



Comhairle Contae Chill Dara

Kildare County Council

Date: 3rd April 2025.
Our Ref: ED/1198.

Louise McCoy & Miguel Guerra Martinez,
28 Leixlip Park,
Leixlip,
Co. Kildare
W23 X7V0

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 28 Leixlip Park, Leixlip, co. Kildare.

Dear Sir/Madam,

I refer to your correspondence received on 3rd March 2025 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,

PP 
Senior Executive Officer,
Planning Department.





Comhairle Contae Chill Dara

Kildare County Council

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

ED/1198.

WHEREAS a question has arisen as to whether refurbishment of existing dwelling and the provision of a single storey extension to the rear at 28 Leixlip Park, Leixlip, Co. Kildare, is exempted development,

AS INDICATED on the plans and particulars received by the Planning Authority on 3rd March 2025

AND WHEREAS Louise McCoy & Miguel Guerra Martinez 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, 4, 5 of the Planning and Development Act 2000 (as amended)
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended);
- (c) Class 1 in Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and
- (d) 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 works consisting of a 3.9 sqm extension to the rear of the dwelling and replacement windows only at 28 Leixlip Park, Leixlip, Co. Kildare ***IS development and IS EXEMPTED development pursuant to Section 3(1) of the Planning and Development Act as amended and Article 6, Article 9 of the Planning and Development Regulations as amended.***

AND

Works consisting of external insulation and metal canopy at the entrance door at 28 Leixlip Park, Leixlip, Co. Kildare ***IS development and IS NOT EXEMPTED development pursuant to Section 3(1) of the Planning and Development Act as amended and Article 6, Article 9 of the Planning and Development Regulations as amended.***



Comhairle Contae Chill Dara

Kildare County Council

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.

3rd April 2025.

PP 
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/1198

Name Of Applicant(s):	Louise McCoy & Miguel Guerra Martinez
Address Of Development:	28 Leixlip Park, Leixlip, Co. Kildare
Development Description:	Refurbishment of existing dwelling and the provision of a single storey extension to the rear
Due date	31 st 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 for refurbishment of existing dwelling and construction of a single storey extension to the rear is or is not exempted development.

Site Location

The site is located in the existing residential development of Leixlip Park to the southwest of Leixlip. The site comprises a two-storey dwelling located in an existing terrace of housing. The site has 0.0234 Ha.

Description of Proposed Development

The proposed development is as follows:

“...the refurbishment and extension of the existing 2-storey terraced house. Changes to the front include the addition of external rendered insulation, replacement of windows and addition of a metal canopy to configure an open porch at the entrance door. To the rear, the removal of the existing outbuilding and the provision of a single storey extension with a total floor area of 3.9 sqm, along with all associated site ancillary works including drainage and landscaping works. The refurbishment and extension of the existing dwelling seek to deliver a high standard of energy efficiency. New windows will be inserted within the rendered insulation zone providing nearly identical window reveal depths to the existing condition. Aluminium PPC Cills will replace the existing painted pre-cast concrete cills in line with the acceptable construction details from TGD-Part L for external rendered insulation.”

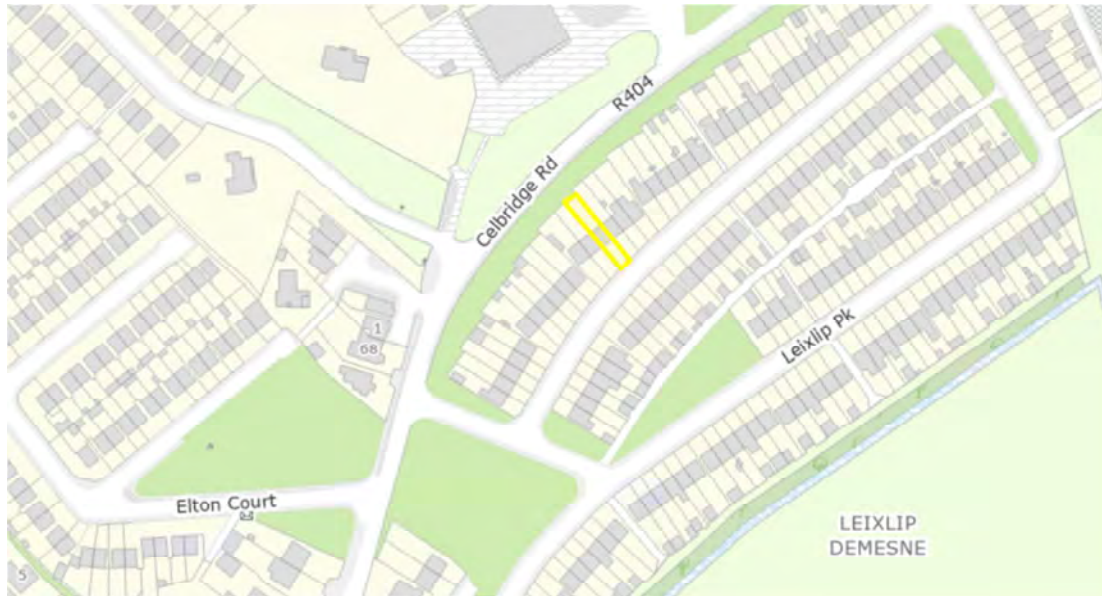


Fig 1: Site Location and context (Site outlined in yellow)

Planning History

24/60375 - Permission granted to Louise McCoy & Miguel Guerra Martinez subject to conditions for the refurbishment and extension of the existing two-storey terraced house. Changes to the front include the widening of the existing driveway entrance, the addition of a metal canopy above the front entrance door and additional means of rainwater collection with a new rainwater pipe. To the rear, the removal of the existing out building and the provision of a single storey extension with a total floor area of 33,3m², along with all associated site ancillary works, including drainage and landscaping works at 28 Leixlip Park.

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.

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.

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 proposed works as described in the application form includes:

Changes to the front include the addition of external rendered insulation, replacement of windows and addition of a metal canopy to configure an open porch at the entrance door. To the rear, the removal of the existing outbuilding and the provision of a single storey extension with a total floor area of 3.9 sqm....



