

Date: 6th May 2025 Our Ref: ED/1196

Yolanda Coghlan, C/o Barry Fitzgibbon, Fitzgibbon McGinley Architects Ltd, Unit W9C, Ladytown Business Park, Ladytown, Naas. Co. Kildare W91 C93H

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at Unit 10, Alder Road, Momentum Logistics Park, Newhall, Naas, Co. Kildare.

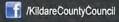
Dear Sir/Madam,

I refer to your correspondence received on 21st February 2025 in connection with the above. Please find enclosed Receipt no. FIN1/0/509021 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/1196.

WHEREAS a question has arisen as to whether internal works to allow for the installation of a new blast freezer, holding freezer and large freezer room, enlarged mixing areas, relocation of flow wrapping, larger packaging areas and installation of internal wall linings at Unit 10, Alder Road, Momentum Logistics Park, Newhall, Naas, Co. Kildare, is exempted development,

AS INDICATED on the plans and particulars received by the Planning Authority on 21st February 2025

AND WHEREAS Yolanda Coghlan 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
- (c) Documentation received with the application

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

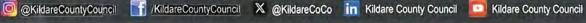
- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended).
- (b) Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended),

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 internal works to allow for the installation of a new blast freezer, holding freezer and large freezer room, enlarged mixing areas, relocation of flow wrapping, larger packaging areas and installation of internal wall linings at Unit 10, Alder Road, Momentum Logistics Park, Newhall, Naas, Co. Kildare is development and 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).

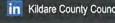
Please note that any person issued with a declaration under subsection 2(a) of the Planning and Development Act 2000 (as amended) may on payment to the Board of the prescribed fee, refer a declaration to An Bord Pleanála within 4 weeks of the issuing of the decision.

6th May 2025.

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/1196	
Name Of Applicant(s):	Yolanda Coghlan
Address Of Development:	Unit 10 Alder Road, Momentum Logistics Park, Newhall, Naas, Co. Kildare
Development Description:	Internal works to allow for the installation of a new blast freezer, holding freezer and large freezer rom, enlarged mixing areas, relocation of flow wrapping, larger packaging areas and installation of internal wall linings.
Due date	21st March 2025

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 consisting of:

the installation of new freezers and freezer rooms, new mixing areas, packaging lines and new internal and celling linings within an existing industrial unit is or is not exempted development.

Site Location

The site is within the Ladytown Industrial area on lands zoned as

H3 – *Industry and Warehousing* with the aim 'to provide for new warehousing and industrial development'.

The site is approximately 975m south of the main R445 regional road. The subject site is an existing warehouse structure with car parking to the front (south) and loading bays to the rear (north).

Is the following development:

The application form asks if the following is exempted development:

Internal works within Unit 10 Alder Road, Momentum Logistics Park (adjacent to the existing Coghlan's Bakery premises) to allow for the installation of the following:

- · New blast freezer, holding freezer and large freezer room
- enlarged mixing areas to allow for reorganisation of the existing production areas within the current bakery
- relocation of flow wrapping packaging lines for bakery product from the production areas in the adjoining bakery
- · larger packaging areas for the completed product
- installation of internal wall linings, ceiling linings and associated works to separate the production, packing and warehousing/storage areas.

Notwithstanding the vague description put forward by the Applicant [Applicant's address is stated to be Unit 12 Alder Road] for which an Exemption Certification is being sought, it is clear from both the address of the site (the subject of this application) Unit 10 Alder Road, which adjoins the Bakery unit, and the wording of the works such as 'relocation...from the production areas in the adjoining bakery' and the submitted drawings which indicate two no. 'proposed 5m wide x 3m high opening in existing separating wall between buildings' that the question being asked is:

Is the amalgamation of the two units i.e. Unit 10 Alder Road (subject of this application) and Couglans Bakery in Unit 11 / 12 Alder Road (unit directly adjoining Unit 10) exempted development.

The other items mentioned in the description, relating to the relocation of internal items would appear to be moot as the thrust behind the question being asked is the amalgamation of the two units.



1: Aerial view of subject site (GIS)

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 History

20/1206

Planning permission granted to Coughlan's Bakery for, 1. The retention of 2 no. identifying signs fixed to the front (7.0m long x 3.0m High) and side (5.0m long x 1.65m High) elevations of the existing building. In addition to this planning permission was granted for the following development. 1. To erect a rear extension (163.7sqm) with a ridge height not exceeding 7.6m high. 2. The erection of an 8.9m high silo to the rear of the building and associate site ancillary works. Permission was granted on 03/12/2020.

