Comhairle Contae Chill Dara
Kildare County Council

Date: 02nd March 2026
Our Ref: ED/1317.

Declan McGuire,
C/O Barry Flynn,
EGIS Engineering Ireland,
Classon House,
Dundrum Business Park,
Dublin 14. D14 T9TO

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at Hazelhatch SE&T Compound, Hazelhatch and Celbridge Station, Co Kildare.

Dear Sir/Madam,

I refer to your correspondence received on 29th January 2026 in connection with the above.

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

Yours sincerely,

Senior Executive Officer,
Planning Department.

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

ED/1317.

WHEREAS a question has arisen as to whether the construction of signal, electrical & telecoms (SE&T) maintenance staff support facility within the existing SE&T compound at Hazelhatch SE&T Compound, Hazelhatch and Celbridge Station, Co Kildare, is exempted development,

AS INDICATED on the plans and particulars received by the Planning Authority on 29th January 2026.

AND WHEREAS Irish Rail 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 23(a)) and 9 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 the construction of signal, electrical & telecoms (SE&T) maintenance staff support facility within the existing SE&T compound at Hazelhatch SE&T Compound, Hazelhatch and Celbridge Station, Co Kildare ***IS development and IS NOT EXEMPTED development*** **pursuant to Section 3 and 5 of the Planning and Development Act 2000 (as amended) and Article 6 (specifically Class 23(a)) and 9 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.

02nd March 2026.

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/1317

Name Of Applicant(s):	Declan Maguire Irish Rail
Address Of Development:	Hazelhatch SE&T Compound, Hazelhatch Train Station
Development Description:	The Replacement of SE&T Maintenance Staff Support Facility
Due date	27/02/2026

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 construction of signal, electrical & telecoms (SE&T) maintenance staff support facility within the existing SE&T compound at Hazelhatch train station*, is or is not exempted development.

Site Location

The development site is located Straleek, Hazelhatch, Co Kildare

Description of Proposed Development

It is proposed to construct a 2-storey modular maintenance staff welfare facility with a floor area of 214sqm to support the railway operations and to improve staff welfare on site. The structure is located to the southeast of the existing train line.