Existing dwellings (Source: Google Maps)

The following is noted:

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;

There are concerns that the provision of external insulation and a metal canopy to the front of the dwelling will alter the external appearance of the dwelling and the front facade. In this regard, such works are not considered to be in accordance with Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

With regard to the proposed extension, it is noted that permission has been granted for the refurbishment and an extension to the dwelling (Ref. 24/60375). It is considered that the proposed 3.9 sqm additional extension to the rear of the dwelling to provide an extended kitchen/dining area is considered minimal and under Class 1 in Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) - Exempted Development – “Development within the curtilage of a house” the extension is considered to be exempt in this instance.

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);
- Class 1 in Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and
- The nature and extent of the works;

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 the provision of **external insulation and canopy at the entrance door is not exempted development** and **the extension to the rear and replacement windows to the front is exempted development** as defined by the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).


Recommendation

A **SPLIT DECISION** is recommended as follows;

It is recommended that the applicant be advised that the development of **the extension to the rear and replacement windows** *is development and is exempted development*

And

that the development of **external insulation and metal canopy at the entrance door** *is development and is **not** exempted development*

Signed: 
Assistant Planner
Date: 27/03/2025



Martin Ryan
Senior Executive Planner
28/03/2025

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 works to an existing dwelling at 28 Leixlip Park, Leixlip, Co. Kildare

AS INDICATED on the plans and particulars received by the Planning Authority on 03/03/2025

AND WHEREAS the Applicant 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 provision of the following applies:

- (a) Sections 2, 3, 4, 5 of the Planning and Development Act 2000 (as amended)
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended);
- (c) Class 1 in Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and
- (d) 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 -

works consisting of a 3.9 sqm extension to the rear of the dwelling and replacement windows only at 28 Leixlip Park, Leixlip, Co. Kildare

IS development and IS EXEMPTED development pursuant to Section 3(1) of the Planning and Development Act as amended and Article 6, Article 9 of the Planning and Development Regulations as amended.

AND


Works consisting of external insulation and metal canopy at the entrance door at 28 Leixlip Park, Leixlip, Co. Kildare

IS development and IS NOT EXEMPTED development pursuant to Section 3(1) 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.

Signed: _____

Appendix 1: Appropriate Assessment Screening

	<p style="text-align: center;">APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION</p>
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(A) Project Details	
Planning File Ref	ED1198
Applicant name	Louise McCoy & Miguel Guerra Martinez
Development Location	28 Leixlip Park, Leixlip, Co. Kildare
Site size	0.0234 HA
Application accompanied by an EIS (Yes/NO)	NO
Distance from Natura 2000 site in km	C. 700m from Rye Water Valley / Carton SAC
Description of the project/proposed development – Refurbishment of existing dwelling and the provision of a single storey extension to the rear	

(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	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species,</i>	<p style="text-align: center;">NO</p>

	Water/Cartron Valley, Pollardstown Fen, Ballynafagh lake	<i>or in the catchment (upstream or downstream) of same?</i>	
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Cartron 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>	YES
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Cartron 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>	NO
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	NO

2 Impacts on designated wetlands - bogs, fens, marshes and heath.

Answer the following if the answer to question 2 in table B was YES

Does the development involve any of the following:

**2.1 Works within the boundary of a Special Area of Conservation
excluding small extensions/alterations to existing buildings.**

No

**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**

No

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**

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		
<i>Selected relevant category for project assessed by ticking box.</i>		
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)		
Having regard to the proximity of the nearest SAC site, it is not considered there would be potential for significant effects on the European sites network.		
Name:	C. Dockery	
Position:	Assistant Planner	
Date:	20/03/2025	

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: DO57888 **Section:** Planning

SUBJECT: ED1198 Louise McCoy & Miguel Guerra Martinez, 28 Leixlip Park, Leixlip Co. Kildare. Exempt Development Application for refurbishment and extension to the existing dwelling, including addition of external rendered insulation, replacement of windows and addition of metal canopy to configure an open porch at entrance. to the rear removal of existing outbuilding and provision of extension with floor area of 3.9sqm along with ancillary works at 29 Leixlip Park, Leixlip, Co. Kildare.

SUBMITTED: ED1198 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 works consisting of a 3.9 sqm extension to the rear of the dwelling and replacement windows only is development and is exempted development.

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 works consisting of external insulation and metal canopy at the entrance door is development and is not exempted development.

MADE THIS 3RD DAY
OF APRIL YEAR 2025

SIGNED: 
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 MCCOY & GUERRA MARTINEZ Forenames LOUISE & MIGUEL
Phone No. [REDACTED] Fax No.
2. Address 28 LEIXLIP PARK, LEIXLIP, CO. KILDARE, W23 X7V0.

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

1. Name of Person/Agent: Surname N/A Forenames.
Phone No. Fax No.
2. Address.

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
REFERENCE No.: 90/254 DATE: 27/02/1990
REFERENCE No.: 24/60375 DATE: 27/04/2024
2. Location of Proposed Development
28 LEIXLIP PARK, LEIXLIP, CO. KILDARE, W23 X7V0
.....
3. Ordnance Survey Sheet 50371488; COORDINATES: 699730, 735603
4. Please state the Applicants interest in the site OWNER.....
.....



