUNTY COUNCIL**



**PLANNING & STRATEGIC DEVELOPMENT DEPARTMENT**

**Section 5 referral & declaration on development & exempted development**

**Planning & Development Act 2000 (as amended)**

**Reference No. ED/1117**

<b>Name Of Applicant(s):</b>	Warren & Ann Marie Parkes.
<b>Address Of Development:</b>	51 Carton Wood, Maynooth, Co. Kildare.
<b>Development Description:</b>	Detached garage at rear with home office/gym and shower room.
<b>Due date</b>	14/5/2024.

**Introduction**

This is a request for a **DECLARATION** under Section 5(1) of the Planning and Development Act 2000 (as amended) to establish whether under Section 5 of the Act the works to install a detached garage at rear of dwelling with a home study/gym and shower room is exempted development.

**Site Location**

The site is located within the new Carton Wood estate in Maynooth. The site is c. 850m East of the Maynooth Town Centre on the Dublin Road (R148). The nearest protected structure is Lime Kiln (B22-59) which is c600m from the proposed development site.

**Description of Proposed Development**

The proposal consists of the construction of a new garage with home study/gym and shower room. The detached garage will be situated at the rear of the dwelling at 51 Carton Wood, Maynooth. It is submitted that the gross internal floor area of the garage will be 24.8sqm. The works include the removal of an existing garden wall to the side of the existing dwelling.



**Fig 1: Site Location and context (site denoted with red star)**



**Fig 2: Aerial view of subject site (GIS)**

## **Planning History**

None at application site.

## **Relevant Legislative Background**

Planning and Development Act 2000 (as amended)

### **Section 2(1)**

*'works' includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.*

### **Section 3(1)**

*In this Act, 'development' means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.*

*Include other relevant sections of the act. E.g. (below)*

### **Section 4(1)**

*The following shall be exempted development for the purposes of the Act-*

*(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*

*(j) development consisting of the use of any structure or other land within the curtilage of a house for any purpose incidental to the enjoyment of the house as such;*

### **Section 5(7) EIA Screening**

The proposed development is not specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001(as amended). In any event, it is considered, having regard to nature, size and location, the proposed development would not be likely to have significant effects on the environment. Therefore, EIA is not required.

### **Planning and Development Regulations 2001 (as amended)**

#### **Article 6(1)**

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

#### **Schedule 2, Part 1**

#### **Development within the curtilage of a house**

##### **CLASS 1**

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

#### **Conditions and limitations**

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.  
(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square meters.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.  
(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.  
(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.  
(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.  
(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

7. The roof of any extension shall not be used as a balcony or roof garden.

### CLASS 3

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

#### Conditions and limitations

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.
2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.

3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.

4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.

5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

#### **Article 9 (1)(a)(i)**

Restrictions on exemption.

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) if the carrying out of such development would—

(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act.

(iv) except in the case of a porch to which class 7 specified in column 1 of Part 1 of Schedule 2 applies and which complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1, comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

(vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.

### **Assessment**

Having regard to definition of “development” under Section 3(1) of the Planning and Development Act 2000 (as amended), the proposed works are considered to constitute development.

The application seeks a Declaration of Exempted Development on the basis of Article 6, which relates to development within the curtilage of a house. The application (domestic garage /home office/gym and shower room) has been assessed against each of the provisions of Class 3, column 2 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended):

#### **CLASS 3**

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

#### **Conditions and limitations**

*1. No such structure shall be constructed, erected or placed forward of the front wall of a house.*

The new garage shall be constructed to the rear of the dwelling.

*2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.*

There are no previously constructed garage structures/extensions on site. As submitted on the documentation received by the Planning Authority the gross internal floor area of the garage shall be 24.8sqm.

*3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.*

As submitted on the documentation received by the Planning Authority the amount of private open space for use by the occupants of the house shall be 68sqm.

*4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.*

In accordance with the plans/maps submitted to the Planning Authority the external finishes of;

- a. The roof,
- b. The external walls and
- c. The windows and external doors,

-Shall match and conform with those of the house.

*5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.*

The height of the structure as specified on the sections and elevations shall be 4 meters with a slated pitched roof.

*6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.*

The plans, sections, elevations and all other documentation received by the Planning Authority show no indication of any of the above uses.

### **Conclusion**

Having regard to:

- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended);
- Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended);
- and
- The nature, extent and purpose of the works as described in the documentation supplied;
- Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended),

it is considered that the works to construct a new garage with home study/gym and shower room and removal of a garden wall **constitute development** as defined in Section 3(1) of the Planning and Development Act 2000 (as amended) and **is exempted development** as defined by the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

### **Recommendation (amend as required)**

It is recommended that the applicant be advised that the development as it is described precisely in the application **IS** development and **IS** exempted development.

Signed: 

Planner: Cian Buckley

Date: 13/05/2024

Signed:



A/Senior Executive Planner

14/05/2024

**Declaration of Development & Exempted Development under Section 5 of the Planning and Development Act 2000 (as amended)**

**WHEREAS** a question has arisen as to whether the works to erect a detached garage at rear of dwelling with a home study/gym and shower room is or is not exempted development.