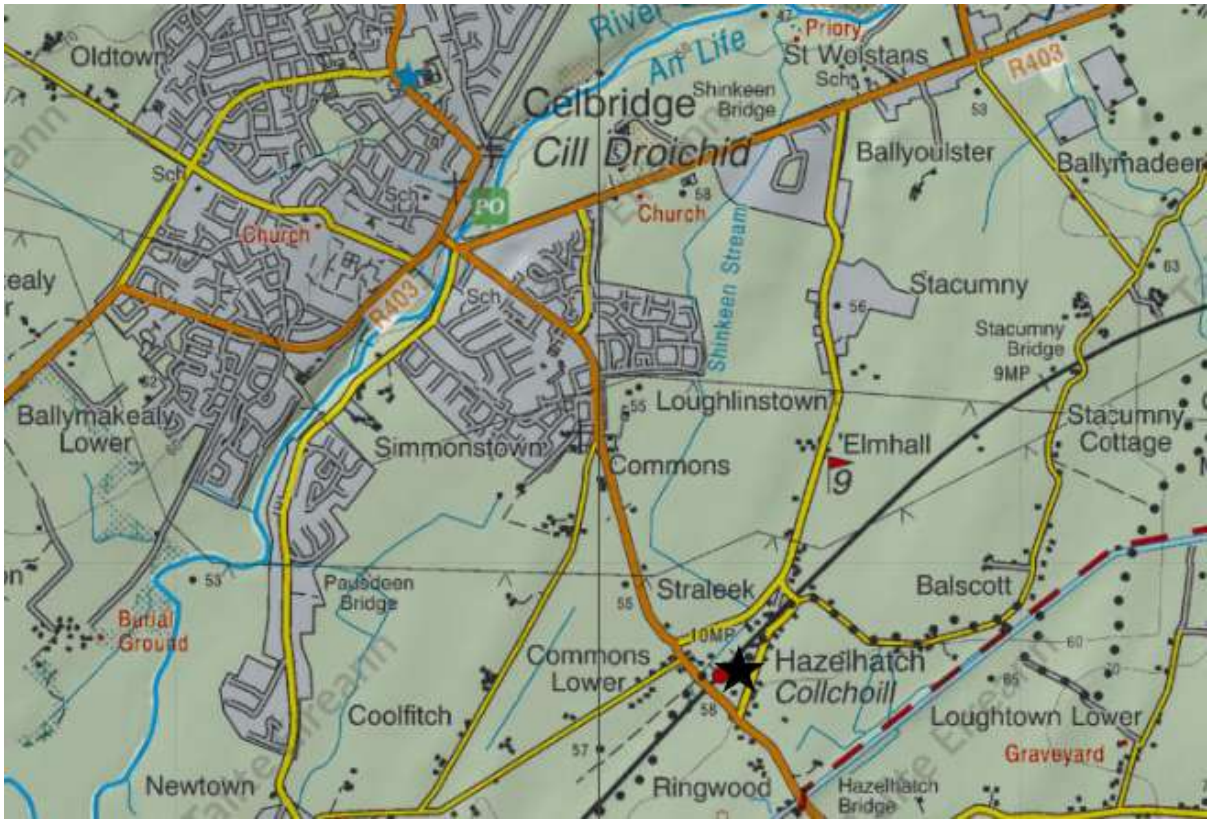
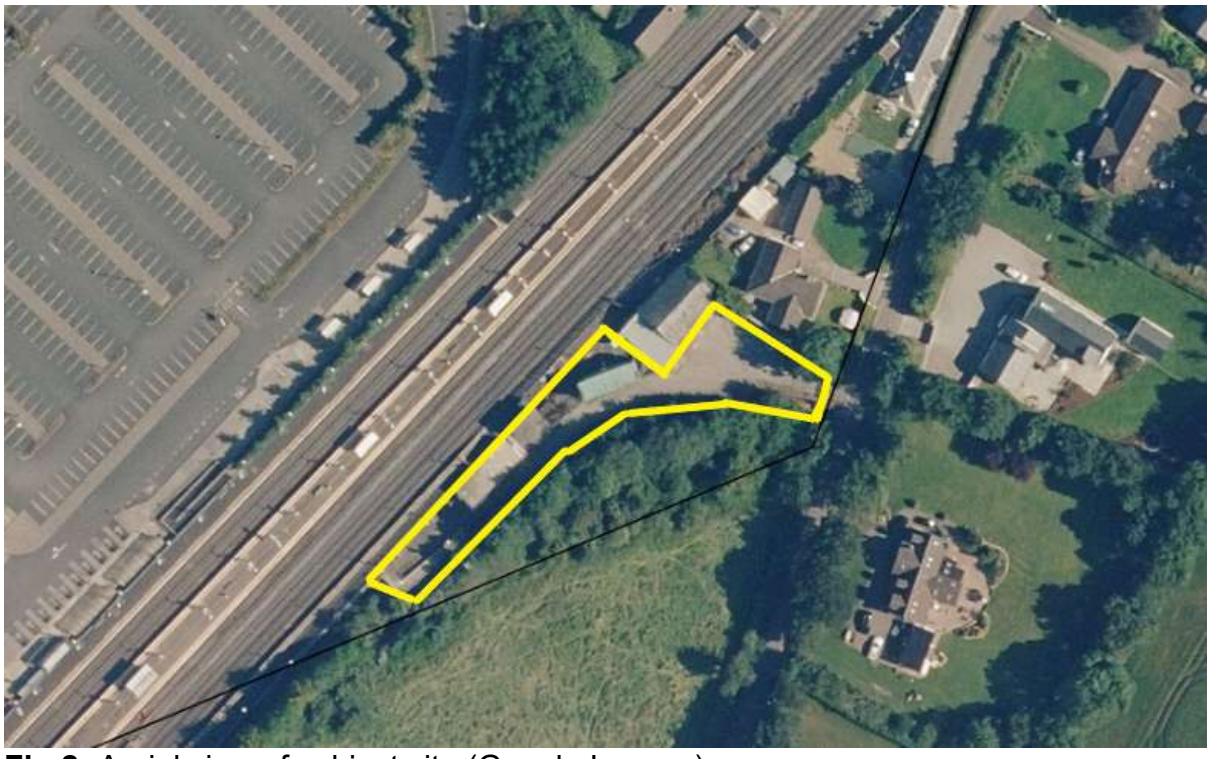