5. Please state the extent of the proposed development

REFURBISHMENT OF EXISTING DWELLING AND PROVISION OF A SINGLE STOREY EXTENSION TO THE REAR (3.9 M² TOTAL AREA OF EXTENSION) IN A SITE WITH AN AREA OF 0.0234 HECTARES

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*)
SINGLE STOREY EXTENSION NOT EXCEEDING 40 SQUARE METRES IN A HOUSE THAT HAS NOT BEEN EXTENDED PREVIOUSLY

SOURCE: SCHEDULE 2 (PART 1) CLASS 1, 1(a)

THE HEIGHT OF THE EXTENSION WALLS DO NOT EXCEED THE HEIGHT OF THE REAR WALL OF THE HOUSE (NO GABLE)

SOURCE: SCHEDULE 2 (PART 1) CLASS 1, 4(a)

THE HEIGHT OF THE HIGHEST PART OF THE ROOF OF THE EXTENSION DOES NOT EXCEED THE HEIGHT OF THE EAVES

SOURCE: SCHEDULE 2 (PART 1) CLASS 1, 4(c)

THE AREA OF PRIVATE OPEN SPACE TO THE REAR REMAINS ABOVE 25 SQUARE METRES

SOURCE: SCHEDULE 2 (PART 1) CLASS 1, 5

THE WINDOWS PROPOSED AT GROUND LEVEL IN THE EXTENSION ARE PLACED AT A DISTANCE FROM THE BOUNDARY THAT EXCEEDS 1 METRE

SOURCE: SCHEDULE 2 (PART 1) CLASS 1, 6(a)

THE ROOF OF THE EXTENSION IS NOT PROPOSED TO BE USED AS A BALCONY OR ROOF GARDEN

SOURCE: SCHEDULE 2 (PART 1) CLASS 1, 7

CONSTRUCTION OF A STEEL CANOPY TO CONFIGURE AN OPEN PORCH, MORE THAN 2 METRES AWAY FROM THE ROAD, WITH AN AREA NOT EXCEEDING 2 SQUARE METRES AND A HEIGHT LESS THAN 3 METRES

SOURCE: SCHEDULE 2 (PART 1) CLASS 7

IN ADDITION TO THE ABOVE, THE STEEL CANOPY HAS ALREADY RECEIVED PLANNING PERMISSION. PLEASE REFER TO PLANNING REF. 24/60375

PAINTING OF ANY EXTERNAL PART OF ANY BUILDING, NOT FOR THE PURPOSES OF CREATING A MURAL

SOURCE: SCHEDULE 2 (PART 1) CLASS 12



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

THE DEVELOPMENT WILL CONSIST OF THE REFURBISHMENT AND EXTENSION OF THE EXISTING 2-STOREY TERRACED HOUSE. CHANGES TO THE FRONT INCLUDE THE ADDITION OF EXTERNAL RENDERED INSULATION, REPLACEMENT OF WINDOWS AND ADDITION OF A METAL CANOPY TO CONFIGURE AN OPEN PORCH AT THE ENTRANCE DOOR. TO THE REAR, THE REMOVAL OF THE EXISTING OUT BUILDING AND THE PROVISION OF A SINGLE STOREY EXTENSION WITH A TOTAL FLOOR AREA OF 3,9 SQUARE METRES, ALONG WITH ALL ASSOCIATED SITE ANCILLARY WORKS, INCLUDING DRAINAGE AND LANDSCAPING WORKS. THE REFURBISHMENT AND EXTENSION OF THE EXISTING DWELLING SEEK TO DELIVER A HIGH STANDARD OF ENERGY EFFICIENCY. NEW WINDOWS WILL BE INSERTED WITHIN THE RENDERED INSULATION ZONE, PROVIDING NEARLY IDENTICAL WINDOW REVEAL DEPTHS TO THE EXISTING CONDITION. ALUMINIUM PPC CILLS WILL REPLACE THE EXISTING PAINTED PRE-CAST CONCRETE CILLS, IN LINE WITH THE ACCEPTABLE CONSTRUCTION DETAILS FROM TGD-PART L FOR EXTERNAL RENDERED INSULATION.

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	✓

RECEIVED
Planning Department
3 MAR 2025

Section 6	Declaration
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I, MIGUEL GUERRA MARTINEZ certify that all of the above information is correct and I have submitted all the required documents as outlined at Section 6 above.

Signature: Miguel Guerra Martinez

Date: 02/03/2025



OSI AUTHORISED MAP
Order No. 50371488

Coordinates
699730, 735603

Horizontal Spatial Reference
ITM

LEGEND

— Site Boundary

● Location of Site Notice



1 Site Location Plan
1 : 1000

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	001	February 2015	Planning		
<p>Client: Louise McCoy & Miguel Guerra Martinez</p> <p>Project: 28 Leixlip Park</p> <p>Type: Site Location Plan</p> <p>Drawing No: LPK-COG-Z1-ZZ-DR-A-0100</p> <p>Scale: A3</p> <p>Rev No: C01</p> <p>Date: February 2025</p>					