NOTE:

Planning Reg. Ref 20/1206 refers to Units Type B2 and Type B3, which were granted permission on the foot of 06/2157 and which directly adjoins Unit 10, Alder Road. Unit 10 is the subject of this Section 5 Declaration Request.

14/523

Planning Application Reference - Planning permission granted to Coghlan's Bakery Products Limited for the construction of a single storey extension to the rear of the existing facility together with all associated siteworks including the removal of the existing single storey storage shed to the rear of the premises.

NOTE:

Planning Reg. Ref 14/523 refers to Unit Type B2, which was granted permission on the foot of 06/2157 and which directly adjoins Unit 10, Alder Road. Unit 10 is the subject of this Section 5 Declaration Request.

06/2157

Planning permission granted to Tougher Oil Distributors Ltd for A) the construction of **2 no industrial/wholesale warehouse** buildings sub-divided into units as follows.
-Block 1, type A 1410m2, type B1 632m2, type B2 1193m2, type B3 1286m2.
-Block 2, type C1 1532m2, type C2 1532m2, type C3 560m2.
Total 9677m2.

NOTE: The site, which is the subject of this Section 5 Declaration Request is located in Type A in Block 1 of the parent permission granted permission on the foot of Planning Reg. Ref. 06/2157. Type A adjoins Types B2 and B3, within which Coughlan's Bakery is currently operating from.

The unit as identified in the drawings submitted to the Planning Authority, shall be used solely for Industrial / warehousing / workshop & associated vehicle parking and associated office uses and for no other uses.

Reason: To clarify the extent of this planning permission, to meet County Development Plan standards and in the interests of proper planning and sustainable development.

The proposed office space in the development shall be used only for ancillary purposes to the use proposed and shall not be sold, let or otherwise transferred or conveyed save as part of the individual unit.

Reason: To restrict the development to uses ancillary to the primary use in the interests of proper planning and sustainable development.

The proposed units shall not be used for retail/wholesale purposes or as a builders providers without the benefit of a separate planning permission.

Reason: In the interest of orderly development.

 No further development/change of use shall take place on this site without a prior grant of planning permission.

Reason: In the interest of orderly development.

ED1046

A consequent Section 5 declaration was sought by the Applicant at the adjacent site for the Internal works to allow for the reorganisation of existing production, packing, warehousing/storage areas and ancillary accommodation within the existing bakery. Also included is the installation of internal wall linings, ceiling linings and associated works for the separation of existing production, packing, warehousing/storage areas. The section 5 declaration decreed that the works described in the application were development and were exempted development.

NOTE: This report only referred to the internal changes and deemed them to be exempt under Section 4(1)(h) of the Primary Legislation. This report did not refer to the amalgamation of separate Industrial / Warehousing Units.

Relevant Legislative Background

PRIMARY LEGISLATION - 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.

The amalgamation of two separate industrial / warehousing units is considered to be development under Sections 2(1) and 3(1) being both works and the making of a material change of the use of the structures by reducing two separate units to one single unit.

Furthermore, there are no exemptions for this type of works / material change of use Under Section 4(1) of the Planning and Development Act, 2000, as amended.

<u>SECONDARY LEGISLATION - Planning and Development Regulations 2001 (as amended)</u>

No exemptions for the amalgamation of two warehousing / industrial units could be traced under Part 1 of Schedule 2 of Planning and Development Regulations 2001 (as amended).

Summary

In summary, the amalgamation of Unit 10 with Units 11 / 12, thereby reducing the number of warehousing / industrial units, to expand the Bakery operations is considered to be material and **is considered to be development** and where no exemptions could be traced within either the Primary and Secondary Legislation, the development is **not considered to be exempted development**.

Conclusion

Having regard to:

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended).
- Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- The nature, extent and purpose of the works; the address of the site (the subject of this application) Unit 10 Alder Road, which adjoins the Bakery unit, and the wording of the works such as 'relocation...from the production areas in the adjoining bakery' and the submitted drawings which indicate two no. 'proposed 5m wide x 3m high opening in existing separating wall between buildings'

it is considered that the proposed works **constitutes 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, [amalgamation of Unit 10 and Unit 11/12 to expand the Bakery operations] <u>is</u> <u>development</u> and <u>is not exempted development</u>.

Signed:

29/4/2025.

Tracy McGibbon, Senior Executive Planner.

