Comhairle Contae Chill Dara
Kildare County Council

Date: 6th November 2024.
Our Ref: ED/1153.

Yi Kam Lau,
6 College Grove,
Newbridge,
Co. Kildare.

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 6 College Grove, Newbridge, Co. Kildare.

Dear Sir/Madam,

I refer to your correspondence received on 12th September 2024 in connection with the above.

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/1153.

WHEREAS a question has arisen as to whether a garage conversion into living space at **6 College Grove, Newbridge, Co. Kildare** is exempted development,

AS INDICATED on the plans and particulars received by the Planning Authority on 12th September 2024

AND WHEREAS Yi Kam Lau 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 development comprises works to which the provisions of the following applies:

(a) Sections *2, 3, 4, and 5* of the Planning and Development Act 2000 (as amended);
(b) The nature, extent and purpose of the works,

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 conversion of the front part of a garage to living space with a wheelchair accessible bathroom
- the replacement of the current garage door with a composite front entrance door and double size window and
- the installation of a fully insulated dry lined enclosure within the garage, a raised floor for drainage and a stepped landing with a handrail and a roof canopy at the front entrance,

at 6 College Grove, Newbridge, Co. Kildare

IS development and IS NOT EXEMPTED development *pursuant to Section 2, 3, 4 and 5 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.

6th November 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/1153

Name Of Applicant(s):	YI KAM LAU
Address Of Development:	6 College Grove, Newbridge, Co. Kildare
Development Description:	Garage conversion into living space

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,

A) to convert the front part of a garage to living space with a wheelchair accessible bathroom,

B) to replace the current garage door with a composite front entrance door and double size window,

C) to install

I. a fully insulated dry lined enclosure within the garage,

II. a raised floor for drainage,

III. a stepped landing with a handrail and a roof canopy at the front entrance,

is or is not exempted development.

Site Location

The site is 0.05ha and is located in the College Grove Estate in Newbridge c. 1.05km northeast of the town centre. The houses in College Grove are detached gable-fronted dwellings. The River Liffey and a subsidiary steam are east of the site and Newbridge College is to the south.

Description of Proposed Development

The development consists of the conversion of the front part of a garage to living space with a wheelchair accessible bathroom, the replacement of the current garage door with a composite front entrance door and double size window, the installation of a fully insulated dry lined enclosure within the garage and the raising of the floor level for drainage

A) to conversion the front part of a garage to living space with a wheelchair accessible bathroom,
B) the replacement the current garage door with a composite front entrance door and double size window,
C) the installation of

I. a fully insulated dry lined enclosure within the garage,
II. a raised floor for drainage,
III. a stepped landing with a handrail and
IV. a roof canopy at the front entrance.

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


Fig 2: Aerial view of subject site (GIS)

<u>Planning History</u>
No relevant planning history on site.

<u>Relevant Legislative Background</u>

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.

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;

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.

CLASS 7

The construction or erection of a porch outside any external door of a house.

Change of use CLASS 14

Development consisting of a change of use—

(f) from use as a house, to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons.

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—

(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.

Assessment

The Applicant seeks to convert the front part of a garage to living space with a wheelchair accessible bathroom, to replace the current garage door with a composite front entrance door and double size window and to install

1. a fully insulated dry lined enclosure within the garage,
2. a raised floor for drainage and
3. a stepped landing with a handrail and a roof canopy at the front entrance

Section 3 of the Planning and Development Act 2000 defines *'development'* as *'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.'*

Section 2 of the Planning and Development Act 2000 defines *'works' as '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.'*

It is considered that the conversion of the garage to living space, the replacement of the garage door with a front door and window and the various internal installations would involve the carrying out of 'works' and therefore constitutes development.

External Changes

The removal of the garage door and replacing it with a composite front entrance and window shall alter the front elevation of the dwelling. The Applicant(s) proposes to install an extract fan outlet above the garage for ventilation. This outlet shall alter the external appearance of the dwelling. The Applicant also proposes to install a protruding polycarbonate RF canopy over the new front entrance as well as a wheelchair ramp. Both of these aspects of the proposal shall project outwards from the existing structure. It is submitted that the wheelchair ramp shall be ahead of the front building line of the existing structure. The canopy shall be behind the front building line. Nonetheless it is the opinion of the Planning Authority that both the canopy and ramp shall alter the appearance of the front exterior of the structure.