**AS INDICATED** on the plans and particulars received by the Planning Authority on 16/04/2024

**AND WHEREAS** Anne Mahon on behalf of Warren & Ann Marie Parkes requested a declaration on the said question from Kildare County Council,

**AND WHEREAS** Kildare County Council as the Planning Authority, in considering this application for a declaration under Section 5 of the Planning and Development Act 2000 (as amended), had regard to;

- (a) Planning and Development Act 2000 (as amended); and
- (b) Planning and Development Regulations 2001 (as amended);

**AND WHEREAS** Kildare County Council has concluded that the proposal comprises of development to which the provisions of the following applies:

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
- (b) The nature, extent and purpose of the works,
- (c) Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended),


**NOW THEREFORE** Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that -

the works to erect a detached garage at rear of dwelling with a home study/gym and shower room and removal of a garden wall as set out in plans and details received on the 16/4/2024,

***IS development and IS EXEMPTED development pursuant to Sections 2,3 and 4 of the Planning and Development Act as amended and Article 6, Article 9 of the Planning and Development Regulations as amended.***

Please note that any person issued with a declaration under Section 5 of the Planning and Development Act 2000 (as amended) may on payment to the Board of the prescribed fee, refer a declaration to An Bord Pleanála within 4 weeks of the issuing of the decision.

#### Appendix 1: Appropriate Assessment Screening

	<b>APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION</b>
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(A) Project Details	
<b>Planning File Ref</b>	ED1117
<b>Applicant name</b>	Warren & Ann Marie Parks
<b>Development Location</b>	51 Carton Wood, Maynooth, Co Kildare
<b>Site size</b>	0.05ha
<b>Application accompanied by an EIS (Yes/NO)</b>	No
<b>Distance from Natura 2000 site in km</b>	C.700m from Rye Water Valley/Carton SAC
<b>Description of the project/proposed development</b> – to install a detached garage at rear of dwelling with a home study/gym and shower room.	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development	
	<b>Yes/No</b> If answer is yes, identify list name of Natura 2000 site

			likely to be impacted.
<b>1</b>	<b>Impacts on sites designated for freshwater habitats or species.</b>  <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	<b>No</b>
<b>2</b>	<b>Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.</b> <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	<b>Yes</b>
<b>3</b>	<b>Impacts on designated terrestrial habitats.</b> <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	<b>No</b>
<b>4</b>	<b>Impacts on birds in SPAs</b> <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	<b>No</b>

#### Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

<b>(C) Identification of Potential Impacts on Habitats and Birds.</b>		
<b>1</b>	<b>Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species.</b>  <i>Answer the following if the answer to question 1 in table B was YES</i>  <i>Does the development involve any of the following:</i>	
<b>1.1</b>	Works within the boundary of a Special Area of Conservation excluding small extensions/alterations to existing buildings.	<b>N</b>

1.2	Discharge to surface water or groundwater within 5km of SAC.	N
1.3	Abstraction from surface water or groundwater within 5km of SAC.	N
1.4	Removal of topsoil within 500m of watercourses	N
1.5	Infilling or raising of ground levels within 100m of watercourses	N
1.6	Construction of drainage ditches within 1km of SAC.	N
1.7	Installation of waste water treatment systems; percolation areas; septic tanks within 500 m of watercourses	N
1.8	Construction within a floodplain or within an area liable to flood	N
1.9	Crossing or culverting of rivers or streams within 5km of SAC	N
1.10	Storage of chemicals, hydrocarbons or organic wastes within 1km of a watercourse	N
1.11	Development of a large scale which involves the production of an EIS	N
1.12	Development of quarries/mines	N
1.13	Development of windfarms	N
1.14	Development of pumped hydro electric stations	N
1.15	Construction of roads or other infrastructure on peat habitats within 1km rivers, streams, lakes and fresh water dependant habitats	N
<b>2</b>	<b>Impacts on designated wetlands - bogs, fens, marshes and heath.</b>  <b><i>Answer the following if the answer to question 2 in table B was YES</i></b> <i>Does the development involve any of the following:</i>	
2.1	Works within the boundary of a Special Area of Conservation excluding small extensions/alterations to existing buildings.	N
2.2	Construction of roads or other infrastructure on peat habitats within 1km of bog, marsh, fen or heath habitat within a Natura 2000 site	N
2.3	Development of a large scale within 1km of bog, marsh, fen or heath habitat within a Natura 2000 site which involves the production of an EIS	N
<b>3</b>	<b>Impacts on other designated terrestrial habitats (woodland, grasslands)</b>  <b><i>Please answer the following if the answer to question 3 in table B YES</i></b>	

	<i>Does the development involve any of the following:</i>	
3.1	Works within the boundary of a Special Area of Conservation.	<b>NA</b>
3.2	Development within 200m of Natura 2000 site with woodland, grassland or coastal habitats.	<b>NA</b>
3.3	Development of a large scale within 1km of Natura 2000 site with woodland, grassland or coastal habitats which involves the production of an EIS.	<b>NA</b>
<b>4</b>	<b>Impacts on birds in SPAs</b>  <b><i>Answer the following if the answer to question 4 in table B was YES</i></b>  <i>Does the development involve any of the following:</i>	
4.1	Works within the boundary of a Special Protection Area excluding small extensions/alterations to existing buildings.	
4.2	Erection of wind turbines within 5km of an SPA.	<b>NA</b>
4.3	Proposed discharges directly to SPA	<b>NA</b>
4.4	Development of cycleways or walking routes within 100m of SPA	<b>NA</b>

#### **Conclusion:**

If the answer to all of the above is **No**, significant impacts on habitats within Natura 2000 sites can be ruled out. No further assessment is required in relation to habitats.