Fig 1: Site Location and context


Fig 2: Aerial view of subject site (Google Images)

Planning History
None relevant

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)

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 23, Part 1, Schedule 2

Development by statutory undertakers *CLASS 23* *The carrying out by any railway undertaking of development required in connection with the movement of traffic by rail in, on, over or under the operational land of the undertaking, except—* *(a) the construction or erection of any railway station or bridge, or of any residential structure, office or structure to be used for manufacturing or repairing work, which is not situated wholly within the interior of a railway station, or* *(b) the reconstruction or alteration of any of the aforementioned structures so as materially to affect the design or external appearance thereof..*	*Any car park provided or constructed shall incorporate parking space for not more than 60 cars.*

Assessment

Question 1 - Is it development?

The first question to address is whether or not:

the construction of signal, electrical & telecoms (SE&T) maintenance staff support facility within the existing SE&T compound at Hazelhatch train station

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** (Section 3(1)) and defines "*'works' to include any act or operation of* ***construction****, excavation, demolition, extension, alteration, repair or renewal".*

The overall referral comprises **construction** and therefore, would constitute **development**.

Question 2 - Is it or is it not exempted development?

The question remains whether the change of use under Class 23, 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).

The conditions and limitations attached to Class 23 are assessed as follows:
The carrying out by any railway undertaking of development required in connection with the movement of traffic by rail in, on, over or under the operational land of the undertaking, except—

The application for the proposed development is submitted by Irish Rail, a railway operator and is required to support signalling and provide welfare facilities for staff engaged in railway operations. The proposed structure is located on the operational lands of the railway operator.

(a) the construction or erection of any railway station or bridge, or of any residential structure, office or structure to be used for manufacturing or repairing work, which is not situated wholly within the interior of a railway station, or

The proposed structure is not for manufacturing or repair work. Offices and a meeting room are indicated on the first floor, and the structure is not situated wholly within the interior of a railway station. The proposed development would therefore **not** be exempted.

(b) the reconstruction or alteration of any of the aforementioned structures so as materially to affect the design or external appearance thereof..

The proposed structure is a replacement for the current staff welfare facilities within the subject site.

Any car park provided or constructed shall incorporate parking space for not more than 60 cars.

Additional car parking is not proposed. The proposed development complies with this condition.

Article 9 (1) Restrictions on exemption.

The proposed development does not conflict with the restrictions on exemption under Article 9 of the Planning and Development Regulations, 2001 (as amended).

Conclusion
Offices and a meeting room are indicated on the first floor, and the structure is not situated wholly within the interior of a railway station. The proposed development would therefore not be exempted under condition Class 23 (a) of the Planning and Development Regulations, 2001 (as amended).

Having regard to:

- Sections 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended);
- Articles 6 (specifically Class 23(a)) and 9 of the Planning and Development Regulations 2001 (as amended); and
- The nature, extent and purpose of the works;

it is considered that the proposed works **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.