Tray N'Gillon

Appendix 1: Appropriate Assessment Screening



APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION

(A) Project Details	
Planning File Ref	ED1196
Applicant name	Yolanda Coghlan
Development Location	Unit 12 Alder Road, Momentum Logistics Park,
	Newhall, Naas, Co. Kildare.
Site size	0.19ha
Application	No
accompanied by an EIS	
(Yes/NO)	
Distance from Natura	3.65km southeast from Mouds Bog Special Area of
2000 site in km	Conservation.

Description of the project/proposed development -

The proposed development consists of internal works within Unit 10 Alder Road, Momentum Logistics Park (adjacent to existing Coghlan's Bakery premises) to allow for the installation of the following.

- A new blast freezer, a new holding freezer and a large freezer room.
- Enlarged mixing areas to allow for reorganisation of the existing production areas within the current bakery.
- The relocation of flow wrapping packaging lines for product from the adjoining bakery.
- New larger packaging areas for completed product.

- The installation of internal wall linings, ceiling linings and associated works to separate the production, packing and storage/warehousing areas.
- New openings within the existing separating wall between the buildings.

	Identification of Natura 2000) sites which may be impa	cted by the
			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. Sites to consider: 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. Sites to consider: 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. Sites to consider: 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 Sites to consider: 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**.

		elei to the relevant sections of O.	
(G) S	SCREENING C	ONCLUSION STATEMENT	
Sele	cted relevant c	ategory for project assessed by ticking box.	
1	AA is not re	quired because the project is directly connected	
	with/necess	ary to the conservation management of the site	
2	No potential	significant affects/AA is not required	Х
3	Significant e	effects are certain, likely or uncertain.	
	Seek a Natu	ıra Impact Statement	
	Reject prop	osal. (Reject if potentially damaging/inappropriate)	
Justi	y why it falls	into relevant category above (based on information	
in abo	ove tables)		
Havin	g regard to the	scale and nature of the proposed works, it is not	
consid	dered that there	e will be any impact on the nearest SAC.	
Nam	ie:	Cian Buckley	
Posi	Position: Graduate Planner		
Date):	26/03/2025	

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:

DO58335

Section:

Planning

SUBJECT:

ED1196 Yolanda Coghlan c/o Barry Fitzgibbon, Fitzgibbon McGinley Architects Ltd, Unit W9C, Ladytown Business Park, Ladytown, Naas, Co. Kildare. Exempt Development Application for internal works to allow for the installation of a new blast freezer, holding freezer and large freezer rom, enlarged mixing areas, relocation of flow wrapping, larger packaging areas and installation of internal wall linings at Unit 10, Alder Road, Momentum Logistics Park, Newhall,

Naas, Co. Kildare

SUBMITTED:

ED1196 with recommendation from Senior Executive Planner and

reports from the Council's Technical Officers

ORDER:

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

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: Coghlan Forenames: Yolanda Phone No.:

2. Address: Unit 12 Alder Road, Momentum Logistics Park, Newhall, Naas, Co. Kildare

Section 2

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

1. Name of Person/Agent: Surname: Fitzgibbon Forenames: Barry Phone No.: 045 409 190

2. Address: Fitzgibbon McGinley Architects Ltd., Unit W9C, Ladytown Business Park, Ladytown, Naas, Co. Kildare, W91 C93H

Section 3

Company Details (if applicable)

1. Name of Company: Coghlan's Bakery

Phone No.: 045 405127

Company Reg. No. 137751

PECEIVED TOS Address: Unit 12, Alder Road, Momentum Logistics Park, Newhall, Naas, Co. Kildard

Section 4

Details of Site

1. Planning History of Site:

06/2157 - construction of 2 no industrial/wholesale warehouse buildings sub-divided into units (block 1, type A 1410m2; type B1 632m2; type B2 1193m2; typeB3 1286m2) Block 2, type C1 1532m2; Type C2 1532m2; Type C3 560m2. Total 9,677m2 - Tougher's Oil Distribution Ltd.

14/523 - The construction of a single storey extension to the rear of the existing facility together with all associated siteworks to include the removal of the existing single storey storage shed to the rear of the premises - Coghlan's Bakery Products Ltd.

20/1206 - The retention of 2 no. identificational signs fixed to the front (7.0m long x 3.0m high) and side (5.0m long x 1.65m high) elevations of the existing building and Planning permission for development as follows: 1. to erect a rear extension (163.7Sqm) with a ridge height not exceeding 7.6m high and 2. the erection of a 8.9m high silo to the rear of the building and associate site ancillary works - Coghlan's Bakery.