If the answer is **Yes**, you will require further information, which should be provided in the form of a Natura Impact Statement which should address the particular issues of concern as identified through the above.

#### **Consideration of potential impacts on protected species within SACs**

Many of our Special Areas of Conservation are designated for species as well as for habitats. These are listed below, alongside the sites for which they are designated. Included is a short list of the types of activities which could have an impact on these species. Please tick if you are concerned that the proposed development could have an impact on these species.

<b>Species</b>	<b>Relevant Sites</b>	<b>Activities which could have impacts on species</b>	<b>Possible Impacts Identified Yes/No</b>
Otter	River Barrow and Nore, Pollardstown Fen	Activities that interferes with river banks.	<b>N</b>
Atlantic Salmon	River Barrow and Nore, Rye	Activities that interfere with	<b>N</b>

	Water /Carton Valley	water quality, levels or the river bed;	
River Lamprey	River Barrow and Nore	Activities that interfere with water quality, levels or the river bed;	<b>N</b>
Brook Lamprey	River Barrow and Nore, Pollardstown Fen	Activities that interfere with water quality, levels or the river bed;	<b>N</b>
White-clawed Crayfish	River Barrow and Nore, Rye Water /Carton Valley	Activities that interfere with water quality or the river bed;	<b>N</b>
Freshwater Pearl Mussel	River Barrow and Nore	Activities that interfere with water quality, levels or the river bed ;	<b>N</b>
Whorled Snail	River Barrow and Nore, Rye Water /Carton Valley, Pollardstown Fen, Ballynafagh Lake	Activities that result in loss of fen, marsh or wet grassland habitat within or close to the SAC.	<b>N</b>
Marsh Fritillary	Ballynafagh Lake	Activities that result in loss of heath/grassland habitat within or close to the SAC.	<b>NA</b>

#### **(G) SCREENING CONCLUSION STATEMENT**

*Selected relevant category for project assessed by ticking box.*

<b>1</b>	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
<b>2</b>	No potential significant affects/AA is not required	<b>X</b>
<b>3</b>	Significant effects are certain, likely or uncertain.	

	Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
<b>Justify why it falls into relevant category above (based on information in above tables)</b>		
<b>Name:</b>	Cian Buckley	
<b>Position:</b>	Graduate Planner	
<b>Date:</b>	13/05/2024	

# COMHAIRLE CONTAE CHILL DARA

## KILDARE COUNTY COUNCIL

### Director of Services Order



I, Alan Dunney, Director of Services, am duly authorised and delegated by Chief Executive's Order number: CE48043 to make the following Order in accordance with Section 154 of the Local Government Act, 2001, as amended.

**ORDER NO:** DO54788

**Section:** Planning

**SUBJECT:** ED1117.

Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 51 Carton Wood, Maynooth, Co. Kildare.

**SUBMITTED:** File Ref. ED1117 with recommendation from the Senior Executive Planner and reports from the Council's Technical Officers.

**ORDER:** I hereby order the following Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended) hereby decides that the proposed development is development and is exempted development.

MADE THIS 17<sup>th</sup> DAY

OF September YEAR 2024

SIGNED: Alan Dunney

**DIRECTOR OF SERVICES**

A blue ink signature of Alan Dunney, the Director of Services.



# Kildare County Council

## Declaration of Exempt Development under Section 5, of the Planning and Development Act 2000 as amended

ED1117

rec'd 16/4/24 8

Incomplete application forms will  
be deemed invalid and returned



All responses must be in block  
letters

### Section 1 Details of Applicants

1. Name of Applicant(s) A. Surname...Parkes..... Forenames...Warren & Ann Marie....  
Phone No. [REDACTED]..... Fax No.....  
2. Address 51 CARTON WOOD, MAYNOOTH, CO. KILDARE, W23 H9V3

### Section 2 Person/Agent acting on behalf of applicant (if applicable)

1. Name of Person Agent Surname...Mahon..... Forenames.....Anne.....  
Phone No...01 6237922... Fax No.....  
2. Address.....9a Woodfarm Drive, Palmerstown, Dublin 20.....

### Section 3 Company Details (if applicable)

1. Name of Company .....N/A.....  
Phone No..... Fax No.....  
2. Company Reg. No.....  
3. Address.....

### Section 4 Details of Site

1. Planning History of Site.....No previous applications  
2. Location of Proposed Development.....  
51 Carton Wood, Maynooth, Co. Kildare, W23 H9V3  
3. Ordnance Survey Sheet No.....X,Y = 694914, 737796, 3192-B  
4. Please state the Applicants interest in the site .....Owner Occupier.....  
5. Please state the extent of the proposed development...  
Detached Garage at Rear with Home Office/Gym and Shower Room

Kildare County Council  
Planning Department

16 APR 2024

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6. Under what Section of the Planning and Development 2000 as amended and/or what provision of the Planning and Development Regulations 2001 as amended is exemption sought (*specific details required*).....

...Article 6, Schedule 2, Part 1, Class 3 of Planning & Development Regulations 2001.....