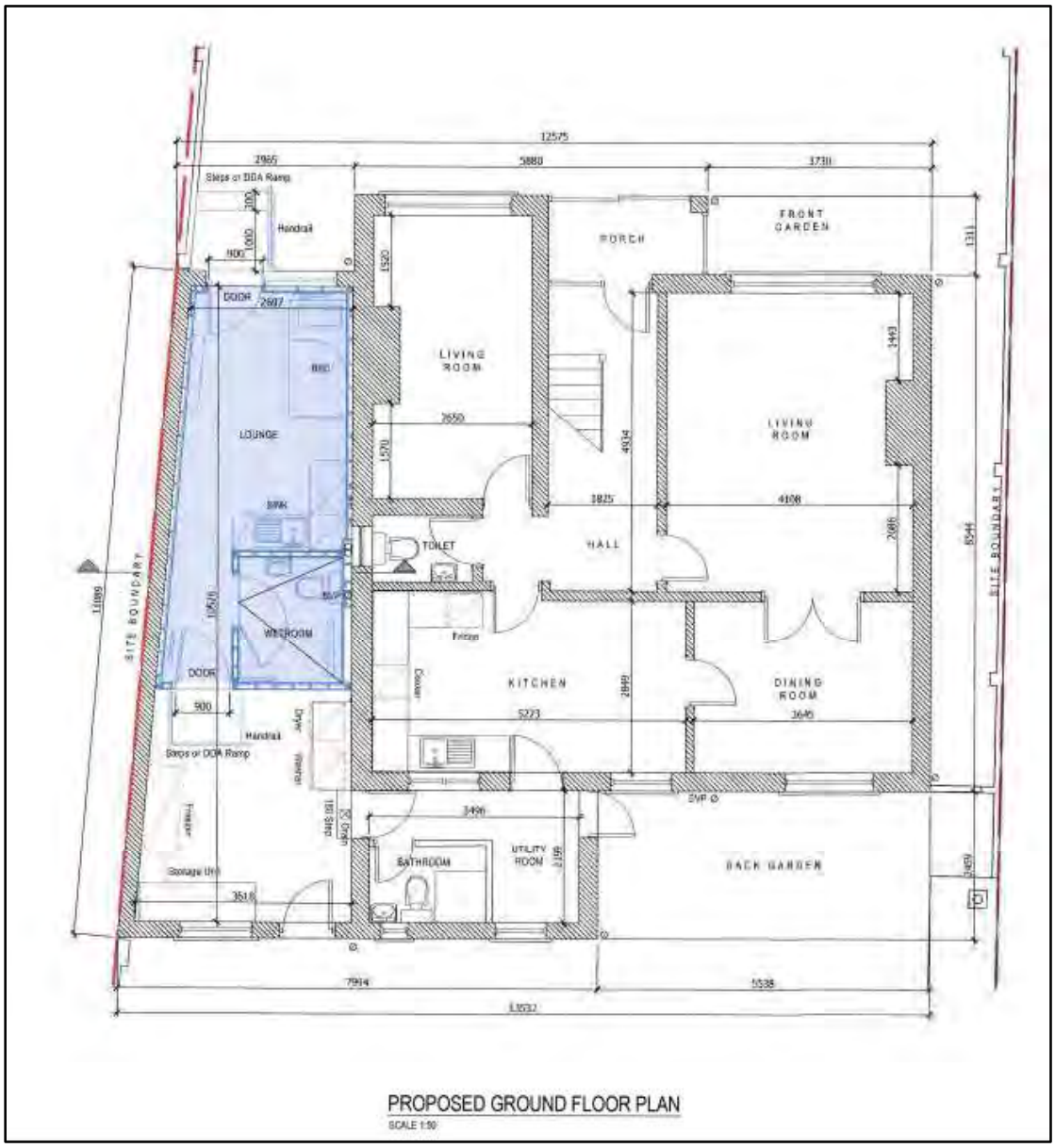


Fig 3: Plan of site showing new living space in blue with access ramp at front of the building.

<u>Change of Use to Living Space</u>

In the plans submitted it appears that the proposed living space shall be independent to the main house. This change of use from a garage to an independent living space shall require planning permission. From the documents submitted the proposal is akin to a Family Flat as per the guidelines set out in Section 15.2.14 of the Kildare County Council Development Plan. As the proposal is a subdivision of the existing dwelling unit it shall require planning permission and therefore is not exempt development.