- 2. Location of Proposed Development: Unit 10, Alder Road, Momentum Logistics Park, Newhall, Naas, Co. Kildare (part of the overall Coghlan's Bakery premises).
- 3. Ordnance Survey Sheet No.: 3557-D, 3558-C, 3606-B, 3607-A
- **4.** Please state the Applicants interest in the site: Tenant.

derign to

5. Please state the extent of the proposed development:

Internal works within Unit 10 Alder Road, Momentum Logistics Park (adjacent to the existing Coghlan's Bakery premises) to allow for the installation of the following:

- New blast freezer, holding freezer and large freezer room
- enlarged mixing areas to allow for reorganisation of the existing production areas within the current bakery
- relocation of flow wrapping packaging lines for bakery product from the production areas in the adjoining bakery
- larger packaging areas for the completed product
- installation of internal wall linings, ceiling linings and associated works to separate the production, packing and warehousing/storage areas.
- 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)

Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).

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

Internal works within Unit 10 Alder Road, Momentum Logistics Park (adjacent to the existing Coghlan's Bakery premises) to allow for the installation of the following:

- New blast freezer, holding freezer and large freezer room
- enlarged mixing areas to allow for reorganisation of the existing production areas within the current bakery
- relocation of flow wrapping packaging lines for bakery product from the production areas in the adjoining bakery
- larger packaging areas for the completed product
- installation of internal wall linings, ceiling linings and associated works to separate the production, packing and warehousing/storage areas.

Section 5 TI	The following must be submitted for a valid application
--------------	---

	(Pleas	e Tick)
1.	Site Location Map (1:2500 Rural Areas) (1:1000 Urban Areas)	X
2.	A Site Layout Plan (Scale 1:500) in full compliance with Article 23 of Planning and Development Regulations 2001 as amended.	X
3.	Drawings of the development (Scale 1:50) in full compliance with Article 23 of Planning and Development Regulations 2001 as amended.	X
4.	All drawings to differentiate between the original building, all extensions & proposed development.	X
5.	Fee of 80 Euro	X

Section 6	Declaration	

I, <u>Barry Fitzgibbon</u> certify that all of the above information is correct, and I have submitted all the required documents as outlined at Section 6 above.

Signature:

2 1 FEB 2025

Planning Copertment

Date: 20/02/2025



Architects Ltd. MRIAI

Unit W9C, Ladytown Business Park, Naas, Co. Kildare Tel 045 409 190

Planning & Strategic Infrastructure Department Kildare County Council Aras Chill Dara Devoy Park Naas Co. Kildare

20 February 2025

Our Ref: 2423

Dear Sir/Madam

Re: Application by Coghlan's Bakery for Declaration of Exempted Development under Section 5 of Planning & Development Act 2000 for internal works to Unit 10 Alder Road, Momentum Logistics Park, Newhall, Naas, Co. Kildare.

On behalf of our Clients, Coghlan's Bakery we are applying for a Declaration of Exempted Development under Section 5 of the Planning and Development Act 2000 for internal works within Unit 10 Alder Road, Momentum Logistics Park, Newhall, Naas, Co. Kildare (adjacent to the existing Coghlan's Bakery premises). A previous Declaration of Development & Exempted Development was granted in July 2023 by the Planning Authority for internal works to Unit 12 Alder Road under reference ED/001046 (copy enclosed). Our client will be leasing Unit 10 from Palm Capital and wishes to carry out internal works in this unit to allow for the installation of the following as per our drawings accompanying this application:

- new blast freezer, holding freezer and large freezer room for bakery product storage
- enlarged mixing areas to allow for reorganisation of the existing production areas within the current bakery
- relocation of flow wrapping packaging lines for bakery product from the existing production areas in the adjoining bakery
- provision of larger packaging areas for the completed product
- installation of internal wall linings, ceiling linings and associated works to separate the production, packing and warehousing/storage areas.

We are of the opinion that the works are exempt development under Section 4 (1) (h) of the Planning & Development Act 2000 (as amended). Enclosed, please find the following in support of this application:

No.	Title	
1 сору	Cover Letter & copy of previous Declaration of Exempted Development reference ED/001046	
	Cheque in the sum of €80.00 being the Application Fee.	
1 copy	Letter of Consent from Palm Capital (Landlord) to Coghlan's to make the Section 5 application	
1 сору	Completed Declaration of Exempt Development Section 5 Application Form	
1 сору	2423.S5.001 - Site Location Map & 2423.S5.002 - Site Layout Plan	
1 сору	2423.S5.100 – Existing Ground Floor Plan	
1 сору	2423.S5.101 – Proposed Overall Ground Floor Plan	
1 сору	2423.S5.102 – Proposed Ground Floor Plan of Unit 10	

I trust that the above is to your satisfaction and we look forward to a favourable decision.