7. Please give a detailed description of the Proposed Development (*Use separate page if necessary*).....

Removal of an existing Garden Wall to allow for new Detached Garage with Home Office/Gym and Shower Room

Kildare County Council  
Planning Department

16 APR 2024

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**Section 5**

**The following must be submitted for a valid application**

(Please Tick)

1.	Site Location Map (1:2500 Rural Areas) (1:1000 Urban Areas)	<input checked="" type="checkbox"/>
2.	A Site Layout Plan (Scale 1:500) in full compliance with Article 23 of Planning and Development Regulations 2001 as amended + 1:250	<input checked="" type="checkbox"/>
3.	Drawings of the development (Scale 1:50) in full compliance with Article 23 of Planning and Development Regulations 2001 as amended	<input checked="" type="checkbox"/>
4.	All drawings to differentiate between the original building, all extensions and proposed development	<input checked="" type="checkbox"/>
5.	Fee of 80 Euro	<input checked="" type="checkbox"/>

**Section 6**

**Declaration**

I, ANNE MAHON (Agent) certify that all of the above information is correct and I have submitted all the required documents as outlined at Section 6 above.

Signature: \_\_\_\_\_

Date: 12/04/2024



ITM Centre Point Co-ordinate:  
X,Y = 694914, 737796.



LEGEND:	
	APPLICANT INTEREST
	SUBJECT SITE
	RIGHT OF WAY

Kildare County Council  
Planning Department  
16 APR 2024  
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(Metric)



PREPARED FOR THE PURPOSES OF  
**PLANNING**



ANNE MAYON ARCHITECTS LIMITED  
BRECKINLEY ROAD, DUBLIN 20.  
Tel: (01) 8237022 Mob: 087 823 9184  
E-Mail: [architect@annemayon.com](mailto:architect@annemayon.com)

Project:

DETACHED GARAGE AT REAR  
51 CANTON WOOD,  
LANNWOOD,  
CO. KILDARE

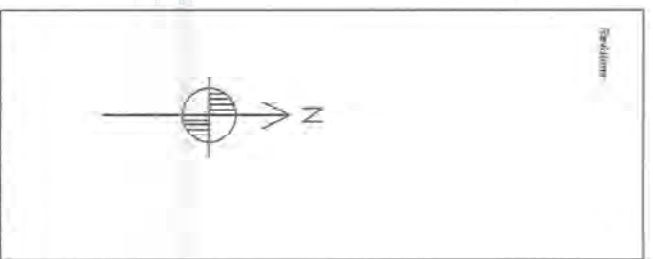
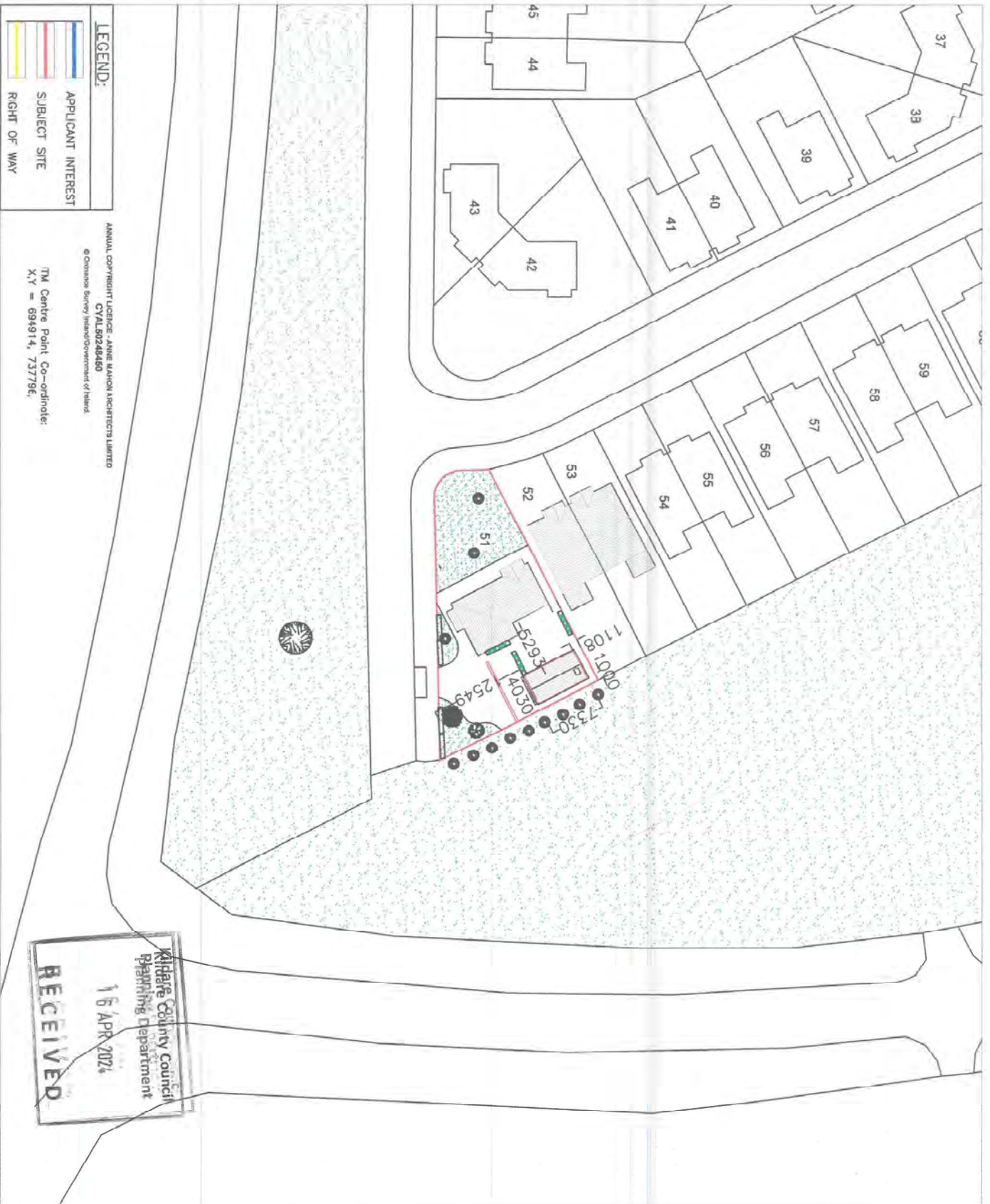
Drawing name:

LOCATION MAP

Scale:	Date:
1:1000	28.03.2024

Rev:	Drawn by:
	AM

Drawing file:  
23.174P.01A



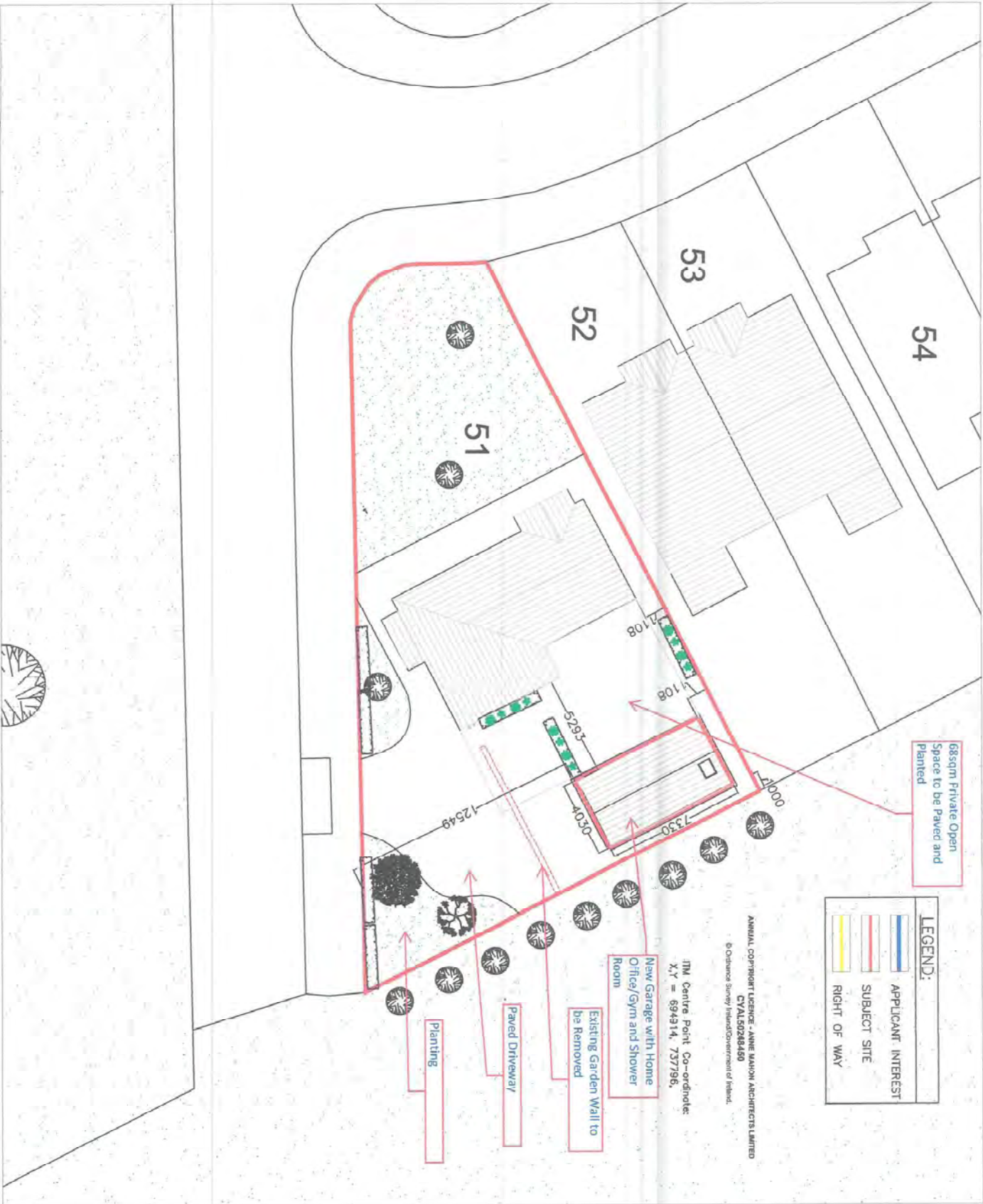
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**PLANNING**

**ANNE KAHON ARCHITECTS LIMITED**  
100/101 LISA LANE  
DUBLIN 20  
Tel: (01) 8379222 Mob: 087 623 9184  
E-Mail: anne@annekahon.com

**Project:**  
DEMOGRAPHIC ANALYSIS  
31 CANTON WOOD,  
MAYNORTH,  
CO. KILDARE

**Drawing name:**  
SITE LAYOUT PLAN

Scale:	1:500	Date:	28.03.2024
Rev:		Drawn by:	AM
Drawing No:	23.174-PL02A		



68sqm Private Open Space to be Paved and Planted

LEGEND:	
	APPLICANT INTEREST
	SUBJECT SITE
	RIGHT OF WAY

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CYALE0284650  
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TM Centre Point Co-ordinate:  
X,Y = 694314, 737796.