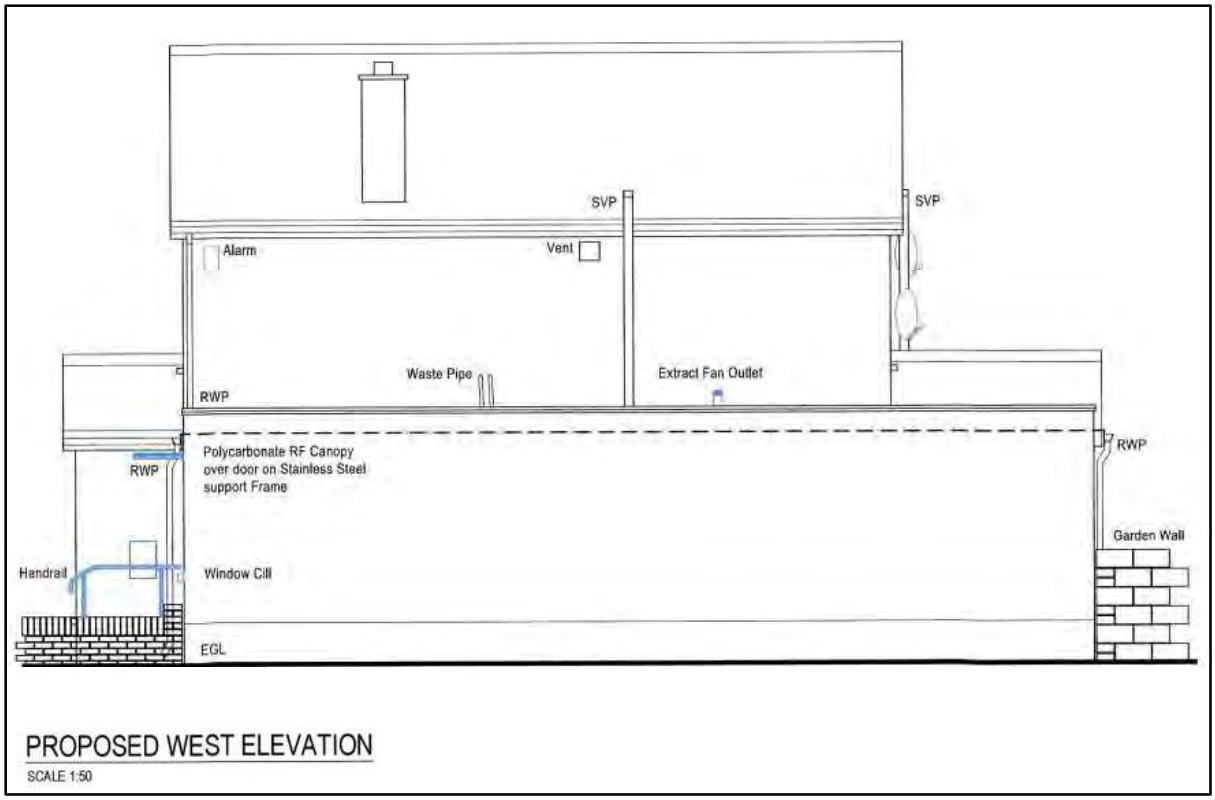


Fig 4: West elevation of proposal with items in blue projecting outside of the existing garage structure.

Conclusion

Having regard to:

- Sections 2, 3, 4 and 5 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;

it is considered that the proposed works **constitute development** as defined in Section 3(1) of the Planning and Development Act 2000 (as amended) and **is not exempted development** as defined by the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

Recommendation

It is recommended that the applicant be advised that the development as described in the application **IS** development and **IS NOT** exempted development.

Signed:
Planner: Cian Buckley
Date: 18/09/2024

Signed:

A/Senior Executive Planner

05/11/2024

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 conversion of the front part of a garage to living space with a wheelchair accessible bathroom, the replacement of the current garage door with a composite front entrance door and double size window, and various interior installations is or is not development or is or is not exempted development,

AS INDICATED on the plans and particulars received by the Planning Authority on 12/09/2024

AND WHEREAS YI KAM LAU 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, 4, and 5* of the Planning and Development Act 2000 (as amended);
(b) The nature, extent and purpose of the works,

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 conversion of the front part of a garage to living space with a wheelchair accessible bathroom,
-the replacement of the current garage door with a composite front entrance door and double size window and
-the installation of a fully insulated dry lined enclosure within the garage, a raised floor for drainage and a stepped landing with a handrail and a roof canopy at the front entrance,

IS development and <u>IS NOT</u> EXEMPTED development pursuant to Section 2, 3, 4 and 5 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

APPROPRIATE ASSESSMENT SCREENING REPORT
AND
DETERMINATION

(A) Project Details	
Planning File Ref	ED1153
Applicant name	Yi Kam Lau
Development Location	6 College Grove, Newbridge, Co. Kildare, W12 TX95.
Site size	0.05ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	Site is c. 1.55km south of Mouds Bog Special Area of Conservation (SAC)

Description of the project/proposed development –

The development consists of the conversion of the front part of a garage to living space with a wheelchair accessible bathroom, the replacement of the current garage door with a composite front entrance door and double size window, the installation of a fully insulated dry lined enclosure within the garage and the raising of the floor level for drainage

A) to conversion the front part of a garage to living space with a wheelchair accessible bathroom,

B) the replacement the current garage door with a composite front entrance door and double size window,

C) the installation of

V. a fully insulated dry lined enclosure within the garage,
VI. a raised floor for drainage,
VII. a stepped landing with a handrail and
VIII. a roof canopy at the front entrance.

(B) Identification of Natura 2000 sites which may be impacted by the proposed development			
			Yes/No **If answer is yes, identify list name of Natura 2000 site likely to be impacted.**
1	**Impacts on sites designated for freshwater habitats or species.** <u>Sites to consider</u>: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	*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?*	**NO**
2	**Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.** <u>Sites to consider</u>: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	*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?*	**NO**
3	**Impacts on designated terrestrial habitats.** <u>Sites to consider</u>: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	*Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?*	**NO**
4	**Impacts on birds in SPAs** <u>Sites to consider:</u> Poulaphouca Resevoir	*Is the development within a Special Protection Area, or within 5 km of same?*	**NO**

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.**

(G) SCREENING CONCLUSION STATEMENT *Selected relevant category for project assessed by ticking box.*		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	**X**
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Justify why it falls into relevant category above (based on information in above tables)		

Name:	Cian Buckley
Position:	Graduate Planner
Date:	18/09/2024

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: DO55587 **Section:** Planning

SUBJECT: ED1153.
Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 6 College Grove, Newbridge, Co. Kildare.

SUBMITTED: File Ref. ED1153 with recommendation from the A/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 not exempted development.

MADE THIS 6th DAY

OF November YEAR 2024

SIGNED: Alan Dunney

DIRECTOR OF SERVICES

Kildare County Council

Declaration of Exempt Development under Section 5,

of the Planning and Development Act 2000 as amended

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…LAU …….. Forenames…YI KAM……
Phone No. [redacted]…… Fax No……..
2. Address …6 COLLEGE GROVE, NEWBRIDGE, CO. KILDARE. W12 TX95.
……

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

1. Name of Person/Agent: Surname…LAU…….. Forenames…HON……..
Phone No.. [redacted]…… Fax No……
2. Address…6 COLLEGE GROVE, NEWBRIDGE, CO. KILDARE, W12 TX95.
……

Section 3	**Company Details (if applicable)**

1. Name of Company …….STEM CONSULTING ENGINEERS……
Phone No…087 265 3640…… Fax No……..
2. Company Reg. No……731320……

3. Address…4-5 BURTON HALL ROAD, SANDYFORD, CO. DUBLIN, D18 A094.
……

Section 4	**Details of Site**

1. Planning History of Site……NONE……

2. Location of Proposed Development…6 COLLEGE GROVE, NEWBRIDGE, CO. KILDARE, W12 TX95.
……
……

3. Ordnance Survey Sheet No…3606-06……

4. Please state the Applicants interest in the site …OWNER……
……

5. Please state the extent of the proposed development…GARAGE CONVERSION INTO LIVING SPACE.

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)*.....
EXEMPTION IS SOUGHT UNDER SECTION 5 OF THE PLANNING REGULATIONS
.....

