Our Case Number: ACP-324157-26

Planning Authority Reference Number: ED/1302

An Coimisiún Pleanála

Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare
W91 X77F

Date: 27 OCT 2026

Re: Whether a temporary change of use of The Gables Guesthouse & Leisure Centre for accommodation for displaced persons seeking international protection is or is not development or is or is not exempted development
The Gables Guesthouse and Leisure Centre, Athgarvan Road, Newbridge, Co. Kildare W12 C864

Dear Sir / Madam,

An order has been made by An Coimisiún Pleanála determining the above-mentioned referral under the Planning and Development Act 2000, as amended. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Commission will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Commission will also make available the Inspector's Report, the Direction and Commission Order in respect of the matter on the Commission's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Commission is closed.

Yours faithfully,

Sue Morel
Executive Officer

RL100PAN

Kildare County Council
Planning Department
29 OCT 2026
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Glao Áitiúil	**LoCall**	1800 275 175		
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Kildare County Council
Planning Department
29 OCT 2026
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An Coimisiún Pleanála

Commission Order
ACP-324157-26

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Authority Reference Number: ED/1302

WHEREAS a question has arisen as to whether a temporary change of use of the Gables Guesthouse and Leisure Centre to accommodation for displaced persons seeking international protection at The Gables Guesthouse and Leisure Centre, Athgarvan Road, Newbridge, County Kildare is considered exempted development under Class 20F and Class 14(h) of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended:

AND WHEREAS Joseph Germaine requested a declaration on this question from Kildare County Council and the Council issued a declaration on the 26th day of February, 2026 stating that the matter was development and was not exempted development:

AND WHEREAS Joseph Germaine referred this declaration for review to An Coimisiún Pleanála on the 25th day of March, 2026:

AND WHEREAS An Coimisiún Pleanála reconfigured the question as follows:

whether a change of use of the Gables Guesthouse and Leisure Centre, Athgarvan Road, Newbridge, County Kildare to accommodation for persons seeking international protection is considered exempted development under Class 20F or Class 14H of Part 1 Schedule 2 of the Planning and Development Regulations, 2001, as amended:

AND WHEREAS, An Coimisiún Pleanála in considering this referral had regard particularly to:

(a) Section 2(1), Section 3(1) and Section 4(2) of the Planning and Development Act, 2000, as amended,

(b) Articles 5, 6(1) and Article 9(1) of the Planning and Development Regulations, 2001, as amended,

(c) Part 1 *Exempted Development - General* of Schedule 2 to the Planning and Development Regulations, 2001, as amended, including Class 14(h) and Class 20F, and the conditions and limitations thereof,

Kildare County Council
Planning Department
29 OCT 2026
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(d) the planning history of the site,

(e) the use of the site,

(f) the documentation on the file, and

(g) the report and recommendation of the Inspector following a site visit.

AND WHEREAS An Coimisiún Pleanála considered that:

(a) Class 20F of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended recognises at Column 1, that the temporary use of any structure or part of a structure that is in certain

specified use, by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth, to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure, is development, which is exempted, subject to compliance with the conditions and limitations of set out at Column 2.

(b) Condition 5 of the said conditions and limitations set out at Column 2, which must be met for the development to be exempted, sets out that the relevant local authority must be notified of locations where change of use is taking place, prior the commencement of development.

(c) There is no evidence on file that the change of use at The Gables Guesthouse and Leisure Centre, was the subject of a prior notification to the local authority.

(d) Class 14(h) of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, recognises at Column 1, that a change of use from guesthouse, to use as accommodation for protected persons, is development, and Column 2 sets no conditions or limitations for such development to be exempted.

(e) Leisure Centre is not a premises or residential institution providing overnight accommodation, within the meaning of Class 14(h) of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001.

Kildare County Council
Planning Department
29 OCT 2026
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AND WHEREAS An Coimisiún Pleanála has concluded that:

(a) the change of use of that part of The Gables, which was previously in use as a guesthouse, to accommodation for persons seeking international protection constitutes a material change of use and is development,

(b) the said development does not fall within the exemption set out under Class 20F of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, in the absence of evidence that the said change of use was the subject of a prior notification to the local authority, in order to meet condition and limitation 5, set out at Column 2,

(c) the said development, in accordance with Class 14(h) of Part 1 of Schedule 2 of the Planning and Development Regulations (2001), is exempted development,

(d) the change of use of that part of The Gables, which was previously in use as a leisure centre, to accommodation for persons seeking international protection constitutes a material change of use and is development,

(e) the said development does not fall within the exemption set out under Class 20F, in the absence of evidence that the said change of use was the subject of a prior notification to the local authority, in order to meet condition and limitation 5, set out at Column 2,

(f) the said development at a leisure centre which is not a premises or residential institution providing overnight accommodation, does not fall within the exemption set out under Class 14(h) of Part 1 of Schedule 2 of the Planning and Development Regulations (2001), as amended, and

(g) the change of use of the Leisure Centre formerly in use as part of The Gables Guesthouse, to accommodation for persons seeking international protection, is development and is not exempted development,

Kildare County Council
Planning Department
29 OCT 2026
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NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by Section 5 (3)(a) of the Planning and Development Act, 2000, as amended, hereby decides that:

1. the change of use of The Gables Guesthouse, Athgarvan Road, Newbridge, Co. Kildare W12 C864 (excluding the Leisure Centre) to accommodation for persons seeking international protection, is development and is exempted development; and that
2. the change of use of the Leisure Centre formerly in use as part of The Gables Guesthouse, Athgarvan Road, Newbridge, Co. Kildare W12 C864, to accommodation for persons seeking international protection, is development and is not exempted development.

The Commission agreed with the Inspector that there is no category of "displaced persons seeking international protection" and agreed on the facts that in the absence of specific details of both historical and recent use of the guesthouse and leisure centre, that the word "temporary" did not serve a meaningful purpose in the referral question. Consequently, the Commission agreed that the referral question should be reworded, and decided to reconfigure the question, as set out above.

MaryRose McGovern
Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 23rd **day of** October **2026.**

Kildare County Council
Planning Department
29 OCT 2026
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Our Case Number: ACP-324157-26

Planning Authority Reference Number: ED/1302

An Coimisiún Pleanála

Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare
W91 X77F

Date: 21 September 2026

Re: Whether a temporary change of use of The Gables Guesthouse & Leisure Centre for accommodation for displaced persons seeking international protection is or is not development or is or is not exempted development
The Gables Guesthouse and Leisure Centre, Athgarvan Road, Newbridge, Co. Kildare W12 C864

Dear Sir / Madam,

I have been asked by the Commission to refer to the above-mentioned case and in particular, to the Commission's notice to you under section 126 of the Planning and Development Act 2000, in which it was indicated that the Commission intended to determine this case before 22 September 2026.