New Garage with Home Office/Gym and Shower Room

Existing Garden Wall to be Removed

Paved Driveway

Planting

Revisions



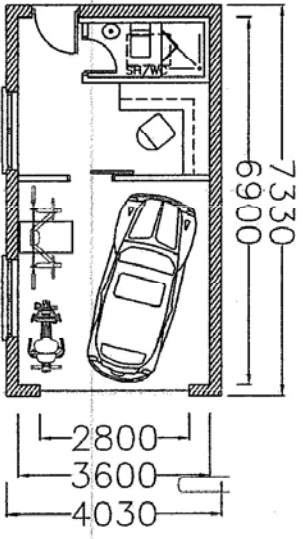
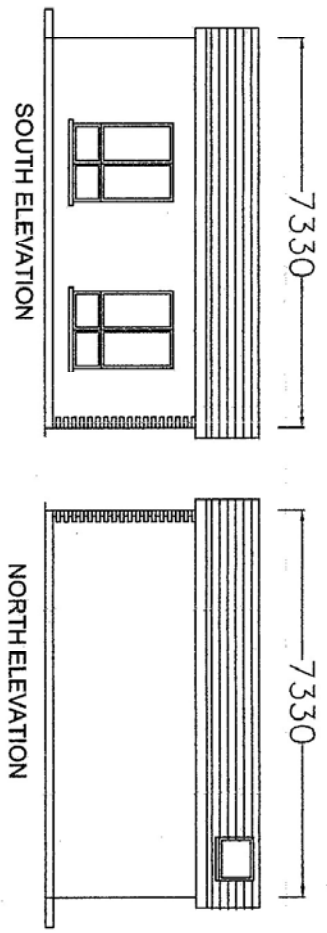
PREPARED FOR THE PURPOSES OF  
PLANNING

ANNE MURPHY ARCHITECTS LIMITED  
(Incorporated in Ireland)  
34 Wood Point Drive,  
Palmview, Dublin 20.  
Tel: (01) 8237922 Mob: 087 633 9184  
E-Mail: [office@anmshs.com](mailto:office@anmshs.com)

Project:  
DETACHED GARAGE AT REAR  
51 CANTON WOOD,  
CO. MIDLE  
CO. MIDLE

Drawing name:  
SITE LAYOUT PLAN

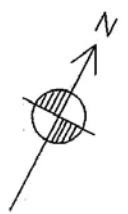
Scale:	1:200	Date:	28.03.2024
Rev:		Drawn by:	AM
Drawing No:	23.174 PL02B		



GARAGE PLAN

**OUTLINE BUILDING SPEC:**

- 1.0 ROOF - Concrete Tile to match existing / suit slope
- 2.0 EXTERNAL WALLS - Brick to match existing & Render
- 3.0 WINDOWS & EXTERNAL DOORS - Cream uPVC to match existing



Revisions:

**RECEIVED**

16 APR 2024

Kildare County Council  
Planning Department

PREPARED FOR THE PURPOSES OF  
**PLANNING**

ANNE LYNN ARCHITECTS LIMITED  
Barrackmill Walk, Ockbrook  
Tel: (01) 6237922 Mob: 087 625 9184  
E-Mail: [architect@annelynnarch.com](mailto:architect@annelynnarch.com)

Project:  
DETACHED GARAGE AT REAR  
51 CARTON WOOD,  
LAVINIOOTH,  
CO. KILDARE

Drawing name:  
PROPOSED LAYOUT  
ELEVATIONS

Scale: 1:100	Date: 28.03.2024
Rev: AM	Drawn By: AM
Drawing No: 23.174.P.L03A	

## Stephen Cunningham

---

**From:** Stephen Cunningham  
**Sent:** 17 April 2024 15:59  
**To:** Anne Mahon  
**Subject:** RE: Section 5 application warren & Ann Marie Parkes

Hi Anne,

I can confirm that the revised documentation submitted has been recorded on our files and the documents submitted in error have been removed from all of our records.

Regards,

Stephen Cunningham,  
Staff Officer,  
Planning Department.

---

**From:** Anne Mahon <architect@mahonarch.com>  
**Sent:** Tuesday, April 16, 2024 4:01 PM  
**To:** Stephen Cunningham <scunning@kildarecoco.ie>  
**Subject:** Section 5 application warren & Ann Marie Parkes

### **\*Warning from Kildare County Council IT Department\***

This email originated from outside Kildare County Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### **Re: Section 5 application for Warren & Ann Marie Parkes of 51 Carton Court.**

Thank you so much for replacing the Application Form & Drawing received by you today, with the attached. If you have any queries, please do not hesitate to contact me.