Signed:
Planner: James Kelly – Assistant Planner
Date: 27/02/2026



Martin Ryan
Senior Executive Planner
27/02/2026

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 construction of signal, electrical & telecoms (SE&T) maintenance staff support facility within the existing SE&T compound at Hazelhatch train station*

AS INDICATED on the plans and particulars received by the Planning Authority on *29/01/2026*

AND WHEREAS *Irish Rail* 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, and 5* of the Planning and Development Act 2000 (as amended);
(b) Articles 6 (specifically Class 23(a)) and 9 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 -

the construction of signal, electrical & telecoms (SE&T) maintenance staff support facility within the existing SE&T compound at Hazelhatch train station

IS development and IS NOT EXEMPTED development pursuant to Section 3 and 5 of the Planning and Development Act as amended and Article 6* (specifically Class 23(a)) *of the Planning and Development Regulations 2001 (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	ED1317
Applicant name	Irish Rail
Development Location	Straleek, Hazelhatch, Co Kildare
Site size	0.14 Ha Approx.
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	The proposed development is located approx 5 km south of Rye Water Valley/Carton SAC
Description of the project/proposed development – the construction of signal, electrical & telecoms (SE&T) maintenance staff support facility within the existing SE&T compound at Hazelhatch train station	

(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	*Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species,*	**No**

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

Conclusion:
If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.
No further assessment in relation to habitats or birds is required.
If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT *Selected relevant category for project assessed by ticking box.*		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	**x**
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Justify why it falls into relevant category above (based on information in above tables)		
No significant negative impact on the nearest SAC by nature of development		
Name:	James Kelly	
Position:	Assistant Planner	
Date:	26/02/2026	

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: CE63325, do hereby make the following Order:

ORDER NO: DO64302 **Section:** Planning

SUBJECT: ED/1317
Declan McGuire, C/O Barry Flynn, EGIS Engineering Ireland, Classon House, Dundrum Business Park, Dublin 14. D14 T9TO. Exempt Development Application for the construction of signal, electrical & telecoms (SE&T) maintenance staff support facility within the existing SE&T compound at Hazelhatch SE&T Compound, Hazelhatch and Celbridge Station, Co Kildare.

SUBMITTED: File Ref. ED1317 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 2nd DAY

OF March YEAR 2026

SIGNED: Alan Dunney

DIRECTOR OF SERVICES

Comhairle Contae Chill Dara
Kildare County Council

Date: 29th January 2026.
Our Ref: ED/1317.

Declan McGuire,
C/O Barry Flynn
EGIS Engineering Ireland,
Classon House
Dundrum Business Park,
Dublin 14
D14T9T0

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at Hazelhatch SE&T Compound, Hazelhatch Train Station, Co Kildare, Co. Kildare.

Dear Sir/Madam,

I acknowledge receipt of your application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) received on 29th January 2026 in connection with the above.

Yours sincerely,

Senior Executive Officer,
Planning Department.

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 - DECLAN Forename - McGUIRE
Phone No.. [redacted] ... Fax No...N/A.....
2. Address - IRISH RAIL MULTI ANNUAL PROJECTS NETWORK ENHANCEMENTS, ENGINEERING & NEW WORKS BUILDING,INCHICORE WORKS, INCHICORE, DUBLIN 8. D08K6Y3

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

1. Name of Person/Agent: Surname - BARRY Forenames - FLYNN
Phone No - [redacted] ..... Fax No...N/A.....
2. Address - EGIS ENGINEERING IRELAND, CLASSON HOUSE, DUNDRUM BUSINESS PARK, DUNDRUM, DUBLIN 14. D14T9TO

Section 3	Company Details (if applicable)

1. Name of Company IRISH RAIL
Phone No - [redacted] ..... Fax No - N/A.....
2. Company Reg. No - 119571

3. Address - CONNOLLY STATION, AMIENS STREET, DUBLIN 1.....
.....

Section 4	Details of Site

1. Planning History of Site - 0110; 0318; 1450; 23492.....

2. Location of Proposed Development - HAZELHATCH SE&T COMPOUND.....
.....
.....

3. Ordnance Survey Sheet No - 3324-B

4. Please state the Applicants interest in the site - OWNER / OPERATOR

5. Please state the extent of the proposed development -
CONSTRUCTION OF SIGNAL, ELECTRICIAL & TELECOMS (SE&T) MAINTENENCE STAFF SUPPORT FACILITY WITHIN THE EXISTING SE&T COMPOUND AT HAZELHATCH STATION

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)* -

CLASS 23. PLEASE ALSO REFER TO THE COVER LETTER SUPPORTING THIS APPLICATION

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

PLEASE REFER TO THE COVER LETTER SUPPORTING THIS APPLICATION

.....