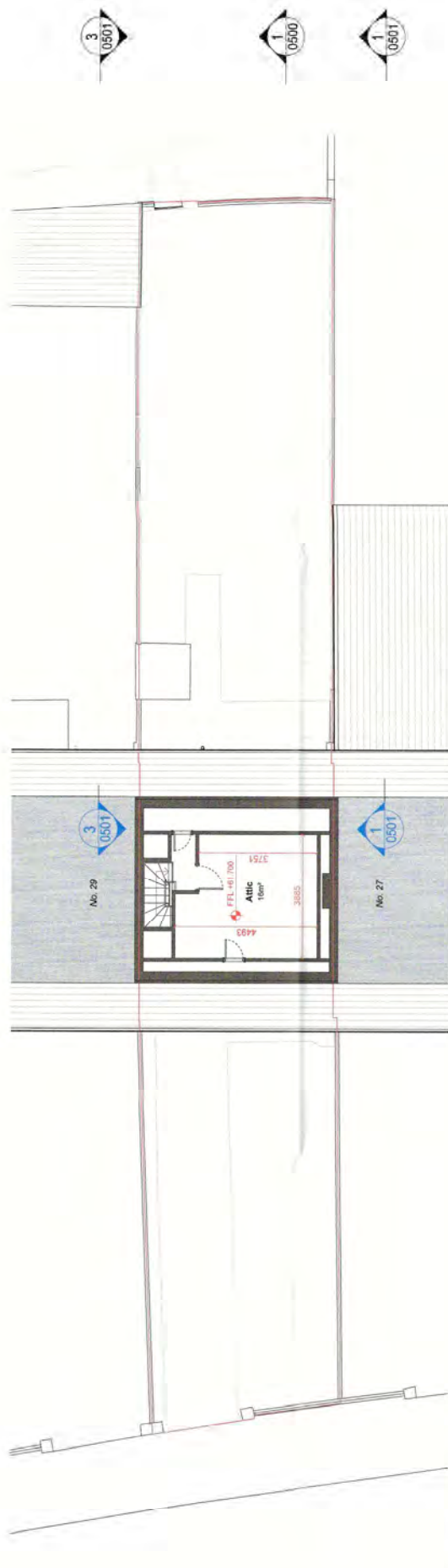


1 Site Layout Plan
1 : 500

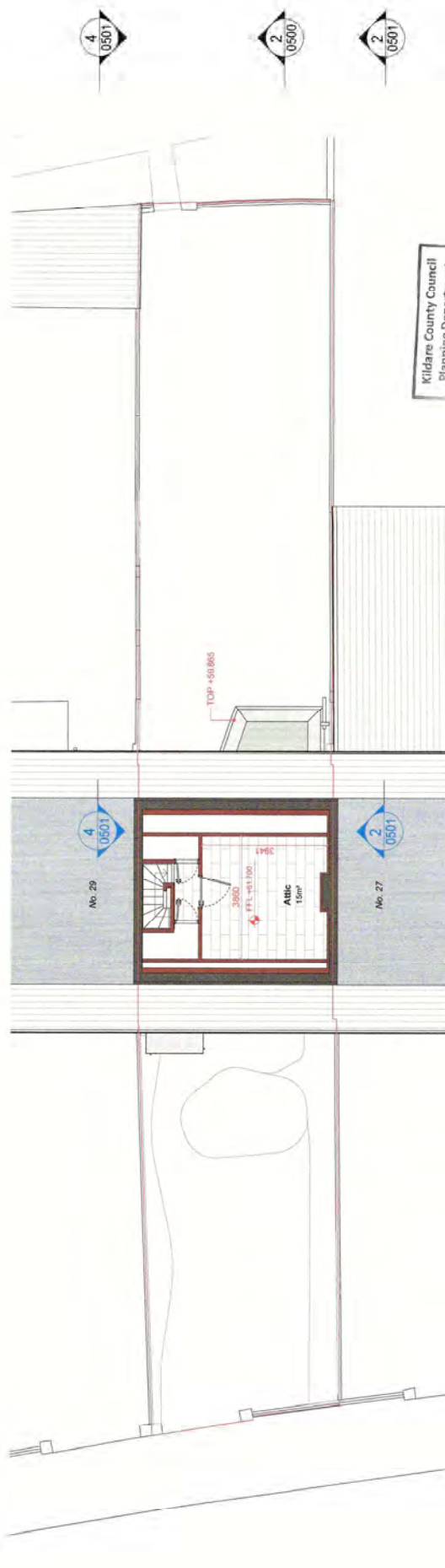
<p>Copyright of this drawing is retained by the Architect and must not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the Architect.</p>	REV.	DATE	DETAILS	INITIALS	NOTES
	001	February 2025	Planning		
<p>LEGEND</p> <p>Site Boundary</p> <p>Location of Site Notice</p>					
<p>KEY PLAN</p> <p>NORTH POINT</p>					
<p>cogadh architecture</p> <p>28 Leixlip Park</p> <p>Site Layout Plan</p> <p>LPK-COG-Z1-ZZ-DR-A-0101</p>					
<p>Client: Louise McCoy & Miguel Guerra Martinez</p> <p>Drawn by: C01</p> <p>Scale: A3</p> <p>Project: 28 Leixlip Park</p> <p>Plot No: 100</p> <p>Drawn/Checked: MGJ/MG</p> <p>Scale: 1 : 500</p> <p>Size: A3L</p> <p>Date: February 2025</p>					

Project Information			28 / LPK			Format			E		
Job Number/Code			28 LP			Issued By			MC		
Name			28 Leixlip Park, Leixlip, Co.Kildare			Checked By			MG		
Address											
Distribution											
Client											
Quantity Surveyor											
Structural & Civil Engineer											
MSP Engineer											
Document Information			LPK-COG-00-XX-SH-A-0000			ISSUE DATE					
Document No.			LPK-COG-00-XX-SH-A-0000			Day			26		
Issue Type			A1 - Planning			Month			02		
Drawing Register Revision			001			Year			25		
Drawing Number			Status			Revision			Drawing Title		
0100 Series - Site Plans									Scale		
LPK-COG-Z1-XX-DR-A-0100			A3			001			Site Location Plan		
LPK-COG-Z1-RF-DR-A-0101			A3			001			Site Layout Plan		
									Size		
									A1		
									A3		
0200 Series - Plans									Issued		
LPK-COG-Z1-00-DR-A-0200			A3			001			Existing & Proposed Ground Floor Plans		
LPK-COG-Z1-01-DR-A-0201			A3			001			Existing & Proposed First Floor Plans		
LPK-COG-Z1-02-DR-A-0202			A3			001			Existing & Proposed Attic Floor Plans		
LPK-COG-Z1-RF-DR-A-0203			A3			001			Existing & Proposed Roof Plans		
0400 Series - Elevations											
LPK-COG-Z1-22-DR-A-0400			A3			001			South-East Elevations from Public Footpath		
LPK-COG-Z1-22-DR-A-0401			A3			001			Existing & Proposed South-East Elevations		
LPK-COG-Z1-22-DR-A-0402			A3			001			Existing & Proposed North-West Elevations		
0500 Series - Sections											
LPK-COG-Z1-22-DR-A-0500			A3			001			Existing & Proposed Longitudinal Section		
LPK-COG-Z1-22-DR-A-0501			A3			001			Existing & Proposed Longitudinal Elevations		
Status Code (Purpose of Issue)									Revision Code		
Work in Progress - 00 WIP									*P* for all preliminary revisions P0,P1		
Shared (Non contractual) - 01 Coordination 02 Information 03 Review & comment									*C* revision to all completed work - C0,C1		
Approved & Accepted as Stage Completed (Contractual) - A1 Planning A4 Tender A5 Construction											





1 Existing Attic Plan
1:100



2 Proposed Attic Plan
1:100

Kildare County Council
Planning Department
3 MAR 2025
RECEIVED

Drawn by: [Name]
Checked by: [Name]
Approved by: [Name]
Date: [Date]
Scale: [Scale]
Sheet: [Sheet]