I regret to inform you that the Commission will not now be in a position to determine the case before that date due to the complexity of the case.

This case will be determined as soon as practicable.

The delay in determining the case is regretted.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,

P.P. Karen Byrne
James Sweeney
Executive Officer
Direct Line:

BPRL91A

Kildare County Council
Planning Department
22 SEP 2026
RECEIVED

Teil Tel (01) 858 8100
Glao Áitiúil LoCall 1800 275 175
Láithreán Gréasáin Website www.pleanala.ie
Ríomhphost Email communications@pleanala.ie

64 Sráid Maoilbhríde
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D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324157-26

Planning Authority Reference Number: ED/1302

An Coimisiún Pleanála

Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare
W91 X77F

Date: 28 July 2026

Re: Whether a temporary change of use of The Gables Guesthouse & Leisure Centre for accommodation for displaced persons seeking international protection is or is not development or is or is not exempted development
The Gables Guesthouse and Leisure Centre, Athgarvan Road, Newbridge, Co. Kildare W12 C864

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer to the above mentioned referral.

In accordance with section 126(2)(a) of the Planning and Development Act, 2000, (as amended), it is a statutory objective of the Commission to ensure that every referral received is determined within 18 weeks beginning on the date of receipt of the referral. Where it appears to the Commission that it would not be possible or appropriate to determine a referral within this period, a notice must be sent to the parties to the referral in accordance with section 126(3)(a) of the 2000 Act, (as amended).

The Commission hereby serves notice under section 126(3)(a) that it will not be possible to determine the case within the statutory objective period due to the current number of cases on hand.

The Commission now intends to determine the above referral before 22nd September 2026. The Commission will take all such steps as are open to it to ensure that the referral is determined before that date.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Teil	**Tel**	(01) 858 8100
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

pp Deirdre Lee

James Sweeney
Executive Officer
Direct Line:

BPRL90 Registered Post

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64 Marlborough Street
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D01 V902

Comhairle Contae Chill Dara
Kildare County Council

Date: 31st March 2026.
Our Ref: ED/1302
Your Ref: ACP-324157-26

Appeals Section
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

RE: Referral in relation to application for a Declaration of Exempted Development under Section 5 by Joseph Germaine in relation to development at The Gables Guesthouse and Leisure Centre, Athgarvan Road, Newbridge, Co. Kildare, W12 C864.

Dear Sir/Madam,

I refer to your copy of a referral under the Planning and Development Act, 2000, (as amended).

(i) **Details of previous decisions affecting the site** – Please refer to the enclosed Planner's Report in relation to the Exempt Development application file reference number ED1302.

(ii) **Any correspondence that has taken place between the person(s) issued with a Declaration under subsection (2) (a) of Section 5 of the 2000 Act, (as amended), and the Planning Authority** – Please refer to the enclosed copy of the Exempt Development file reference number ED1302.

(iii) **The name and address of the owner of the land in question and the name of the occupier of the said land if different** – Please refer to the enclosed Declaration of Exempt Development application form and note in Section 4, the Applicant's interest in the site is stated as "Owner".

(iv) **Where no declaration was issued by you, indicate the date the referral was due to be issued in accordance with subsection (2) of Section 5 of the 2000 Act, (as amended)** – The Declaration was due to be issued on 22nd December 2025, and the Declaration date is recorded as issued on 26th February 2026

Yours faithfully,

pp S. Higgins

Senior Executive Officer
Planning Department

Our Case Number: ACP-324157-26

Planning Authority Reference Number: ED/1302

An Coimisiún Pleanála

Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare
W91 X77F

Kildare County Council
Planning Department
30 MAR 2026
RECEIVED

Date: 27 March 2026

Re: Whether a temporary change of use of The Gables Guesthouse & Leisure Centre for accommodation for displaced persons seeking international protection is or is not development or is or is not exempted development
The Gables Guesthouse and Leisure Centre, Athgarvan Road, Newbridge, Co. Kildare W12 C864

Dear Sir / Madam,

Enclosed is a copy of a referral under the Planning and Development Act, 2000, (as amended).

In order to comply with section 128 of the Planning and Development Act, 2000, (as amended), please forward, within a period of 2 weeks beginning on the day on which a copy of the referral is sent to you, copies of any information in your possession which is relevant to the referral, including

(i) details of previous decisions affecting the site;

(ii) any correspondence that has taken place between the person(s) issued with a declaration under subsection (2)(a) of section 5 of the 2000 Act, (as amended), and the planning authority.

(iii) the name and address of the owner of the land in question and the name of the occupier of the said land, if different;

(iv) where no declaration was issued by you, indicate the date that the referral was due to be issued in accordance with subsection (2) of section 5 of the 2000 Act, (as amended)

In accordance with section 129 of the 2000 Act, (as amended), you may make submissions or observations in writing to the Commission in relation to the referral within a period of 4 weeks beginning on the date of this letter.

Any submissions or observations received by the Commission outside of that period shall not be considered and where none have been validly received, the Commission may determine the referral without further notice to you.

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1800 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Please note when making a response/submission only to the referral it may be emailed to appeals@pleanala.ie and there is no fee required.

Please quote the above referral number in any further correspondence.

Yours faithfully,

Darragh Burke
Administrative Assistant
Direct Line: 01-873-7103

BPRL07

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1800 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	communications@pleanala.ie

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Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

AN COIMISIÚN PLEANÁLA
LDG- 087115-26
ACP-
25 MAR 2026
Fee: € 220 Type: Card
Time: 2.06 By: hand

An Coimisiún Pleanála

Planning Appeal Form

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name — Joseph Germaine

(b) Address — Main Street, Baltinglass, Co. Wicklow, W91 R5YX

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name — Brendan Moore Architects

(b) Agent's address — 38 St. Kierans Street, Kilkenny, R95 KN80

Postal address for letters

3. During the appeal we will post information and items to you **or** to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1	☐	**The agent at the address in Part 2**	✓

Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) Planning authority

(for example: Ballytown City Council)

Kildare County Council

(b) Planning authority register reference number

(for example: 18/0123)

ED/1302 (Section 5 Determination)

(c) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

The Gables Guesthouse and Leisure Centre, Athgarvan Rd, Newbridge, Co.Kildare, W12 C864

Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

In their assessment of this Section 5 Application, Kildare County Council have determined a Change of Use under 20F to be Temporary and a Change of Use under Class 14(H) to Permanent. We are of the opinion that both are temporary in their respective Regulations, and this Section 5 Application should have been assessed under both 20F and 14(H). Because our request had the word 'temporary' in the description they ruled out assessing our exemption under 14(H) as they deemed this a 'permanent' change of use. In their assessment, Kildare County Council make a clear distinction between the 2 Classes and consider them mutually exclusive. They therefore considered this section 5 under Class 20F only.