Regards,  
Anne

ANNE MAHON ARCHITECTS LIMITED  
Anne Mahon B.Arch, M.R.I.A.I.  
9a Wood Farm Drive, Palmerstown, Dublin 20.  
Tel: 01-6237922 Fax: 01-6268362  
Email: architect@mahonarch.com

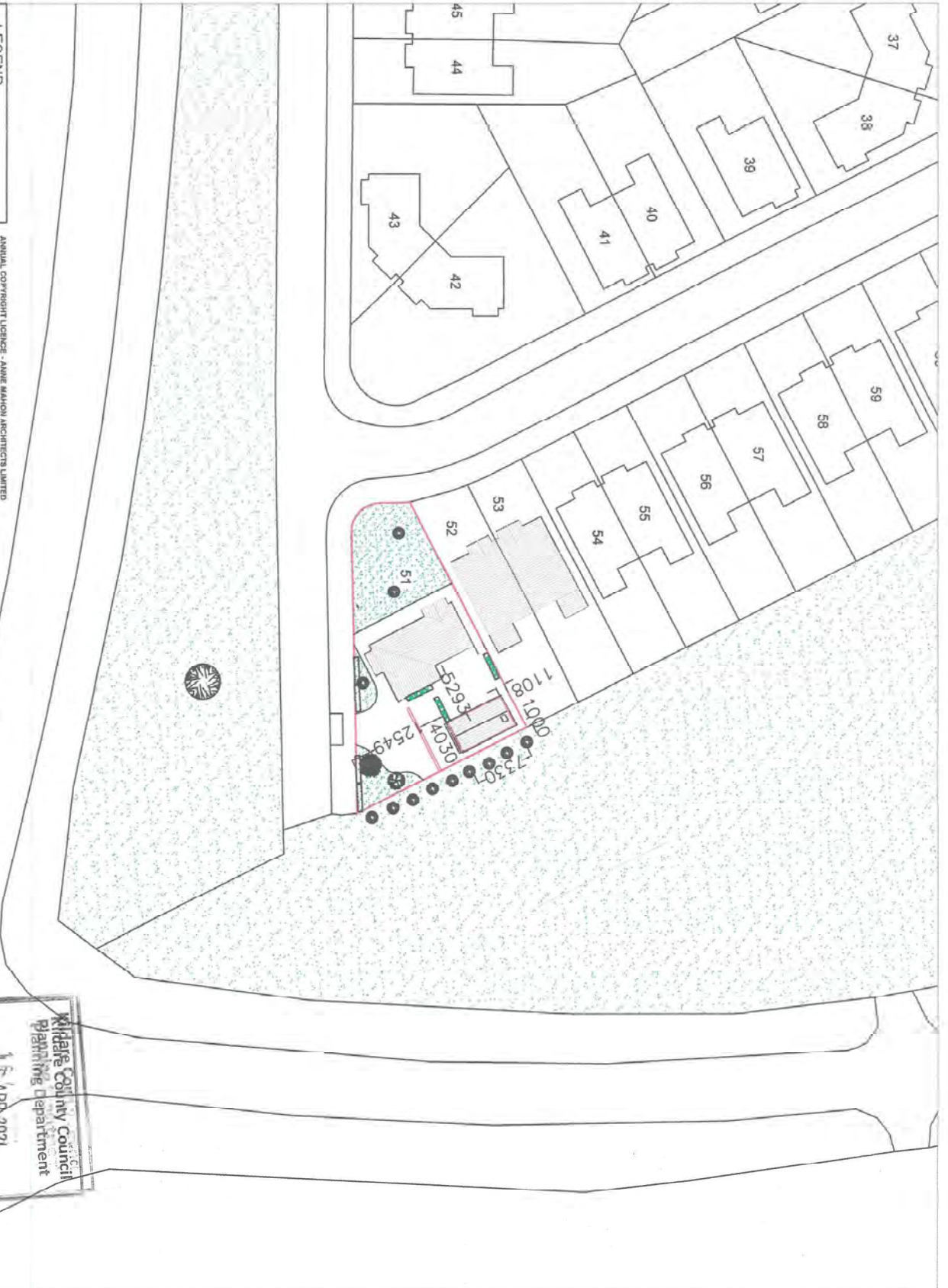
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**LEGEND:**

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	SUBJECT SITE
	RIGHT OF WAY

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TM Centre Point Co-ordinate:  
 X,Y = 684914, 737796.