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

IT IS PROPOSED TO CONVERT THE FRONT PART OF THE GARAGE OF APPROX. 19.9 M2 INTO LIVING SPACE WITH A WET ROOM TOILET AND SHOWER FACILITY SUITABLE FOR DISABLED WHEELCHAIR ACCESS. THE CONSTRUCTION WILL COMPRISE OF RAISED FLOOR TO ENABLE DRAINAGE TO CONNECT INTO THE EXISTING. A FULLY INSULATED DRY LINED ENCLOSURE WITHIN THE GARAGE TO MODERN DAY STANDARDS. THE EXISTING GARAGE DOOR SHALL BE REPLACED WITH A NEW FRONT ENTRANCE COMPOSITE DOOR AND TRIPLE GLAZED DOUBLE WINDOW. THE STYLE SHALL BE GEORGIAN TO MATCH EXISTING. A ROOF CANOPY SHALL BE INCLUDED TO PROVIDE SOME SHELTER FROM RAIN AT THE FRONT ENTRANCE WHICH WOULD COMPRISE OF POLYCARBONATE ROOF SHEETS SUPPORTED FROM STAINLESS STEEL FRAME BOLTED TO THE FRONT OF GARAGE. CURRENT PROVISIONS FOR ACCESS SHALL INCLUDE A STEPPED LANDING TO REACH THE THRESHOLD OF THE FINISHED FLOOR LEVEL WITH A HANDRAIL/GUARDRAIL TO ONE SIDE. WHERE WHEELCHAIR ACCESS MAY BE REQUIRED AT A FUTURE DATE. A 1:12 SLOPED ACCESS RAMP MAY BE INSTALLED UNDER SAME EXEMPTION, I.E., DOES NOT REQUIRE FURTHER PLANNING FOR 2M LENGTH DDA RAMP.

.....

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)	✓
2.	A Site Layout Plan (Scale 1:500) in full compliance with Article 23 of Planning and Development Regulations 2001 as amended	✓
3.	Drawings of the development (Scale 1:50) in full compliance with Article 23 of Planning and Development Regulations 2001 as amended	✓
4.	All drawings to differentiate between the original building, all extensions and proposed development	✓
5.	Fee of 80 Euro	✓

Section 6	Declaration

I, MR. HON LAU 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: 12TH SEPTEMBER 2024

DOCUMENTS INCLUDED AS FOLLOWS:-

1. PLANNING PACK MAP AT 1:1000 SCALE.
2. DRG – 24-SCE-W12TX95-ZZ-DR-S-816-P01- SITE LOCATION & BLOCK PLAN.
3. DRG – 24-SCE-W12TX95-ZZ-DR-S-817-P01- EXISTING GROUND FLOOR PLAN & TYP. SECTION.
4. DRG – 24-SCE-W12TX95-ZZ-DR-S-818-P01- EXISTING FIRST FLOOR PLAN.
5. DRG – 24-SCE-W12TX95-ZZ-DR-S-819-P01- EXISTING ELEVATIONS.
6. DRG – 24-SCE-W12TX95-ZZ-DR-S-820-P01- PROPOSED GROUND FLOOR PLAN.
7. DRG – 24-SCE-W12TX95-ZZ-DR-S-821-P01- PROPOSED ELEVATIONS & TYP. SECTION.

GENERAL NOTES

1. All works shall be carried out in a safe manner and in accordance with the following:
   - The Irish Building Regulations
   - Safety, Health and Welfare at Work Act, 2005
   - Safety, Health and Welfare at Work (General Application) Regulations, 2007
   - Safety, Health and Welfare at Work (construction Regulations, 2013
2. All site development works shall be carried out in strict accordance with the construction drawings, the requirements of the Local Authority and the Department of the Environment Recommendations for Site Development/Works in housing areas.
3. This drawing should be read in conjunction with all other contract documentation, including drawings and specifications.
4. Do not scale from this drawing. Use stated dimensions only. If in doubt ask the engineer.

NORTH

SITE LOCATION PLAN
SCALE 1:500

Kildare County Council
Planning Department
11 SEP 2024
RECEIVED

BLOCK PLAN
SCALE 1:100

NOTES:
For setting out refer to Architect's drawings.
This drawing to be read in conjunction with all other Architectural and Engineering drawings and all other relevant drawings and Specifications.
DO NOT SCALE THIS DRAWING. Figured dimensions only to be used to all dimensions only to be used and report any discrepancies immediately.
This drawing is copyright and must not be reproduced, transmitted or stored in any form without the permission of Stem Consulting Engineers Ltd. unless agreed on the above.