REV	DATE	DETAILS	NOTES
1	05/01/2025	Initial Design	
2	05/01/2025	Revised Design	
3	05/01/2025	Final Design	

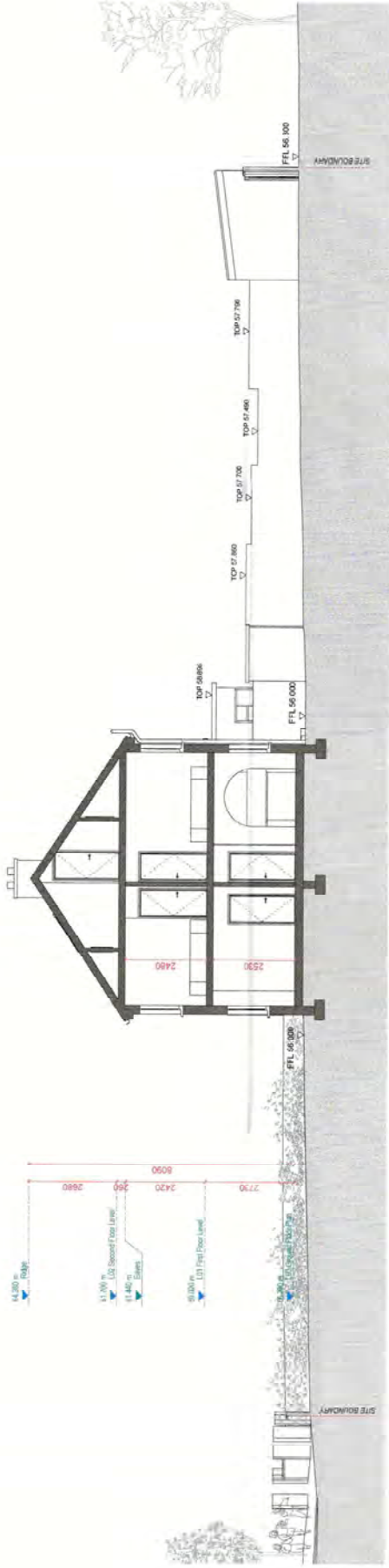
LEGEND
Existing Construction
New Construction



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Lodise McCoy & Miguel Guerra Martinez

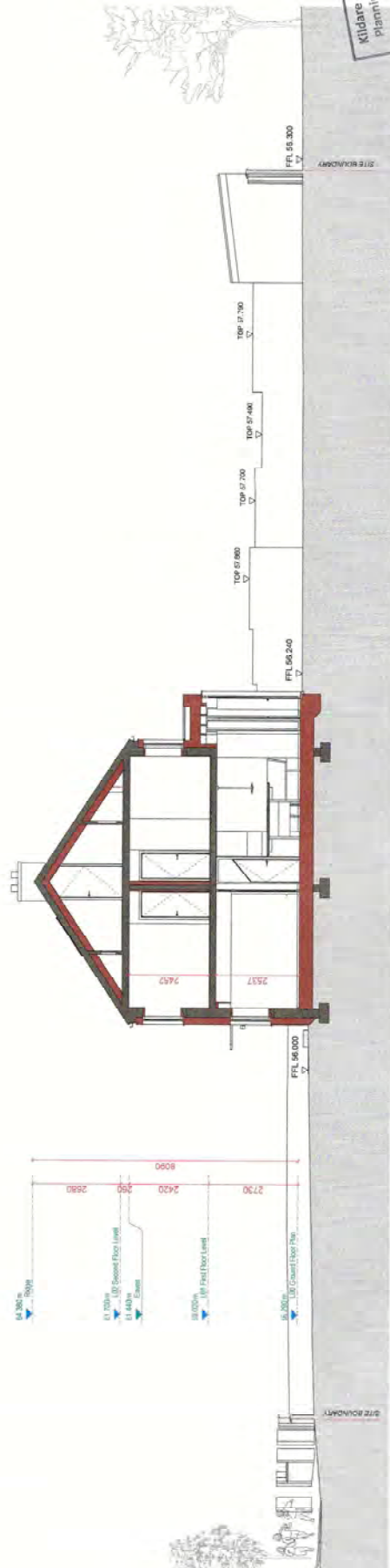
28 Leixlip Park
Existing & Proposed Attic Floor Plans
LPK-COG-Z1-02-DR-A-0202

Page: A3
Scale: 1:100
Date: February 2025
Project: Planning
Sheet: C01



1 Existing Section A-A

1 : 100



2 Proposed Section A-A

1 : 100

LEGEND
Existing Construction
New Construction

REV.	DATE	DESCRIPTION	BY	CHECKED
1	10/10/2021	Initial Design	LM	LM
2	10/10/2021	Revised Design	LM	LM
3	10/10/2021	Final Design	LM	LM

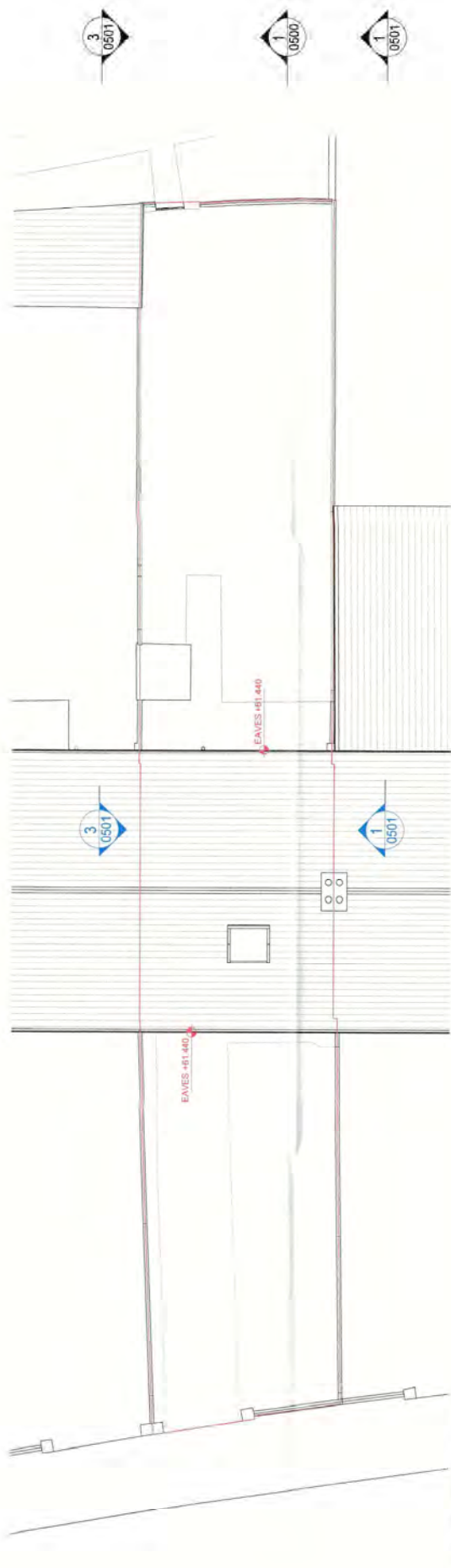
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architecture