We are of the opinion that this section 5 should have been fully assessed under 14(H) and should therefore have been determined as Exempted Development.

Supporting material

6. If you wish you can include supporting materials with your appeal. Supporting materials include:

   - photographs,
   - plans,
   - surveys,
   - drawings,
   - digital videos or DVDs,
   - technical guidance, or
   - other supporting materials.

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

Oral hearing request

9. If you wish to request the Commission to hold an oral hearing on your appeal, please tick the "yes, I wish to request an oral hearing" box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the "No, I do not wish to request an oral hearing" box.

Yes, I wish to request an oral hearing	☐
No, I do not wish to request an oral hearing	✓

NALA has awarded this document its Plain English Mark

Last updated: April 2019.

Plain English
Approved by NALA

Comhairle Contae Chill Dara
Kildare County Council

Date: 26th February 2026.
Our Ref: ED/1302.

Joseph Germaine
C/O Brendan Moore
Brendan Moore Architects
38 St Kieran's Street
Kilkenny
R95 KN80

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at The Gables Guesthouse and Leisure Centre, Athgarvan Road, Newbridge, Co Kildare W12 C864.

Dear Sir/Madam,

I refer to your correspondence received on 24th November 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.

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

ED/1302.

WHEREAS a question has arisen as to whether the temporary change of use of The Gables Guesthouse & Leisure Centre to accommodation for displaced persons seeking International Protection is considered exempted development under Class 20F or Class 14H. at The Gables Guesthouse and Leisure Centre, Athgarvan Road, Newbridge, is exempted development,

AS INDICATED on the plans and particulars received by the Planning Authority on 24th November 2025

AND WHEREAS Joseph Germaine 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) Section 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended)
(b) Articles 6 (specifically Class 20F, Part 1, Schedule 2) of the Planning and Development Regulations 2001 (as amended)
(c) 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 whether the temporary change of use of The Gables Guesthouse & Leisure Centre to accommodation for displaced persons seeking International Protection is considered exempted development under Class 20F or Class 14H **is development and is Not Exempted Development** pursuant to Section 2, 3,4, and 5 of the Planning and Development Act 2000 (as amended) and Article 6 (specifically Class 20F, Part 1, Schedule 2) of 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.

26th February 2026

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/1302

Name Of Applicant(s):	Joseph Germaine
Address Of Development:	The Gables Guesthouse and Leisure Centre Athgarvan Road Newbridge
Development Description:	Whether a temporary change of use of the Gables guesthouse & leisure centre for accommodation for displaced persons seeking International Protection is considered exempted development under Class 20F or Class 14H.
Due date	22/12/25

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 the temporary change of use from guesthouse and leisure centre to accommodation for displaced persons seeking international protection under Class 20F or Class 14H Part 1, Schedule 2 of the Planning and Development Regulations, 2001 (as amended) is or is not development and is or is not exempted development.

Site Location

The subject site is located at The Gables Hotel and Leisure Centre, Athgarvan Road, Newbridge, Co. Kildare approx. 670 metres southeast of Newbridge town centre on lands zoned L: Leisure and Amenity - *To protect and improve existing leisure and amenity facilities.*

Description of Proposed Development

The declaration describes the premises as an "*existing hotel*" which is "*currently providing accommodation for displaced persons seeking international protection*." The question is raised whether a temporary change of use of the hotel to accommodation for displaced persons seeking international protection is considered

exempted development under Class 20F or Class 14H under the Planning and Development Regulations 2001 (as amended).