Rev	Drn	Chkd	Amendments	Date
B	HI	AS	FOR DECLARATION PARAMETER EXEMPTION APPLICATION	12.09.2024

Rev	Drn	Chkd	Amendments	Date

FOR PLANNING

Drawing Event Size: A1

Client :	Mrs. Yi Kam Lau
Project :	Garage Conversion to Living Space 6 College Grove, Newbridge, Co. Kildare, W12 TX95.
Title :	Site Location & Block Plan
Drg No :	24-SCE-W12TX95-ZZ-DR-S-4115
Revision :	P01
Scale :	AS SHOWN
Date :	10.09.2024
Status :	S3
Drn By :	HI.
Chkd By :	AS
Apvd By :	AS

STEM
CIVIL & STRUCTURAL ENGINEERS
4-5 Burton Hall Road, Sandyford, Dublin, Ireland, D18 A094
Web: stemtech.ie
E-mail: info@stemtech.ie

Planning Pack Map

Tailte Éireann

CENTRE COORDINATES:
ITM 680644,716370

PUBLISHED: 03/09/2024
ORDER NO.: 50420479_1

MAP SERIES: 1:1,000 / 1:2,500
MAP SHEETS: 3606-06 / 3606-A

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland
D08F6E4

www.tailte.ie

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries nor does it show ownership of physical features.

0 10 20 30 40 Metres
0 20 40 60 80 100 Feet

OUTPUT SCALE: 1:1,000

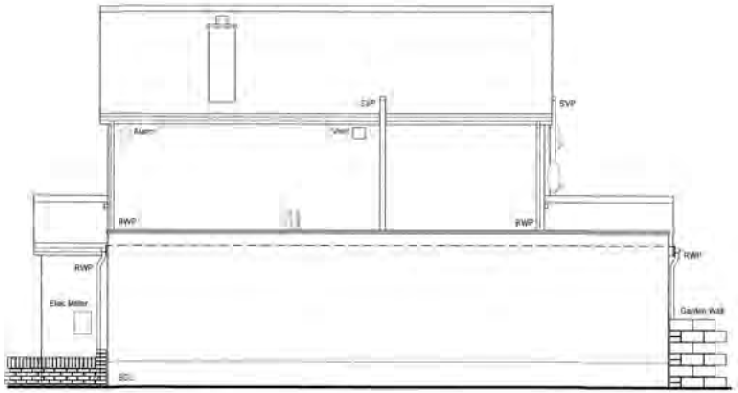
CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at www.tailte.ie, search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

N

EXISTING FRONT ELEVATION

SCALE 1:50

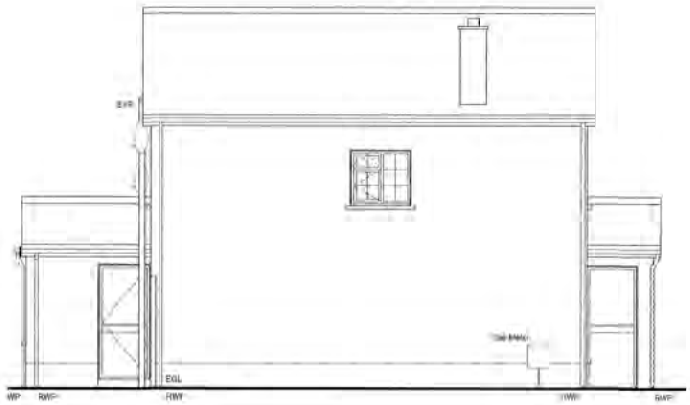


EXISTING WEST ELEVATION

SCALE 1:50

EXISTING REAR ELEVATION

SCALE 1:50



EXISTING EAST ELEVATION

SCALE 1:50

LEGEND	
SITE BOUNDARY	
EXISTING MASONRY WALLS	
EXISTING PARTITION WALLS	
EXISTING APPLIANCES	

NOTES

For setting out refer to Architect's drawings.
This drawing to be read in conjunction with all other Architectural and Engineering drawings and all other relevant drawings and Specifications.
DO NOT SCALE THIS DRAWING. Figured dimensions are to be read in all cases.
Verify dimensions on site and report any discrepancies immediately.
This drawing is copyright and may not be reproduced, transmitted or stored in any form without the permission of Stem Consulting Engineers Ltd. Subject to agreement on the project.

Rev	Drn	Chkd	Amendments	Date
P01	AE	AE	PERMISSION & PLANNING EXEMPTION APPLICATION	10.09.2024

Rev	Drn	Chkd	Amendments	Date

FOR PLANNING

Drawing Sheet Size: A1

Client :	Mrs. Yi Kam Lau
Project :	Garage Conversion to Living Space. 3 Coings Grove, Newbridge, Co. Kildare, W12 TX95.
Title :	Existing Elevations

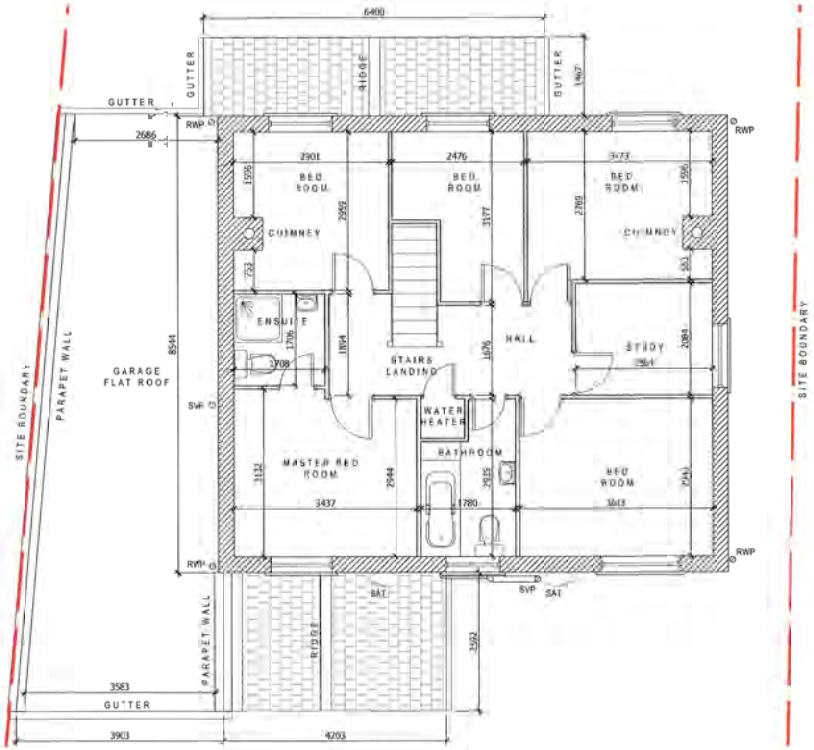
Drg No :	24-S-25-W12TX95-ZZ-DR-S-819			Revision :	P01
Scale :	As shown	Date :	10.09.24	Status :	S2
Drn By :	AE	Chkd By :	AE	Apprv'd By :	AS