Reviewed

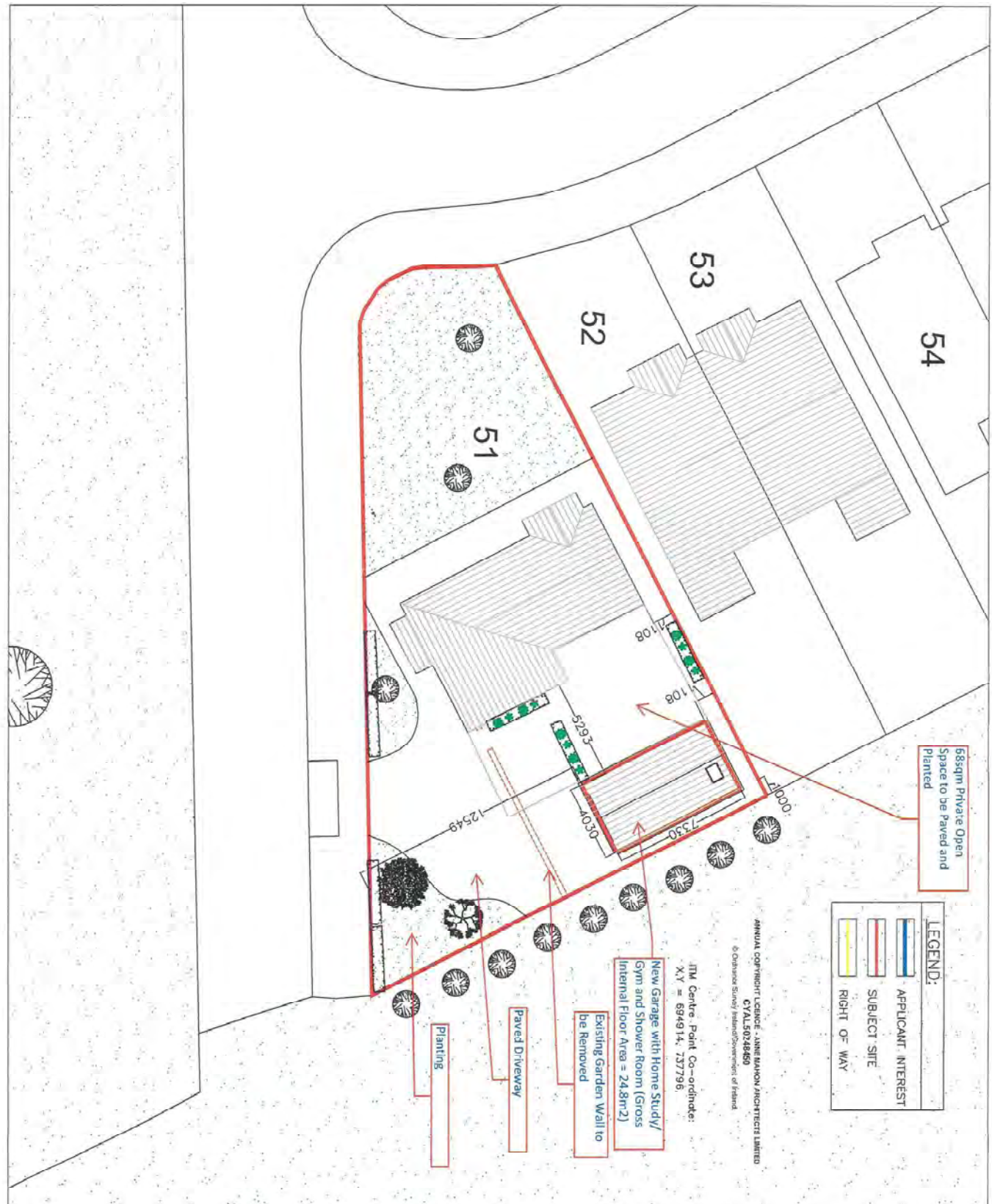
PREPARED FOR THE PURPOSES OF  
**PLANNING**

JAMIE MAHON ARCHITECTS LIMITED  
 6A Wood Farm Drive,  
 KILDEARE, CO. KILDARE  
 Tel: (01) 8237992 Mob: 087 623 9184  
 E-Mail: architects@mahonarch.com

Project:  
 DETACHED DANCE HALL REAR  
 51 WOOD FARM ROAD  
 KILDEARE, CO. KILDARE

Drawing name:  
 SITE LAYOUT PLAN

Scale:	1:500	Date:	28.03.2024
Rev:		Drawn by:	AM
Drawing No:	23.174 PL02A		



68sqm Private Open Space to be Paved and Planted

**LEGEND:**

- APPLICANT INTEREST
- SUBJECT SITE
- RIGHT OF WAY

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C17AL5024680  
© Catherine Smyth Planning/Department of Ireland

ITM Centre, Point Co-ordinate:  
X,Y = 694914, 737796

New Garage with Home Study/  
Gym and Shower Room (Gross  
Internal Floor Area = 24.8m<sup>2</sup>)

Existing Garden Wall to  
be Removed

Paved Driveway

Planting

Prepared:  
A. Mahon 2024 1 to 1 Advised



PREPARED FOR THE PURPOSES OF

# PLANNING

JANE MAHON ARCHITECTS LIMITED  
(incorporated in Ireland)  
9A Wood Farm Drive,  
Falmestown, Dublin 20.  
Tel: (01) 6237922. Mob: 087 623 9184  
E-Mail: [architect@janemahonarch.com](mailto:architect@janemahonarch.com)

Project:  
DETACHED GARAGE AT REAR  
51 GARTON WOOD,  
CO. KILDARE

Drawing name:  
SITE LAYOUT PLAN

Scale:	1:200	Date:	26.03.2024
Rev:	A	Drawn by:	AM
Drawing No: 23.174.P.L02			



FINANCE CASH OFFICE  
Kildare County Council  
Áras Chill Dara  
Devoy Park  
Naas  
Co. Kildare  
16/04/2024 12:17:19

Receipt No. : FIN1/0/498654

Warren & Anne Marie Parkes

PLANNING EXEMPT DEVELOP FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total : 80.00 EUR

Tendered :  
Cheque 80.00

Change : 0.00