Yours Sincerely

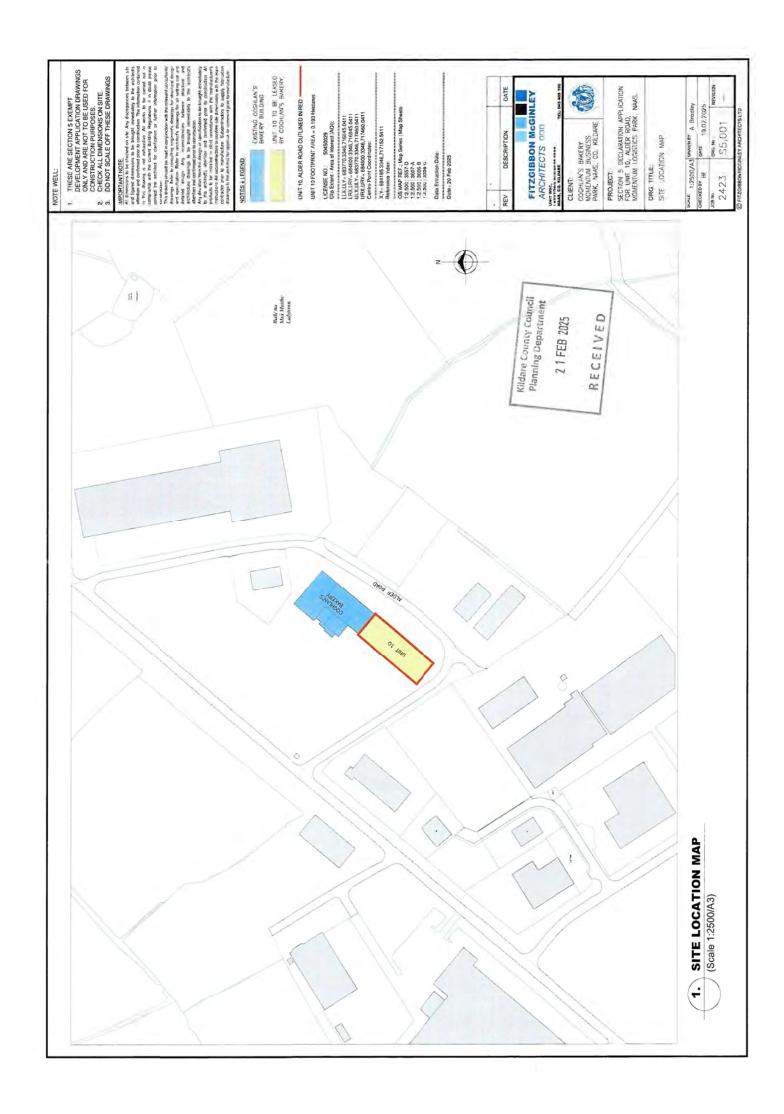
Barry Fitzgibbon B. Arch. Dip. Arch. Sc. MRIAI

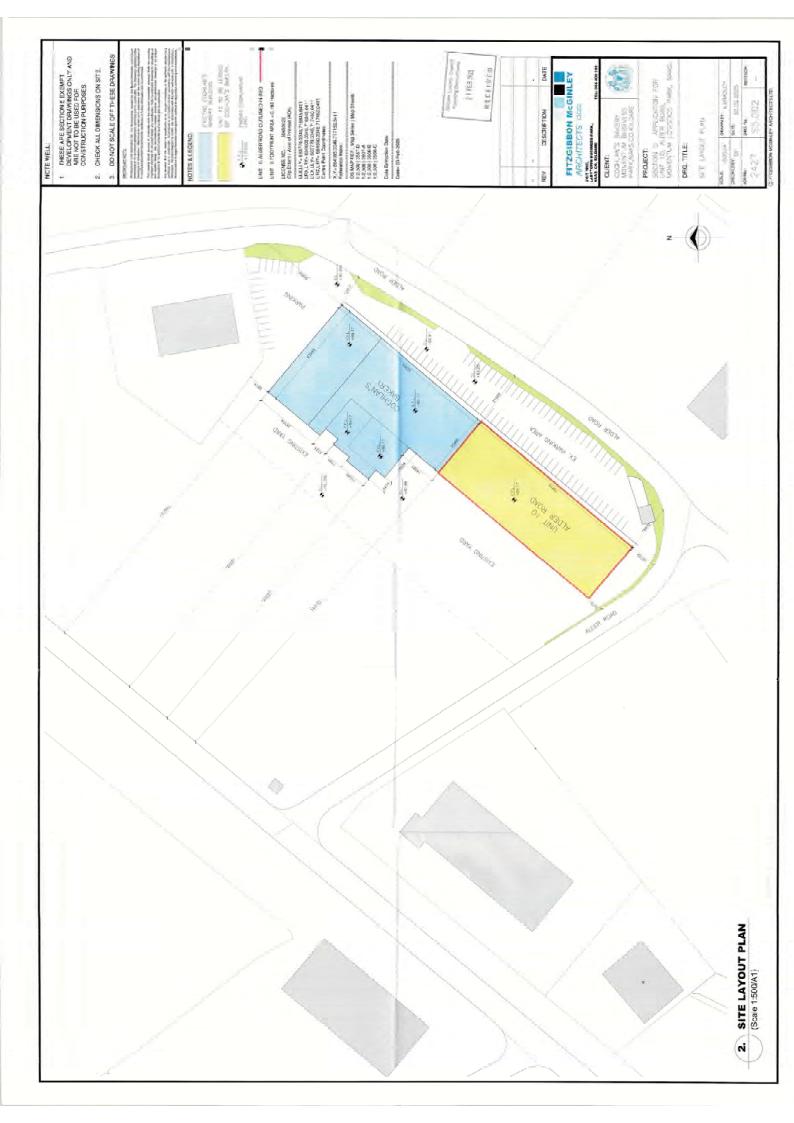
On behalf of Fitzgibbon McGinley Architects Ltd.