STEM
CIVIL & STRUCTURAL ENGINEERS
4-5 Burton Hall
Road, Sandyford,
Dublin, Ireland,
D18 A094
Web: stemtech.ie
E-mail: info@stemtech.ie

GENERAL NOTES

1. All works shall be carried out in a safe manner and in accordance with the following:
   - The Irish Building Regulations
   - Safety, Health and Welfare at Work Act, 2005
   - Safety, Health and Welfare at Work (General Application) Regulations, 2007
   - Safety, Health and Welfare at Work (construction) Regulations, 2013
2. All site development works shall be carried out in strict accordance with the construction drawings, the requirements of the Local Authority and the Department of the Environment Recommendations for Site Development Works in housing areas.
3. This drawing should be read in conjunction with all other contract documentation, including drawings and specifications.
4. Do not scale from this drawing - use stated dimensions only. If in doubt ask the engineer.

NORTH



EXISTING FIRST FLOOR PLAN

SCALE 1:50

LEGEND	
SITE BOUNDARY	
EXISTING MASONRY WALLS	
EXISTING PARTITION WALLS	
EXISTING APPLIANCES	

NOTES:

Foundations out refer to Architects drawings.
This drawing to be read in conjunction with all other Architectural and Engineering drawings and all Other Relevant drawings and Specifications.
DO NOT SCALE THIS DRAWING. Figured dimensions only to be used in all cases.
Verify dimensions on site and report any discrepancies immediately.
This drawing is copyright and must not be reproduced, transmitted or stored in any form without the permission of Stem Consulting Engineers Ltd. except by agreed on this project.

Rev	Drn	Chkd	Amendments	Date
P01	HL	AS	FOR DECTIONS PLANNING EXEMPTION APPLICATION.	12.09.2024

Rev	Drn	Chkd	Amendments	Date

FOR PLANNING

Drawing Sheet Size: A1

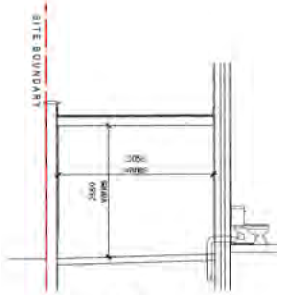
Client :	Mrs. Yi Kam Lau
Project :	Garage Conversion to Living Space. 6 College Grove, Newbridge, Co. Kildare, W12 TX95.
Title :	Existing First Floor Plan
Drg No :	24-SCE-W12TX95-ZZ-DR-S-818
Revision :	P01
Scale :	AS SHOWN
Date :	12.09.2024
Status :	S3
Drn By :	HL
Chkd By :	AS
Aprvd By :	AS

STEM
CIVIL & STRUCTURAL ENGINEERS
4-5 Burton Hall Road, Sandyford, Dublin, Ireland, D18 A094
Web: stemtech.ie
E-mail: info@stemtech.ie

GENERAL NOTES

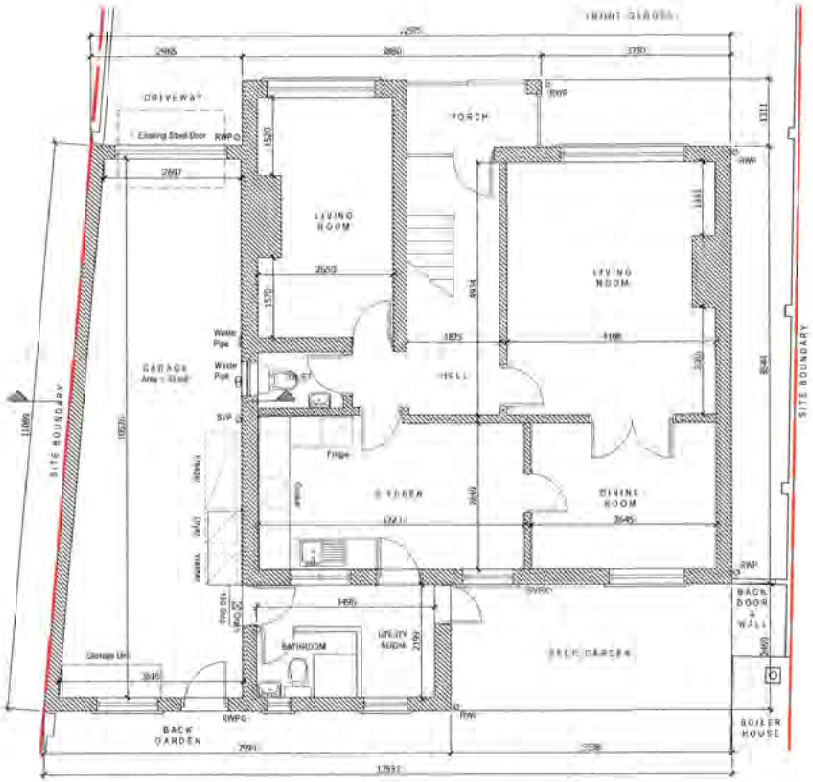
1. All works shall be carried out in a safe manner and in accordance with the following:
   - The Irish Building Regulations
   - Safety, Health and Welfare at Work Act, 2005
   - Safety, Health and Welfare at Work (General Application) Regulations, 2007
   - Safety, Health and Welfare at Work (construction) Regulations, 2013
2. All site development works shall be carried out in strict accordance with the construction drawings, the requirements of the Local Authority and the Department of the Environment Recommendations for Site Development Works for Housing Areas.
3. This drawing should be read in conjunction with all other contract documentation including drawings and specifications.
4. Do not scale from this drawing – use stated dimensions only. If in doubt ask the engineer.