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

(Please Tick)

1.	Site Location Map (1:2500 Rural Areas) (1:1000 Urban Areas)	×
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	X
4.	All drawings to differentiate between the original building, all extensions and proposed development	×
5.	Fee of 80 Euro	×

Section 6	**Declaration**

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

Signature: *Barry Flynn* Date: 29/1/2026

egis

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

29th January 2026
Ref.: Hazelhatch Section 5

RE: Application for a declaration in accordance with Section 5 of the Planning and Development Act 2000-2002-Regarding Proposed IÉ Signal, Electrical & Telecoms Maintenance Staff Support Facility at Hazelhatch Train Station.

Dear Sir/Madam,

I enclose a Section 5 Submission for a declaration on exempted development at the above address on behalf of Iarnród Éireann.

The proposal is for a replacement SE&T Maintenance Staff support facility fully within the operational lands to the North East of Hazelhatch Train Station which are wholly owned by Iarnród Éireann. The proposed building is located within the existing Signal, Electrical & Telecoms Maintenance Department compound servicing the National Rail network to the South and East of Ireland.

The modular unit will act as a replacement for the current staff welfare facilities which are undersized and not fit for future purpose. The new welfare unit will allow for better quality staff facilities and facilitate staff and management meetings on site.

All train movements on the Iarnród Éireann network are controlled and regulated by land side signals, points and crossings and Level crossings; an appropriate and efficient traffic control system is essential to the daily running of trains and has been characterised and classified as a critical piece of Iarnród Éireann's safety infrastructure. The staff in this facility maintain critical elements of this safety infrastructure. The existing SE&T Maintenance staff support facility is no longer considered fit for current maintenance staff needs.

The Building – Please refer to Drawings 100-Hazelhatch-Ground Floor Plan; 200-Hazelhatch-Proposed Elevation & 201-Hazelhatch-Proposed Section

The Proposed Maintenance staff support facility is a 2 storey 214 Metre squared Modular Building which will be fabricated off site & craned into position onto pre poured concrete pad foundations, thus minimising Construction activity & interference to the site. The modular construction proposed also allows for future removal & relocation to another site if deemed operationally necessary.

Site Context

The site location is within existing Railway operational lands North East of Hazelhatch Station within an existing SE&T Maintenance depot. It will not be accessible from the platform or pedestrian bridge and will use the already established vehicular entrance on Balscott Road for the SE&T compound.

The replacement building is located behind mature tree cover and seeded berm which separates Hazelhatch Station and the SE&T compound from the Main Road, but it will be partially visible from the station platform. Please refer to the separate "Hazelhatch Station — Site Photograph Locations" document View 1 for the View of the proposed building within the SE&T compound and berm/mature tree cover.

The current aged single storey Metal container staff facility is visible from the platform but not visible from the main road. Please refer to the separate "Hazelhatch Station - Site Photograph Locations" document View 3 for the existing SE&T facility in the background .

The proposed Facility location is on lands that have been held in Railway use for over 175 years & remains in use for railway related activities. The proposed Building is located within the existing Signal, Electrical & Telecoms Maintenance Depot servicing the National Rail network to the South & East of Ireland.

The proposed development will have no direct physical impact on any part of the Station building considered to be of historical interest. The proposed location can also be viewed as having no impact on the fabric on those elements of the structures considered to be of Cultural significance.