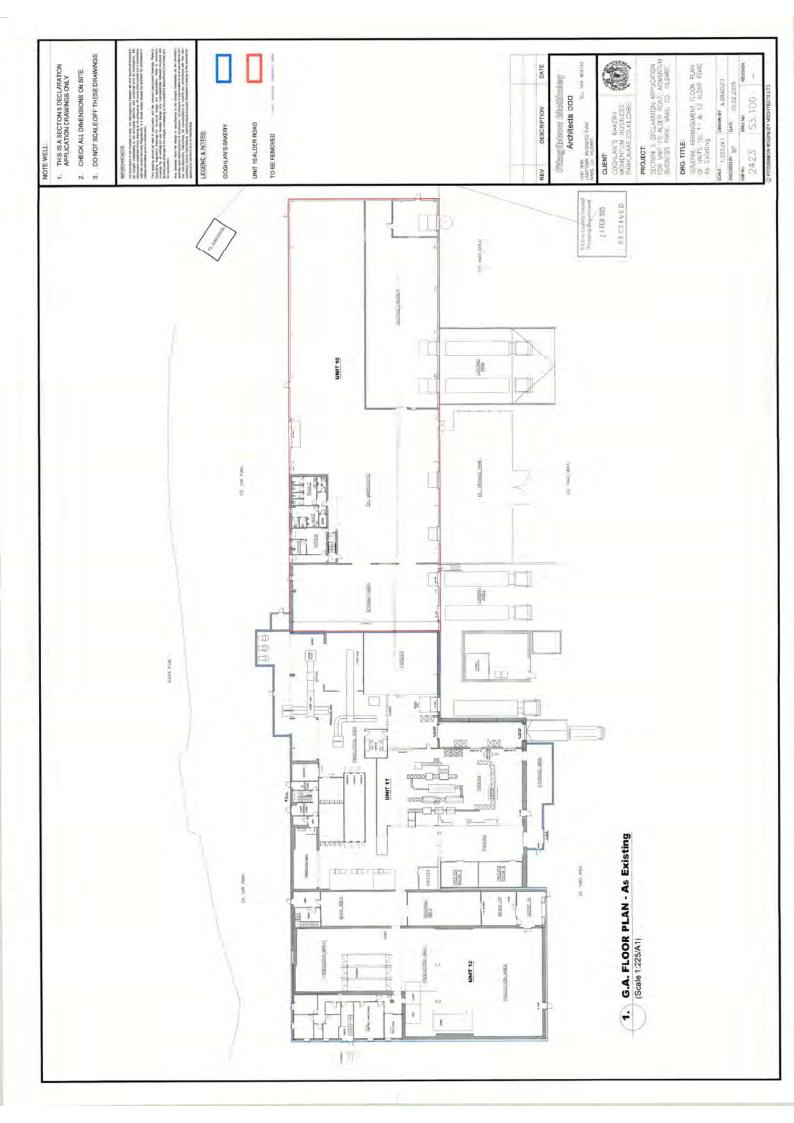
Planning Department

2 1 FEB 2025

RECEIMEN







Comhairle Contae Chill Dara Kildare County Council

Date: 4th July 2023. Our Ref: ED/1046.