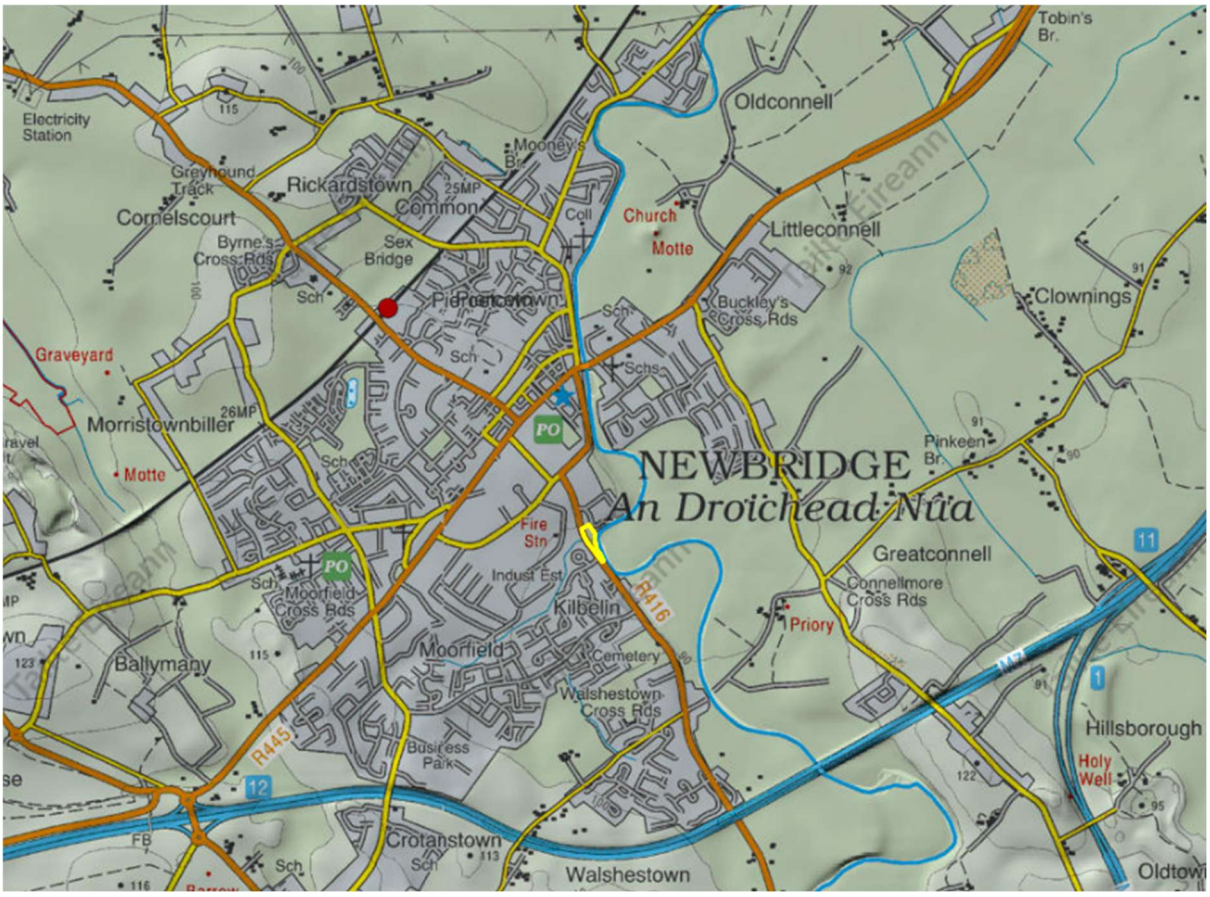


Fig 1: Site Location and context. Site outlined in yellow.



Fig 2: Aerial view of subject site. Site outlined in yellow

Planning History

20/655 Permission **granted** to William Cribbin LTD, T/A The Gables Guest House and Leisure Centre for *(a) RETENTION PERMISSION for green coloured steel post with PVC coated steel mesh fence having a height of 1.8m erected along the north east boundary between the applicant's private car park and the existing riverside pedestrian/cycle path and (b) PLANNING PERMISSION for a new green coloured steel post with PVC coated steel mesh fence having a height of 2m on the south east boundary with a new 2m wide public footpath connecting the existing riverside pedestrian/cycle path and the Athgarvan Road public footpath and all associated site works.*

07/1926 Permission **granted** to William Cribbin LTD, for the construction of an extension to the front of existing guesthouse which shall incorporate a new swimming pool complex including changes to the elevations and for the decommissioning of existing pool area into a gym and for all ancillary site works.

04/2216 Permission **granted** to Raymond Cribbin, for a new sauna and steam room together with internal alterations to the pool area of the Leisure Centre

04/715 Permission **granted** to Raymond Cribbin, for alterations and additions to the Gables Guest House for the following (1) additions to the rear east side of existing guest house comprising two storeys, three ensuite bedrooms per floor (2) lean-to extensions to south side of dining room, etc.

03/880 Permission **refused** to Raymond Cribbin, to erect a two storey dormer type building comprising a creche on the ground floor and three self contained guest house apartments on the first floor all an the grounds

01/1149 Permission **granted** to Raymond Cribbin, to erect a two storey bedroom extension to the Gables Guest House and Leisure Centre

99/1219 Permission **granted** to Raymond Cribbin, to erect a gymnasium extension at the Gables Guest House and Leisure Centre.

97/1509 Permission **granted** to T Tracey, for retention of a 2.5m high boundary wall at the eastern corner

97/864 Permission **granted** to T Tracey, for retention of 2 ground floor bedrooms

94/995 Permission **granted** to Tom Treacy Junior, for change of use from private house and swimming pool complex to guest house and commercial leisure centre, and retention of lobby, connecting corridor

91/698 Permission granted to S. K. Kurji for retention of (a) as constructed private dwelling house (b) as constructed private swimming pool and play room

UD5414: Non-compliance with Condition No. 2 and No. 9 of Reg ref 07/1926 Warning Letter issued in 2009. The case was closed in 2019.

UD7269: Warning Letter issued in March 2019 regarding construction of a new fence, enclosing land habitually open to the public, and non-compliance with Condition No 2 and 3 of Reg. Ref. 07/1926. A letter was issued by KCC on the 13th June 2023 stating that the requirements of condition 2 7 3 of Pl. Ref. 07/1926 have be3en complied with.

DL0430: Warning Letters and Enforcement notices issued in 2012, 2013, 2014 over non- compliance with condition No 45 regarding payment of financial contributions. The final payment was received in 2014.

Relevant Legislative Background

Planning and Development Act 2000 (as amended)

Section 2(1)

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

Section 3(1)

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

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

Section 4(1)
The following shall be exempted development for the purposes of the Act-

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

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)

Planning and Development Regulations 2001 (as amended)
Article 5(1)
Interpretation for this Part.

5.(1) In this Part—
"**business premises**" means—
(a) any structure or other land (not being an excluded premises) which is normally used for the carrying on of any professional, commercial or industrial undertaking or any structure (not being an excluded premises) which is normally used for the provision therein of services to persons,

(b) **a hotel**, hostel (other than a hostel where care is provided) or public house, or

"**excluded premises**" means—
(b) any **guest house** or other premises (not being a hotel or a hostel) providing overnight guest accommodation, block of flats or apartments, club, or boarding house, or,

"**protected person**", for the purposes of Schedule 2, means—

(a) a person who has made an application to the Minister for Justice and Equality under the Refugee Act of 1996 or the Subsidiary Protection Regulations 2013 (S.I. No. 426 of 2013),

(b) a person who falls to be considered or has been considered under section 3 of the Immigration Act of 1999, or

(c) a programme refugee within the meaning of section 24 of the Refugee Act of 1996;

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—…..(15 items)

Class 20F, Part 1, Schedule 2

Temporary use *by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons* ***or*** *persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium,* ***gymnasium****,* ***hotel****, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.*	*1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection.*
	2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022[1] comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001[2].
	3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028.
	4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international

	protection in accordance with paragraph 3 of this class.
	5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development.
	6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.
	7. 'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015).
	8. 'temporary protection', for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001.

Class 14H, Part 1, Schedule 2

Development consisting of a change of use— *(h) from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (i) of the said premises or institution, or part thereof, to use as accommodation for protected persons,*	*The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2.*
(i) From use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent,	

monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (h) of the said premises or institution, or part thereof, to use as an emergency reception and orientation centre and	
(j) From the change of use specified in paragraph (h) or (i) or both, to the permitted use of the premises immediately prior to the change of use specified in the said paragraph (h) or (i) or both.	*Class 14 (j) shall not apply after a period of 3 years from the date of the commencement of the change of use specified in Class 14(h) or (i) or both, whichever date is the earliest.*

Assessment

Firstly, there is a certain amount of ambiguity on whether the premises is a **guesthouse** with ancillary leisure centre or **hotel** with ancillary leisure centre. The application states the change of use is from "*the Gables Guesthouse to accommodation for displaced persons seeking international*". A guesthouse comes within the definition of an "excluded premises" under Article 5(1) of the P & D Regulations 2001 (as amended), as distinct from hotel which is defined as a "business premises". In the application form submitted, under Question 5, the extent of the proposed development is described as an "*existing hotel and ancillary areas*", whilst the development is referenced throughout as the *'Gables Guesthouse and Leisure Centre'.* Condition No.4 of planning reference 07/1926 states that *the existing **Hotel** and Leisure centre and proposed extension shall be jointly occupied as a **commercial premises"***. In the interest of clarity, the Gables premises is therefore considered to come under the definition of a **hotel** and leisure centre as outlined under Article 5(1) of the P & D Regulations 2001 (as amended).