NORTH



EXISTING TYP. SECTION THROUGH GARAGE

SCALE 1:50



EXISTING GROUND FLOOR PLAN

SCALE 1:50

LEGEND	
SITE BOUNDARY	
EXISTING MASONRY WALLS	
EXISTING PARTITION WALLS	
EXISTING APPLIANCES	

NOTES

For setting out refer to Architect's drawings.
This drawing to be read in conjunction with all other Architectural and Engineering drawings and all other relevant drawings and Specifications.
DO NOT SCALE THIS DRAWING. Figured dimensions only to be used in all cases.
Verify dimensions on site and report any discrepancies immediately.
This drawing is copyright and must not be reproduced, transmitted or stored in any form without the permission of Stem Consulting Engineers Ltd except as agreed in the project.

Rev	Drn	Chkd	Amendments	Date
P01	HL	AS	FOR SECTION 5 PLANNING EXEMPTION APPLICATION	13.09.2024

Rev	Drn	Chkd	Amendments	Date

FOR PLANNING

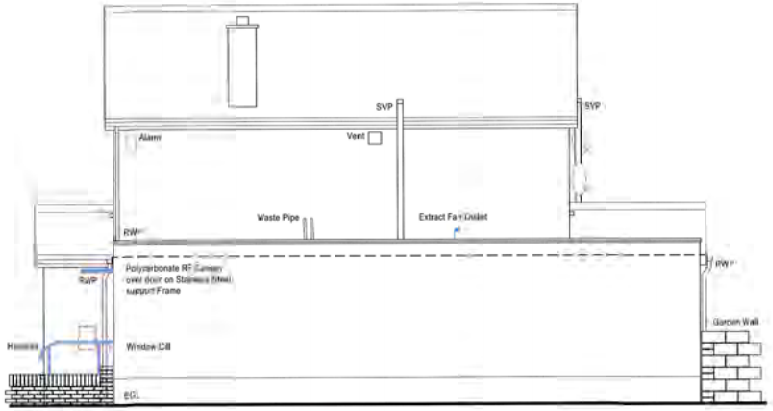
Drawing Sheet Size A1

Client :	Mrs. Yi Kelly Lau
Project :	Garage Conversion to Living Space 5 CollegeGrove, Newbridge, Co. Kildare, W12 TA55
Title :	Existing Ground Floor Plan& Typ. Section
Drg No :	24-GCE-W12TA55-ZZ-DR-S-R17
Revision :	P01
Scale :	As shown
Date :	11.09.2024
Status :	S5
Drn By :	HL
Chkd By :	AS
Apvd By :	AS

STEM
CIVIL & STRUCTURAL ENGINEERS
4-5 Burton Hall Road, Sandyford, Dublin, Ireland, D18 A094
Web: stemtech.ie
E-mail: info@stemtech.ie

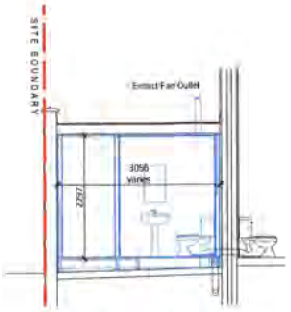
PROPOSED FRONT ELEVATION

SCALE 1:50



PROPOSED WEST ELEVATION

SCALE 1:50



PROPOSED TYP. SECTION THROUGH GARAGE

SCALE 1:50

LEGEND	
SITE BOUNDARY	
EXISTING MASONRY WALLS	
EXISTING APPLIANCES	
PROPOSED HATCH AREA	
PROPOSED OUTLINE	

NOTES:

For setting out refer to Architect's drawings.
This drawing to be read in conjunction with all other Architectural and Engineering drawings and all other relevant drawings and Specifications.
DO NOT SCALE THIS DRAWING. Figured dimensions only to be used in all cases.
Verify dimensions on site and report any discrepancies immediately.

Rev	Drn	Chkd	Amendments	Date
P01	HL	AS	FOR SECTION 5 PLANNING EXEMPTION APPLICATION.	12.09.2024

Rev	Drn	Chkd	Amendments	Date

FOR PLANNING

Drawing Sheet Size: A1

Client : Mrs. Yi Kim Lau

Project : Garage Conversion to Living Space.
6 College Grove, Newbridge,
Co. Kildare, W12 TX85

Title : Proposed Elevations & Typ. Section.