REGISTERED POST

Yolanda Coghlan, c/o Barry Fitzgibbon, Fitzgibbon McGinley Architects Ltd. Unit W9C Ladytown Business Park, Naas, Co. Kildare. W91 C93H. Fitzgibbon McGinley Architects Ltd.

0 6 JUL 2023

RECEIVED

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at Unit 12, Alder Road, Tougher Business Park, Newhall, Naas, Co. Kildare.

Dear Sir/Madam,

I refer to your correspondence received on 31st May 2023 in connection with the above.

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

COPY

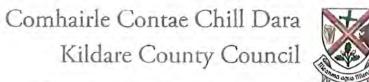
Yours sincerely,

Senior Executive Officer, Planning Department.

Kildare County Council Planning Department

2 1 FEB 2025

RECEIVED





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

ED/001046.

WHEREAS a question has arisen as to whether internal works to facilitate the reorganisation of existing production, packing, warehousing and storage areas at Unit 12, Alder Road, Tougher Business Park, Newhall, Naas, Co. Kildare, is exempted development

AS INDICATED on the plans and particulars received by the Planning Authority on 31st May 2023

AND WHEREAS Yolanda Coghlan 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 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 -

internal works to facilitate the reorganisation of existing production, packing, warehousing and storage areas

IS development and IS EXEMPTED development pursuant to Section 4 (1) (h) of the Planning and Development Act 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.

4th July 2023.

Kildare County Council Planning Department 2 1 FEB 2025

RECEIVED

Senior Executive Officer, Planning Department.



Barry Fitzgibbon MRIAI
Fitzgibbon McGinley Architects Ltd.
Unit W9C
Ladytown Business Park
Naas
Co. Kildare

18th February 2025

Your Ref: 2423

Dear Mr. Fitzgibbon

James Chasen - Palm Capital

Re: Application by Coghlan's Bakery for Declaration of Exempt Development under Section 5 of Planning and Development Act 2000 for internal works to Unit 10 Alder Road, Momentum Logistics Park, Newhall, Naas, Co. Kildare.

We confirm that it is in order for Coghlan's Bakery to apply for a Declaration of Exempt Development under Section 5 of the Planning and Development Act 2000, for the reorganisation of the existing ground floor of industrial/wholesale warehouse Unit 10 on Alder Road, Momentum Logistics Park, Newhall, Naas, Co. Kildare.