Is it development?

The first question to address relates to whether or not the change of use from a hotel currently providing accommodation to temporary accommodation for displaced persons for persons seeking international protection would constitute development in accordance with the provisions of the Planning and Development Act, 2000 (as amended). The Act 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.

The application does not propose any works to the structure and thus it is necessary to determine if the development will constitute a material change in use. A change of use can become "material" if the new use is different in character or impact, having regard to planning considerations such as intensity of use, nature of occupancy, demand on local services, and potential effects on residential amenity or traffic. The temporary change of use of a hotel & leisure centre for accommodation for displaced

persons seeking International Protection is considered, in light of the above, as a **material change of use** and would constitute **development** in accordance with Section 3(1) of the Act.

Is it exempted development?

The second question to address relates to whether or not the "***temporary change of use"*** from a hotel and leisure centre to accommodation for displaced persons seeking international protection, is considered exempted development under Class 20F or Class 14H. The referrer specifically states that the change of use is temporary. Class 20F is described as the "***temporary use*** *by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection",* whereas Class 14F is described as a change of use *"from use as a hotel... to use as accommodation for protected persons."* The effect of the change of use under Class 20F is temporary whereas the change of use under Class 14H is permanent. The referrer has stated ***temporary change of use,*** and this clear distinction would exclude Class 14H, Part 1, Schedule 2 of the Planning and Development Regulations, 2001 (as amended).

The question remains whether the change of use under Class 20F, Part 1, Schedule 2 of the Planning and Development Regulations, 2001 (as amended) would constitute exempted development in accordance with the provisions of the Planning and Development Act, 2000 (as amended).

There are a number of conditions and limitations attached to Class 20F, which have been assessed in the context of the change of use as follows:

1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection.

It is stated that the temporary change of use is *"for accommodation for displaced persons seeking international protection"*. 'Displaced persons' and 'persons seeking international protection' are 2 distinct categories. The phrasing of the question, within the application submitted, indicates that the question relates to the accommodation of displaced persons.

2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022[1] comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001[2].

The temporary change of use for accommodation for displaced persons would comply with Condition No. 2.

3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028.

As outlined above, this application relates to the accommodation of displaced persons and not the accommodation of persons seeking international protection. Date of cessation of temporary use not stated.

4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class.

Not relevant.

5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development.

It is stated in the application form that the property currently provides accommodation for displaced persons seeking international protection. Kildare County Council was not notified of the location of the change of use **prior to the commencement of development,** therefore the application does not comply with Condition No.5 of Class 20F.

6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.

It is stated in the application that the change of use is for the accommodation of displaced persons for the purposes of accommodating persons seeking international protection. No other information has been provided.

7. 'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015).

As outlined above, this application relates to the accommodation of displaced persons and not the accommodation of persons seeking international protection.

8. 'temporary protection', for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001.

The application is for a *'temporary change of use'*

Article 2 of Council Directive 2001/55/EC of 20 July 2001
For the purposes of this Directive:

(a) "temporary protection" means a procedure of exceptional character to provide, in the event of a mass influx or imminent mass influx of displaced persons from third countries who are unable to return to their country of origin, immediate and temporary protection to such persons, in particular if there is

also a risk that the asylum system will be unable to process this influx without adverse effects for its efficient operation, in the interests of the persons concerned and other persons requesting protection;

Conclusion

It is stated in the application form that the property currently provides accommodation for displaced persons seeking international protection. The Local Authority was **not** notified of the location of the change of use prior to commencement of development; therefore, the application does not comply with Condition No.5 of Class 20F and therefore is not considered exempted under Class 20F.

Having regard to:

- Sections 2, 3, 4, and 5, of the Planning and Development Act 2000 (as amended);
- Article 6 (specifically Class 20F, Part 1, Schedule 2) 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 **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 as described in the application *is development and is not exempted development.*

Martin Ryan
Senior Executive Planner
13/02/2026

_____

J. O'Reilly
A/Senior Planner
25/02/2026

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 *temporary change of use of the hotel to accommodation for displaced persons seeking international protection is considered exempted development under Class 20F or Class 14H*

AS INDICATED on the plans and particulars received by the Planning Authority

AND WHEREAS *Joseph Germaine* 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) Articles 6 (specifically Class 20F, Part 1, Schedule 2) of the Planning and Development Regulations 2001 (as amended); and
(c) 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 -

Whether a temporary change of use of the Gables guesthouse & leisure centre for accommodation for displaced persons seeking International Protection is considered exempted development under Class 20F or Class 14H.

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 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

APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION

(A) Project Details	
Planning File Ref	ED1302
Applicant name	Joseph Germaine
Development Location	The Gables Guesthouse and Leisure Centre Athgarvan Road Newbridge
Site size	Wider site 4541.9m2
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	Pollardstown Fen SAC is located approx. 2.2 km west of the application site
Description of the project/proposed development – The temporary change of use of the hotel to accommodation for displaced persons seeking international protection is considered exempted development under Class 20F or Class 14H	

(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.** 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**.

(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)
Having regard to the nature of the development and the distance to the nearest NATURA 2000 site it is considered that the development would not have a significant negative impact on the nearest NATURA 2000 site.

Name:	Martin Ryan
Position:	Senior Executive Planner
Date:	13/02/2026

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Director of Services Order

I, Alan Dunney, Director of Services of Planning, Enterprise & Economic Development, by the powers conferred on the Chief Executive of Kildare County Council under Section 151 of the Local Government Act 2001, as amended by the Local Government Reform Act 2014, and which powers are delegated to me pursuant to Section 154 of the Local Government Act 2001 (as amended) by Chief Excutive's Order number: 63325, do hereby make the following Order:

ORDER NO: DO64276 **Section:** Planning

SUBJECT: ED/1302
Joseph Germaine, C/O Brendan Moore Architects, 38 St Kieran's Street, Kilkenny. Exempt Development Application whether the temporary change of use of The Gables Guesthouse & Leisure Centre to accommodation for displaced persons seeking International Protection is considered exempted development under Class 20F or Class 14H. at The Gables Guesthouse and Leisure Centre, Athgarvan Road, Newbridge, Co Kildare.