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Louise McCoy & Miguel Guerra Martinez

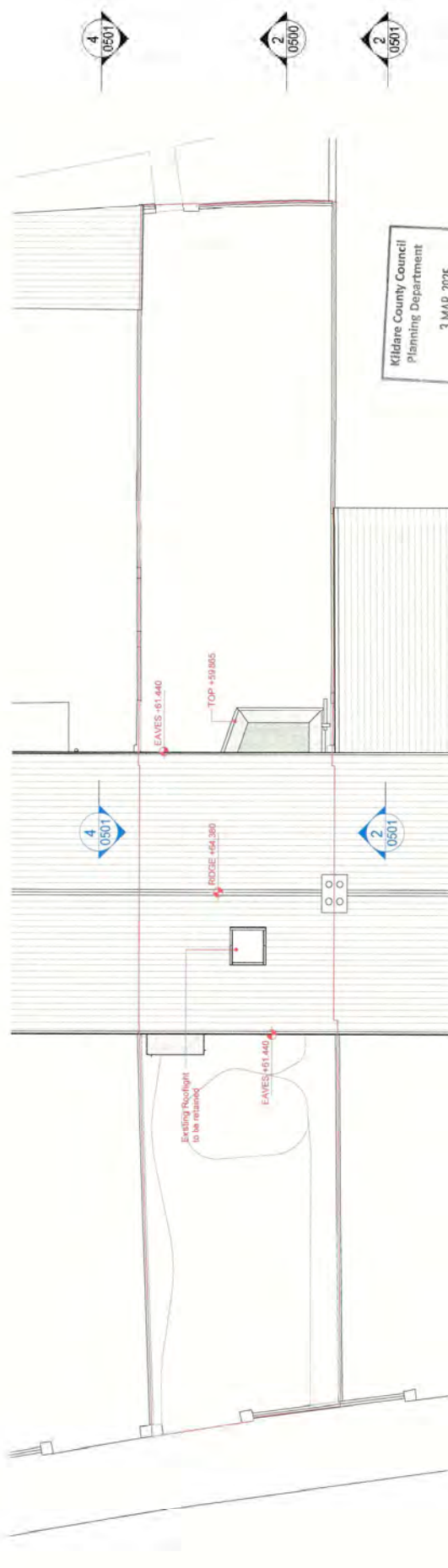
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Existing & Proposed Longitudinal Section
LPK-COG-Z1-ZZ-DR-A-0500

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Date: 10/10/2021
Drawing: A3
Sheet: C01
February 2025