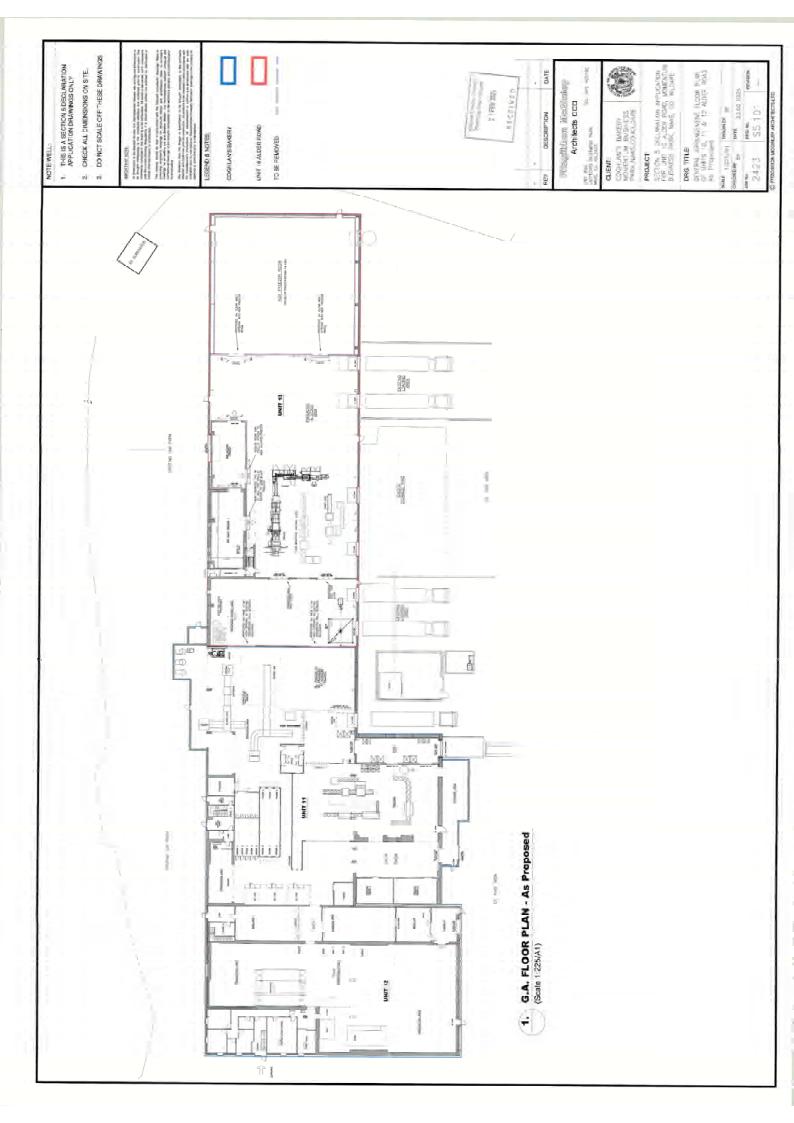
Yours Sincerely

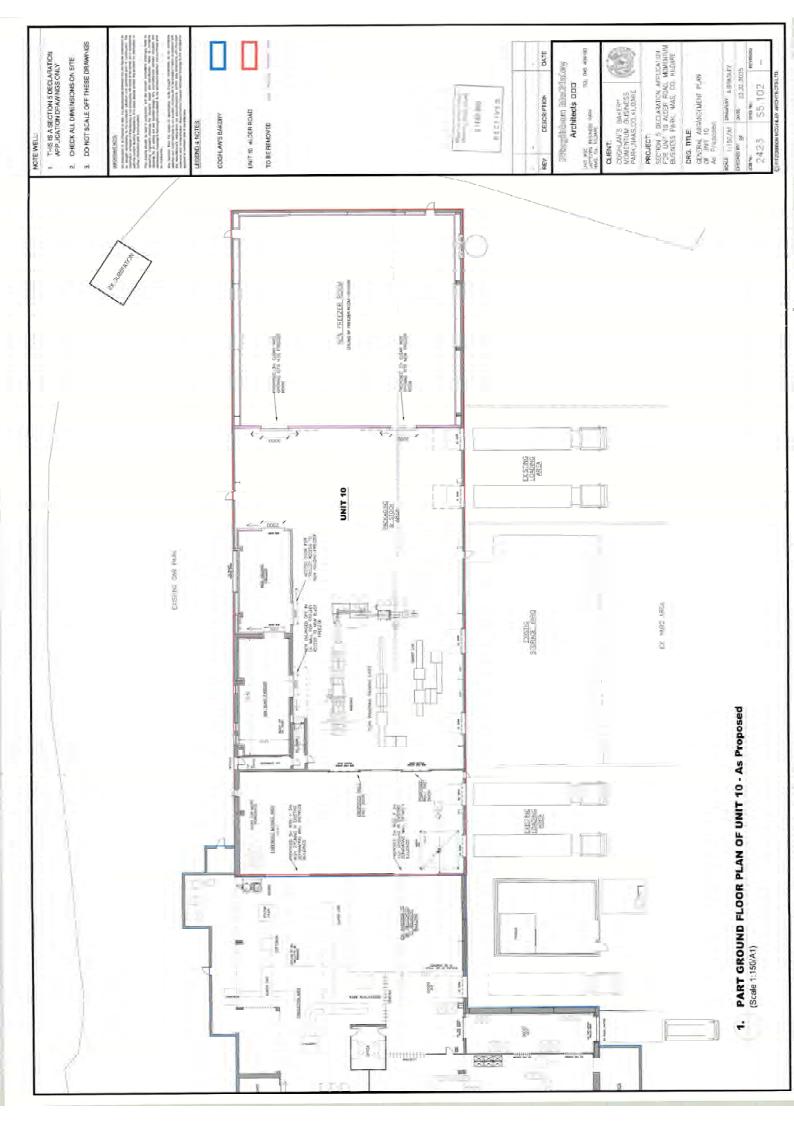
James Chasen

Kildare County Council Planning Department

2 1 FEB 2025

RECEIVED







FINANCE CASH OFFICE Kildare County Council Aras Chill Dara Devoy Park Naas Co. Kildare 24/02/2025 11:44:43

Receipt No. : FIN1/0/509021

RE: YOLANDA COGHLAN

MISC PLANNING CHARGES FEES GOODS 80.00 VAT Exempt/Non-vatable

80.00

Total:

80.00 EUR

Tendered:

Cheque

80.00

Change:

0.00

Issued By Maeve Timmons Finance From Financial Lodgement Area Vat reg No.0440571C