SUBMITTED: File Ref. ED1302 with recommendation from the Senior Executive Planner and reports from the Council's Technical Officers.

ORDER: **I hereby order the following** Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended) hereby decides that the proposed development is development and is Not Exempted Development.

MADE THIS 26TH DAY OF FEBRUARY YEAR 2026

SIGNED: Alan Dunney

DIRECTOR OF SERVICES

Kildare County Council

Declaration of Exempt Development under Section 5,

of the Planning and Development Act 2000

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 GERMAINE ..... Forenames JOSEPH .....
Phone No [redacted] ..... Fax No .....
2. Address MAIN STREET, BALTINGLASS, CO. WICKLOW, W91 R5YX. .....
.....

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

1. Name of Person/Agent: Surname MOORE ..... Forenames BRENDAN .....
Phone No [redacted] ..... Fax No .....
2. Address BRENDAN MOORE ARCHITECTS - 38 ST. KIERAN'S STREET, KILKENNY, R95 KN80 .....
.....

Section 3	Company Details (if applicable)

1. Name of Company PEACHPORT LTD. .....
Phone No [redacted] ..... Fax No .....
2. Company Reg. No 527579 .....
3. Address MAIN STREET, BALTINGLASS, CO. WICKLOW, W91 R5YX. .....
.....

Section 4	Details of Site

1. Planning History of Site 042216, 04715, 071926 .....
2. Location of Proposed Development THE GABLES GUESTHOUSE & LEISURE CENTRE, ATHGARVAN ROAD, NEWBRIDGE, CO. KILDARE, W12 C864. .....
.....
3. Ordnance Survey Sheet No. 3606-21 (1:1,000) & 3606-C (1:2,500) .....
4. Please state the Applicants interest in the site OWNER. .....
.....
5. Please state the extent of the proposed development EXISTING HOTEL AND ANCILLARY AREAS. .....

6. Under what Section of the Planning and Development 2000 and/or what provision of the Planning and Development Regulations 2001 is exemption sought *(specific details required)* WHETHER A TEMPORARY CHANGE OF USE OF THE GABLES GUESTHOUSE & LEISURE CENTRE FOR ACCOMMODATION FOR DISPLACED PERSONS SEEKING INTERNATIONAL PROTECTION IS CONSIDERED EXEMPTED DEVELOPMENT UNDER CLASS 20F OR CLASS 14H.

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

THE GABLES GUESTHOUSE & LEISURE CENTRE IS LOCATED ON ATHGARVAN ROAD, NEWBRIDGE, CO. KILDARE, W12 C864. THE HOTEL CONTAINS 43 BEDROOMS OVER TWO LEVELS. THE PROPERTY ASLO CONTAINS A NUMBER OF ANCILLARY AREAS INCLUDING A RECEPTION, OFFICE, 2 NO. KITCHENS, LAUNDRY, 2 NO. BATHROOM AND SHOWER ROOMS, DINING ROOM AS WELL AS NECESSARY SERVICE AREAS REQUIRED FOR DAILY OPERATIONS INCLUDING 3 NO. PLANT ROOMS, DRY AND COLD STORES AND STORAGE AREAS. THE PROPERTY CURRENTLY PROVIDES ACCOMMODATION FOR DISPLACED PERSONS SEEKING INTERNATIONAL PROTECTION.

Section 5	**The following must be submitted for a valid application**

(Please Tick)

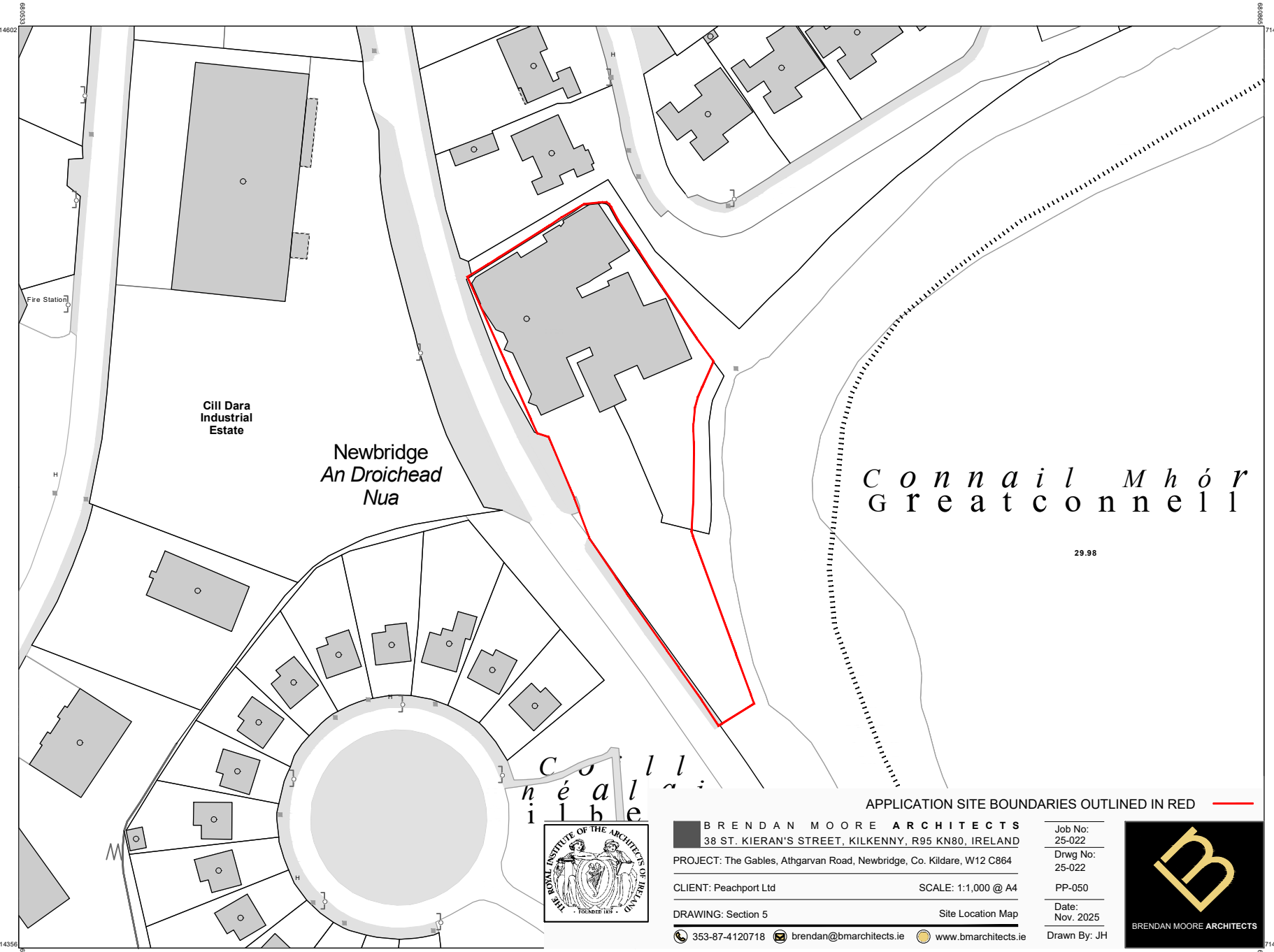
1.	Site Location Map (1:2500 Rural Areas) (1:1000 Urban Areas)	✓
2.	A Site Layout Plan (Scale 1:500) in full compliance with Article 23 of Planning and Development Regulations 2001	✓
3.	Drawings of the development (Scale 1:50) in full compliance with Article 23 of Planning and Development Regulations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