The proposed 2 storey maintenance staff facility will in fact lessen the impact of the current facility when viewed from outside the compound entrance as it will be located behind mature trees and a seeded berm. Please refer to the separate "Hazelhatch Station — Site Photograph Locations" document View 1 & View 2 for the View of the proposed building within the SE&T compound and berm/mature tree cover.

The Planning and Development Regulations 2001, Schedule 2, Part 1-Class 23. Provide that the carrying out by any railway undertaking of development required in connection with the movement of traffic by rail in, on, over or under the operations land of the undertaking is exempt development.

Application of Class 23 of the Planning and Development Regulations 2001 (as amended) to the Proposed Development.

A Section 5 planning 'route' has been chosen as under the planning and development regulations 2001 as amended, particular exemptions are given to a railway undertaking under Class 23.

It is Egis Engineering Irelands view, that this development comes within the first part of Class 23, namely the carrying out by a Railway undertaking of development required in connection with the movement of traffic by rail, in on, over or under the operational land of the Undertaking is exempt development.

Class 23 of the Planning & Development Regulations 2001 (as amended) provides that certain developments which are carried out by Statutory undertakers will be exempted development & in particular expressly provides the carrying out by any Railway Undertaking of development required in connection with movement of traffic by rail in, on over or under the operational land of the undertaking shall be exempted development.

Therefore It is necessary to establish, to rely on the exemption, that,

1) The development is carried out by a Railway Undertaking

   Railway undertaking is defined in S.I. no. 249/2015 as *"Any public or private Undertaking licensed according to applicable community Legislation, the principal business of which is to provide services for the transport of goods and/or passengers by rail."*

   Iarnród Éireann falls within the definition of Railway Undertakings as referred to in Class 23.

2) It is required for the movement of Traffic by Rail

As set out earlier in this letter the existing Signal, Electrical & Telecoms Maintenance staff facility in the existing Hazelhatch Station SE&T Depot is no longer fit for purpose, become obsolete & without the necessary facilities for a modern Railway.

3) That it is on lands which are operational lands of the undertaking.

The proposed SE&T facility location is on lands that have been held in Railway use for over 175 years & remains in use for railway related activities. The proposed Building is located to the North East of Hazelhatch Station. The proposed Building is located within the existing Signal, Electrical & Telecoms Maintenance Depot servicing the National Rail network to the South & East of Ireland.

4) That it does not fall within any of the exemptions of Paragraphs (a) & (b) of Class 23.

Consideration of the exceptions (or De-Exemptions)

Class 23 (a)
Class 23(a) refers to the construction or erection of any railway station or bridge, or of any residential structure, office or structure to be used for manufacturing or repairing work, which is not wholly within the interior of a railway station.

This has no application to the proposed development

Class 23 (b)

Class 23(b) refers to the reconstruction or alteration of any of the aforementioned structures (i.e. those referred to in Class 23(a)) so as materially to affect the design or external appearance thereof & have no application or bearing on the proposed development.

This has no application to the proposed development

Column 2 of Class 23 – Car parking
"any car park provided of constructed shall incorporate parking space for not more than 60 cars"

This has no application as no additional spaces are being proposed

In summary there can be no doubt that the SE&T Maintenance staff Facility is development, carried out by a Railway undertaking required in connection with the movement of traffic by rail in on, over or under the operational land of the undertaking & does not fall within the exceptions in 23(a), 23(b) or column 2 & therefore exempted development as per class 23 applies.

Section 4(4) of the Planning and Development Act 2000.
It is also necessary to consider the Planning & Development act 2000. particularly 4(4) which provides that developments which would normally be exempt would lose their exemption if the Development In question requires an Environmental Impact assessment.

Section 4(4) has no application to the proposed development as the proposal does not come under any class of development which would necessitate the carrying out of an Environmental Impact Assessment such as to de-exempt the development.

Article 9 of the Planning and Development Regulations 2001-2015.

We must also consider the development in the context of Article 9 of the Planning and Development Regulations 2001-2015.