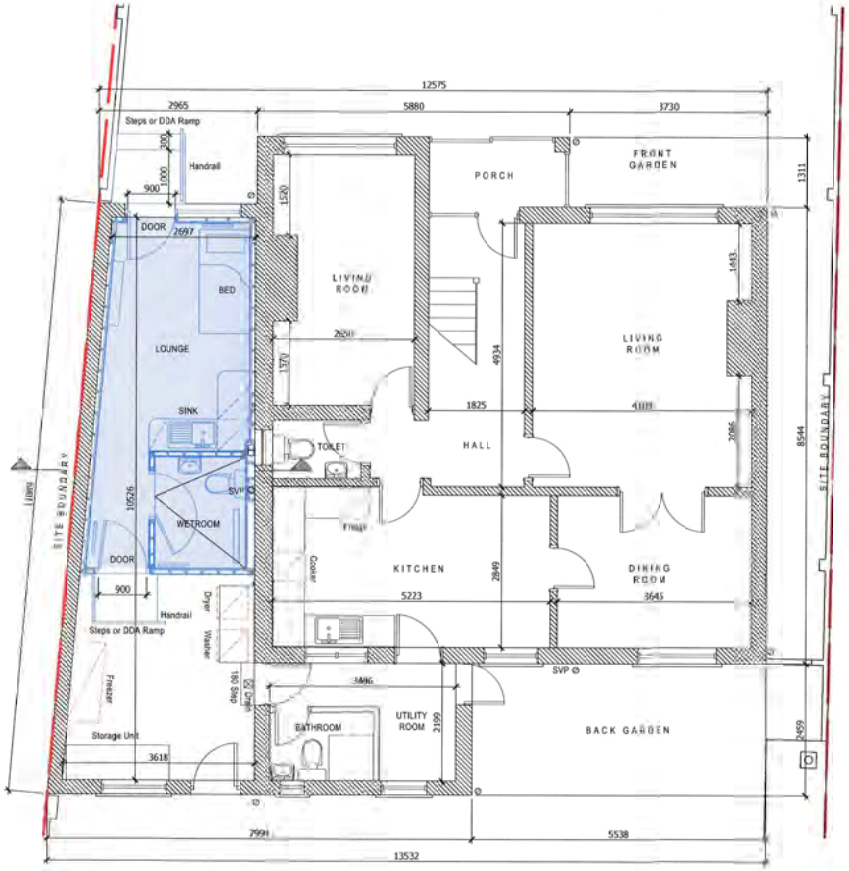
Drg No :	24-SCE-W12TX85-ZZ-DR-S-821	Revision :	P01
Scale :	AS SHOWN	Date : 21.08.2024	Status : SE
Drn By :	HL	Chkd By : AS	Aprvd By : AS

STEM
CIVIL & STRUCTURAL ENGINEERS
4-5 Burton Hall Road, Sandyford,
Dublin, Ireland,
D18 A094
Web: stemtech.ie
E-mail: info@stemtech.ie

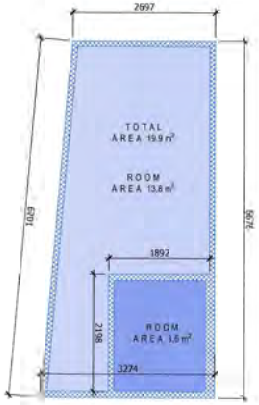
GENERAL NOTES

1. All works shall be carried out in a safe manner and in accordance with the following:
   - The Irish Building Regulations.
   - Safety, Health and Welfare at Work Act, 2005
   - Safety, Health and Welfare at Work (General Application) Regulations, 2007
   - Safety, Health and Welfare at Work (construction) Regulations, 2013
2. All site development works shall be carried out in strict accordance with the construction drawings, the requirements of the Local Authority and the Department of the Environment Recommendations for Site Development Works in housing areas.
3. This drawing should be read in conjunction with all other contract documentation, including drawings and specifications.
4. Do not scale from this drawing - use stated dimensions only. If in doubt ask the engineer.

NORTH



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED GROUND FLOOR AREA PLAN
SCALE 1:50

LEGEND	
SITE BOUNDARY	
EXISTING MASONRY WALLS	
EXISTING APPLIANCES	
PROPOSED HATCH AREA	
PROPOSED OUTLINE	

NOTES:

For setting out refer to Architect's drawings.
This drawing to be read in conjunction with all other Architectural and Engineering drawings and all other relevant drawings and Specifications.
DO NOT SCALE THIS DRAWING. Figured dimensions only to be used in all cases.
Verify dimensions on site and report any discrepancies immediately.

Rev	Drn	Chkd	Amendments	Date
F01	HL	AS	FOR SECTION 5 PLANNING EXEMPTION APPLICATION.	12.09.2024

Rev	Drn	Chkd	Amendments	Date

FOR PLANNING

Drawing Sheet Size: A1

Client :	Mrs. Yi Kam Lau
Project :	Garage Conversion to Living Space 6 College Grove, Newbridge, Co. Kildare, W12 TX95.
Title :	Proposed Ground Floor Plan
Drg No :	24-SCE-W12TX95-ZZ-DR-S-420
Revision :	F01
Scale :	AS SHOWN
Date :	20.08.2024
Status :	S3
Drn By :	HL
Chkd By :	AS
Aprvd By :	AS

STEM
CIVIL & STRUCTURAL ENGINEERS
4-5 Burton Hall Road, Sandyford, Dublin, Ireland, D18 A094
Web: stemtech.ie
E-mail: info@stemtech.ie

FINANCE CASH OFFICE
Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare
12/09/2024 12:29:21

Receipt No. : FIN1/0/504044
***** REPRINT *****

ED1153 Yi Kam Lau

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

Total : 80.00 EUR

Tendered :
Cash 100.00

Change : 20.00

Issued By : Sally Pallister Finance Section
From : Financial Lodgement Area
Vat reg No.0440571C