Section 6	**Declaration**

I, BRENDAN MOORE certify that all of the above information is correct and I have submitted all the required documents as outlined at Section 6 above.

Signature: BOM Date: 07/11/2025

Planning Pack Map



APPLICATION SITE BOUNDARIES OUTLINED IN RED

BRENDAN MOORE **ARCHITECTS**
38 ST. KIERAN'S STREET, KILKENNY, R95 KN80, IRELAND

PROJECT: The Gables, Athgarvan Road, Newbridge, Co. Kildare, W12 C864

CLIENT: Peachport Ltd — SCALE: 1:1,000 @ A4

DRAWING: Section 5 — Site Location Map

353-87-4120718 brendan@bmarchitects.ie www.bmarchitects.ie

Job No: 25-022
Drwg No: 25-022 PP-050
Date: Nov. 2025
Drawn By: JH

BRENDAN MOORE **ARCHITECTS**

0 20 40 60 80 100 Metres

OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
Out ut scale is not indicative of data ca ture scale.

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

N

Tailte Éireann

CENTRE COORDINATES:
ITM 680699,714479

PUBLISHED: 03/04/2025
ORDER NO.: 50458553_1

MAP SERIES:
1:1,000
1:2,500

MAP SHEETS:
3606-21
3606-C

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

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RYSTON CLOSE

42230

50495

77015

45955

48869

60725

11190

Areas Relating
to Application
Outlined in Red

Site Boundary
Outlined in Blue
Area = 4,541.9m2

EXISTING SITE LAYOUT PLAN:

SCALE 1:250

IMPORTANT NOTE:

SKETCH AND DESIGN STAGE:
All drawings are for discussion purposes only. Drawings are not to be used for any other purpose.

PLANNING STAGE:
All drawings are for planning application purposes only. Drawings are not to be used for any other purpose. Any changes made to these drawings are subject to immediate approval by Brendan Moore Architects. figured dimensions only to be used from this drawing.

CONSTRUCTION STAGE:
All drawings are for construction purposes only. Drawings are not to be used for any other purpose. Drawings to be checked on site by the contractor prior to commencement of any work. Brendan Moore Architects to be informed of any discrepancies immediately. figured dimensions only to be used from this drawing.

NOTES:

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BRENDAN MOORE **ARCHITECTS**
38 ST. KIERAN'S STREET, KILKENNY, R95 KN80, IRELAND

PROJECT: The Gables, Athgarvan Road, Newbridge, Co. Kildare, W12 C864

CLIENT: Peachport Limited

SCALE: 1/100@A1

DRAWING: Section 5

Existing Site Layout Plan

353-87-4120718 brendan@bmarchitects.ie www.bmarchitects.ie

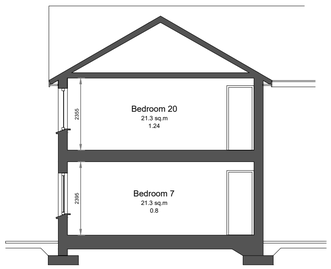
Job No: 25-022

Drwg No: 25-022 PP-100

Date: May. 2025

Drawn By: JH

BRENDAN MOORE ARCHITECTS



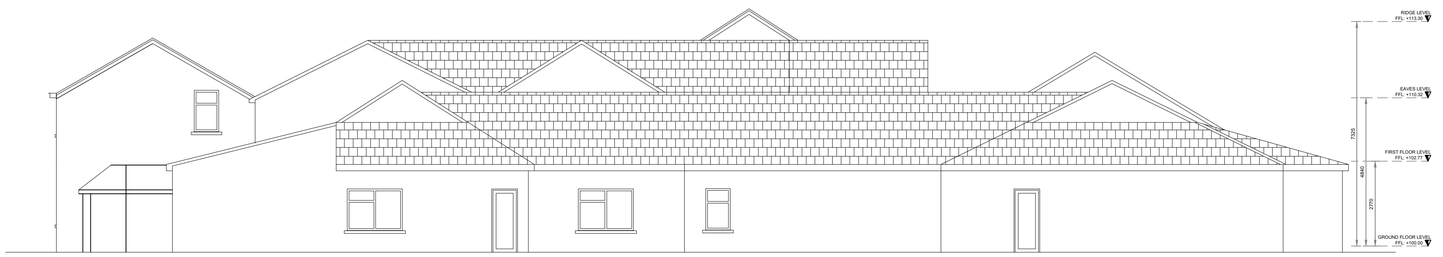
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SCALE 1:100



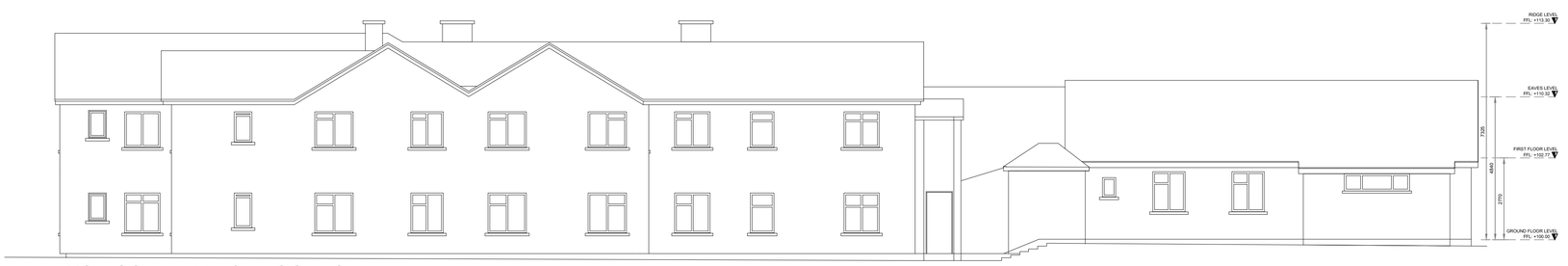
EXISTING FRONT ELEVATION - NO CHANGE
SCALE 1:100