Kildare County Council
Planning Department
3 MAR 2025

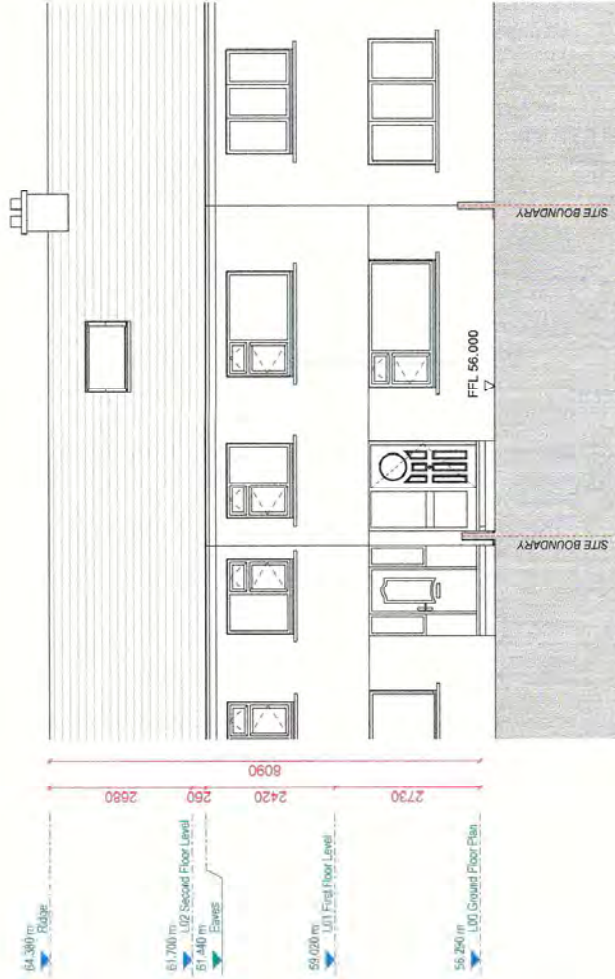


1 Existing Roof Plan
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2 Proposed Roof Plan
1:100

Kildare County Council
Planning Department
3 MAR 2025
RECEIVED



1 Existing South-East Elevation

1 : 100



2 Proposed South-East Elevation

1 : 100

LEGEND

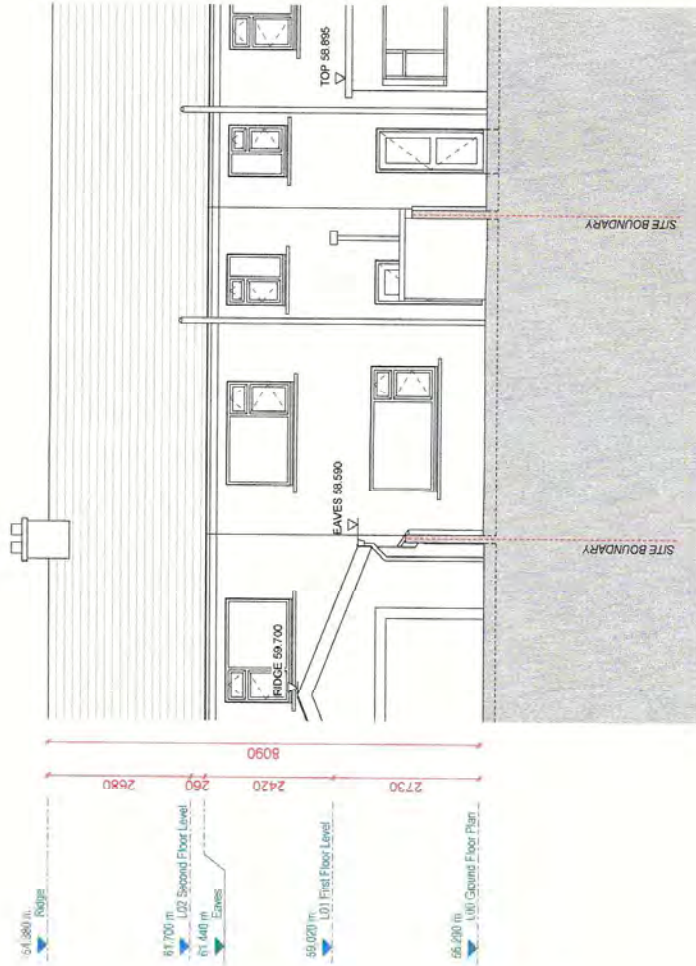
- 1 Rendered Insulation
- 2 New Aluminium Clad Timber windows to replace existing, matching existing window dimensions, with PPC Aluminium Cills
- 3 Existing Concrete Roof Tile
- 4 Painted Timber entrance door
- 5 Existing Rooflight to be retained
- 6 New Steel Plate projecting Porch above front entrance door, metallic grey finish
- 7 Feature Painted Rendered Insulation zone for signage, to include light fitting, painted House number & door bell
- 8 Metal Capping to Rear Extension, metallic grey finish
- 9 New Painted Timber windows

REV.	DATE	DETAILS	INITIALS	NOTES
001	February 2025	Planning		

REVISED	NOT REVISION	REVISED
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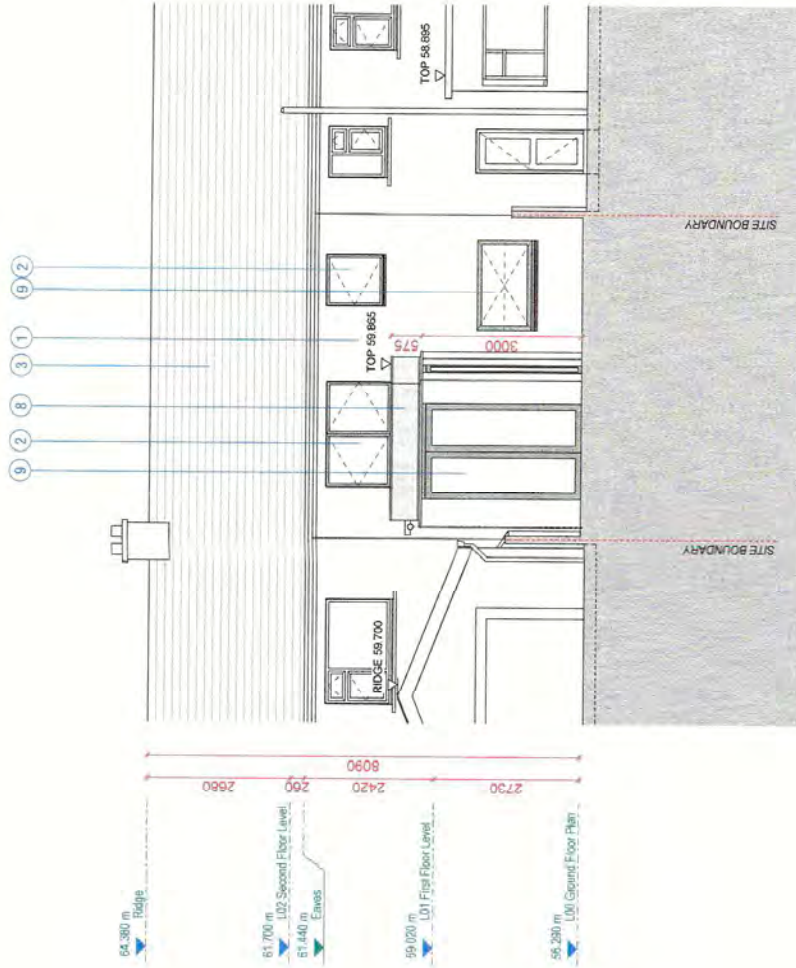
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Client:
Louise McCoy & Miguel Guerra Martinez

Project:	28 Leixlip Park	Code:	LPK	Page No:	100	Drawn/Checked:	MC/MG	Scale:	1 : 100	Date:	ASL
Task:	Existing & Proposed South-East Elevations	Issue Type:	Planning	Rev. No:	C01	Date:	February 2025				



1 Existing North-West Elevation

1 : 100



2 Proposed North-West Elevation

1 : 100

LEGEND

- 1 Rendered Insulation
- 2 New Aluminium Clad Timber windows to replace existing, matching existing window dimensions, with PPC Aluminium Cills
- 3 Existing Concrete Roof Tile
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- 9 New Painted Timber windows

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Client:
Louise McCoy & Miguel Guerra Martinez

Project:
28 Leixlip Park

Existing & Proposed North-West Elevations

LPK-COG-Z1-ZZ-DR-A-0402

NOTES

INITIALS:

DETAILS:

DATE:

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Code:

LPK

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Date:

February 2025

Drawn:

C01

Rev:

A3

Project:

28 Leixlip Park

Scale:

1:100

Date:

February 2025

Drawn:

C01

Rev:

A3

Project:

28 Leixlip Park

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February 2025

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C01

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28 Leixlip Park

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28 Leixlip Park

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Date:

February 2025

Drawn:

C01

Rev:

No. 23 Leixlip Park

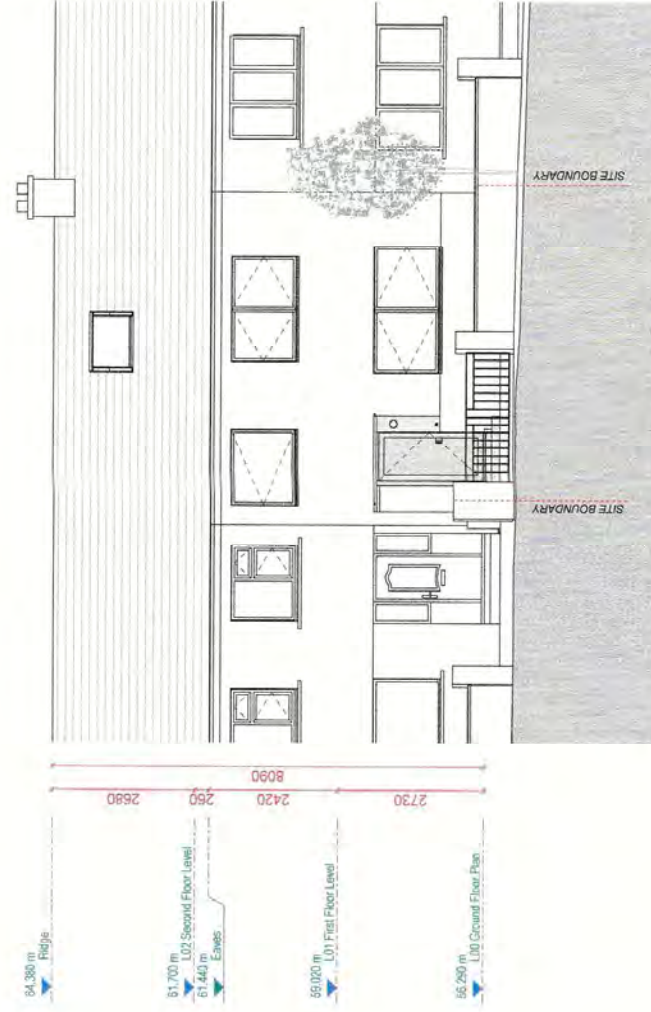
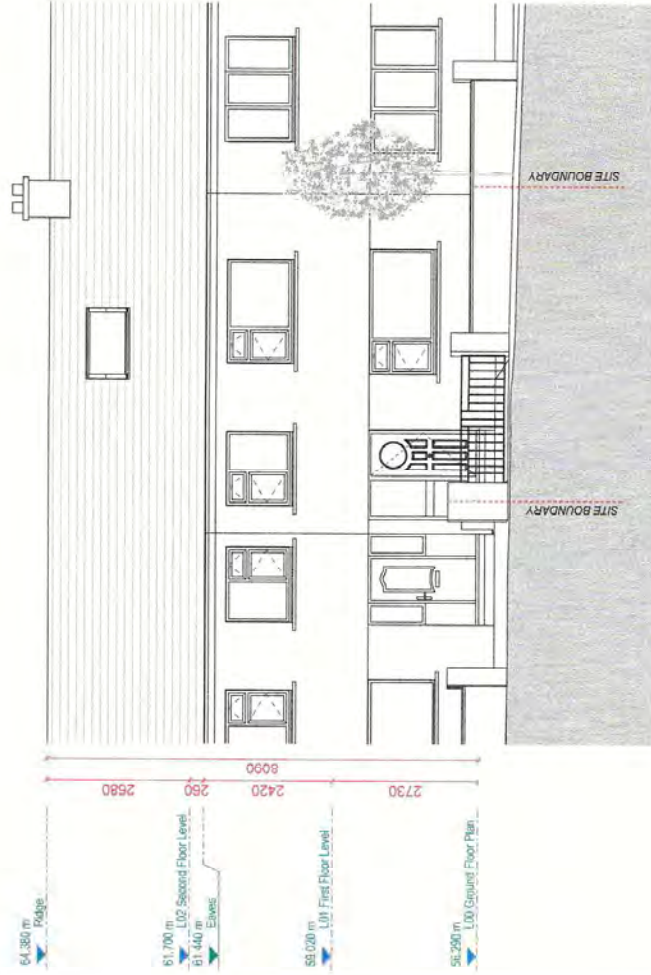
SITE SUBJECT OF THIS
PLANNING APPLICATION

No. 27 Leixlip Park

SITE SUBJECT OF THIS
PLANNING APPLICATION

No. 29 Leixlip Park

No. 27 Leixlip Park



1 Existing South-East Elevation

1:100

2 Proposed South-East Elevation

1:100

Kildare County Council
Planning Department

3 MAR 2025

RECEIVED

Client: Louise McCoy & Miguel Guerra Martinez
Drawing No: LPK-COG-Z1-ZZ-DR-A-0400

REV.	DATE	DETAILS	INITIALS	NOTES
001	February 2025	Planning		

REV.	DATE	DETAILS	INITIALS	NOTES
001	February 2025	Planning		

REV.	DATE	DETAILS	INITIALS	NOTES
001	February 2025	Planning		

REV.	DATE	DETAILS	INITIALS	NOTES
001	February 2025	Planning		



FINANCE CASH OFFICE
Kildare County Council
Ardas Chill Dara
Devoy Park
Naas
Co. Kildare
03/03/2025 11:50:44

Receipt No. FINI/0509388
*** REPRINT ***

RE: LOUISE & MIGUEL McCoy & GUERRA MARTINEZ

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

Total 80.00 EUR

Tendered
Credit Card 80.00
VO 3638

Change 0.00

Issued By Maeve Timmons Finance
From Financial Lodgement Area
Val reg No 0440571G