Restrictions on Exemption (Planning & Development Regulation 2001 as amended)

(1) Development to which article 6 relates shall *not be exempted development for the purposes of the Act -*

(a) *if the carrying out of such development would -*

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

The development does not contravene a condition attached to a permission under the Act and is not inconsistent with any use specified in a permission under the Act

(ii) consist *of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*

The development does not consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4m in width. All roads within Hazelhatch station are retained within the ownership and control of Iarnród Éireann. The access into Hazelhatch Station will not be altered by the Proposed facility.

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

The development does not endanger public safety by reason of traffic hazard or obstruction of road users.

(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 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,*

The SE&T maintenance staff Facility is proposed within an existing operational railway yard. The development does not 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 of a development plan for the area.

Data sensitivity - Internal

(v) consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main or electricity supply line or cable, or any works to which class 25, 26 or 31 (a) specified in column 1 or Part 1 of schedule 2 applies,

The development does not consist of or comprise the carrying out under a public road.

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

The proposed development is largely obscured by vegetation or buildings and does not interfere with the character of the landscape or view of which it is an objective of the development plan to protect.

(vii) consist of or comprise the excavation, alteration or demolition (other than peat excavation) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan of the draft development plan or draft local area plan,

The development does not consist of the excavation, alteration or demolition (other than peat excavation) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest. The proposed facility is situated within the operational railway lands alongside the Operational Network to the South & East Mainline. The are no features of significance in the vicinity of the proposed development.

(vii) a consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monument and Places, pursuant the section 12 (1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works , pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the Nation Monuments Act 1930 (No. 2 of 1930) as amended

The development does not consist of or comprise the excavation alteration or demolition of an archaeological monument

(vii) b comprise development on relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment, and the development would require an appropriate assessment because it would be likely to have significant effect on the integrity of a European site,

The proposed facility at Hazelhatch Station SE&T depot in not likely to have significant effect on any Natura 2000 sites.

(vii) c consist of or comprise development which would be likely to have adverse impact on area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000,

The development is geographically removed from areas designated as Natural Heritage Area and it is concluded that it will not have any adverse impacts on such areas.

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

There is no unauthorised structure or unauthorised use occurring in the vicinity of the proposed facility.

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

The development does not consist of the demolition or such alteration of a building or structure

(x) Consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or encloser for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreation utility,

The proposed facility will be on lands currently precluded from public access as it is currently in operational railway use & in use by the SE&T Maintenance Department of Iarnród Éireann.

(xi) obstruct any public right of way

The development does not obstruct any public right of way

(xii) further to the provisions of section 82 of the Act, consist of or comprise they carrying out of works to the exterior of a structure, where the structure conceded is located within an architectural conservation area or an area specified as an architectural conservation area 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 and the development plan would materially affect the character of the area,