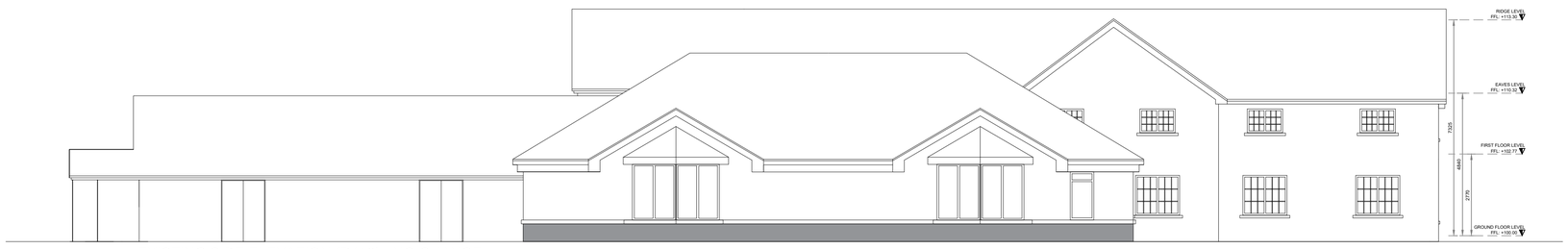
EXISTING SECTION A-A
SCALE 1:100



EXISTING REAR ELEVATION - NO CHANGE
SCALE 1:100



EXISTING SIDE ELEVATION - NO CHANGE
SCALE 1:100



EXISTING SIDE ELEVATION (R416) - NO CHANGE
SCALE 1:100

IMPORTANT NOTE:

SKETCH AND DESIGN STAGE:
All drawings are for discussion purposes only. Drawings are not to be used for any other purpose.

PLANNING STAGE:
All drawings are for planning application purposes only. Drawings are not to be used for any other purpose. Any changes made to these drawings are subject to immediate approval by Brendan Moore Architects. figured dimensions only to be used from this drawing.

CONSTRUCTION STAGE:
All drawings are for construction purposes only. Drawings are not to be used for any other purpose. Drawings to be checked on site by the contractor prior to commencement of any work. Brendan Moore Architects to be informed of any discrepancies immediately. figured dimensions only to be used from this drawing.

NOTES:

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BRENDAN MOORE **ARCHITECTS**
38 ST. KIERAN'S STREET, KILKENNY, R95 KN80, IRELAND

PROJECT: The Gables, Athgarvan Road, Newbridge, Co. Kildare, W12 C864

CLIENT: Peachport Limited

SCALE: 1/100@A1

DRAWING: Section 5

Proposed Elevations & Sections

353-87-4120718 brendan@bmarchitects.ie www.bmarchitects.ie

Job No: 25-022

Drwg No: 25-022 PP-203

Date: Nov. 2025

Drawn By: JH

BRENDAN MOORE ARCHITECTS



EXISTING FIRST FLOOR PLAN

SCALE 1:100

IMPORTANT NOTE:

SKETCH AND DESIGN STAGE:
All drawings are for discussion purposes only. Drawings are not to be used for any other purpose.

PLANNING STAGE:
All drawings are for planning application purposes only. Drawings are not to be used for any other purpose. Any changes made to these drawings are subject to immediate approval by Brendan Moore Architects. figured dimensions only to be used from this drawing.

CONSTRUCTION STAGE:
All drawings are for construction purposes only. Drawings are not to be used for any other purpose. Drawings to be checked on site by the contractor prior to commencement of any work. Brendan Moore Architects to be informed of any discrepancies immediately. figured dimensions only to be used from this drawing.

NOTES:

Ground Floor Area:	1,482.4 sq.m.
First Floor Area:	465.7 sq.m.
Total Floor Area:	1,948.1 sq.m.

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BRENDAN MOORE **ARCHITECTS**
38 ST. KIERAN'S STREET, KILKENNY, R95 KN80, IRELAND

PROJECT: The Gables, Athgarvan Road, Newbridge, Co. Kildare, W12 C864

CLIENT: Peachport Limited

SCALE: 1/100@A1

DRAWING: Section 5

Proposed First Floor Plan

353-87-4120718 brendan@bmarchitects.ie www.bmarchitects.ie

Job No: 25-022

Drwg No: 25-022 PP-202

Date: Nov. 2025

Drawn By: JH

BRENDAN MOORE ARCHITECTS



EXISTING GROUND FLOOR PLAN

SCALE 1:100

IMPORTANT NOTE:

SKETCH AND DESIGN STAGE:
All drawings are for discussion purposes only. Drawings are not to be used for any other purpose.

PLANNING STAGE:
All drawings are for planning application purposes only. Drawings are not to be used for any other purpose. Any changes made to these drawings are subject to immediate approval by Brendan Moore Architects. figured dimensions only to be used from this drawing.

CONSTRUCTION STAGE:
All drawings are for construction purposes only. Drawings are not to be used for any other purpose. Drawings to be checked on site by the contractor prior to commencement of any work. Brendan Moore Architects to be informed of any discrepancies immediately. figured dimensions only to be used from this drawing.

NOTES:

Ground Floor Area:	1,482.4 sq.m.
First Floor Area:	465.7 sq.m.
Total Floor Area:	1,948.1 sq.m.

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BOIHSR	PLANNING FEESECTIO	80.00			BANK	1925800	1	0		24/11/2025

24/11/2025 PLANNING FEESectio SP + €80.00

Payee Name:	KILDARE COCO
Payee IBAN:	[redacted]
Originator Name:	BRENDAN MOORE ARCHITECTS LIMITED
Amount:	+ €80.00
Value Date:	24/11/2025
Payment Reference:	PLANNING FEE
Originator Reference Party:	Not provided by sender
ID code or Originating reference party:	Not provided by sender
Originator ID:	Not provided by sender
Purposes of the Credit Transfer:	Not provided by sender
Payee Reference Party Name:	Not provided by sender
ID code of Payee Reference Party:	Not provided by sender
Remittance Information:	Section 5 App Fee - The Gables