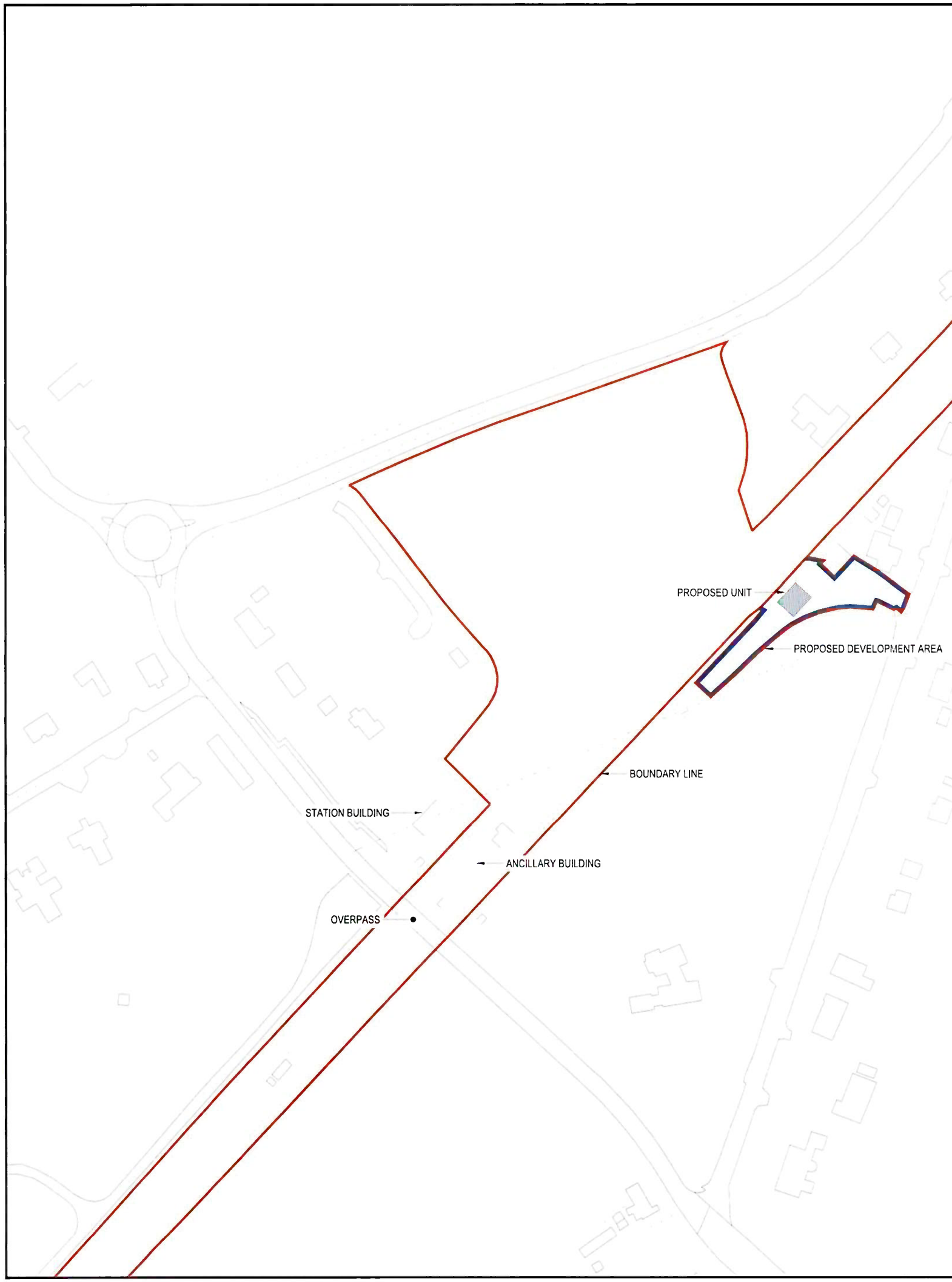
The proposed facility is not located within an architectural conservation area or an area specified as an architectural conservation area in the current Kildare County Development Plan.

b) In an area to which a special amenity area order relates, if such development would be development-

The proposed facility is not located in an area to which a special amenity order relates.

(i) of class 1, 3, 11, 16, 21, 22, 27, 28, 29, 31 (other than paragraph (a) thereof), 33 (c) (including the laying out and use of land for golf or pitch and putt or sports involving the use of motor vehicles, aircraft or firearms), 39, 44 or 50 (a) specified in column 1 of Part 1 of Schedule 2,

This is not applicable to this development.



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Description:	Drawn:	Date:	Rev.:
ISSUED FOR SECTION 5 APPLICATION	WRS	29.01.26	C01

Client:

Iarnród Éireann Irish Rail

Structural Design Section
Iarnród Éireann
Engineering & New Works Building
Inchicore Works, Dublin 8, D08 HD73

Project:

SE&T DEPARTMENT DART+OFFICE AT HAZELHATCH TWO STOREY MODULAR BUILDING PLANS AND NOTES

Clients Representative:

egis

Drawn By:	Date:
WRS	JAN 2026

Checked By:	Date:	Approved By:	Date:
BF	JAN 2026	GF	JAN 2026

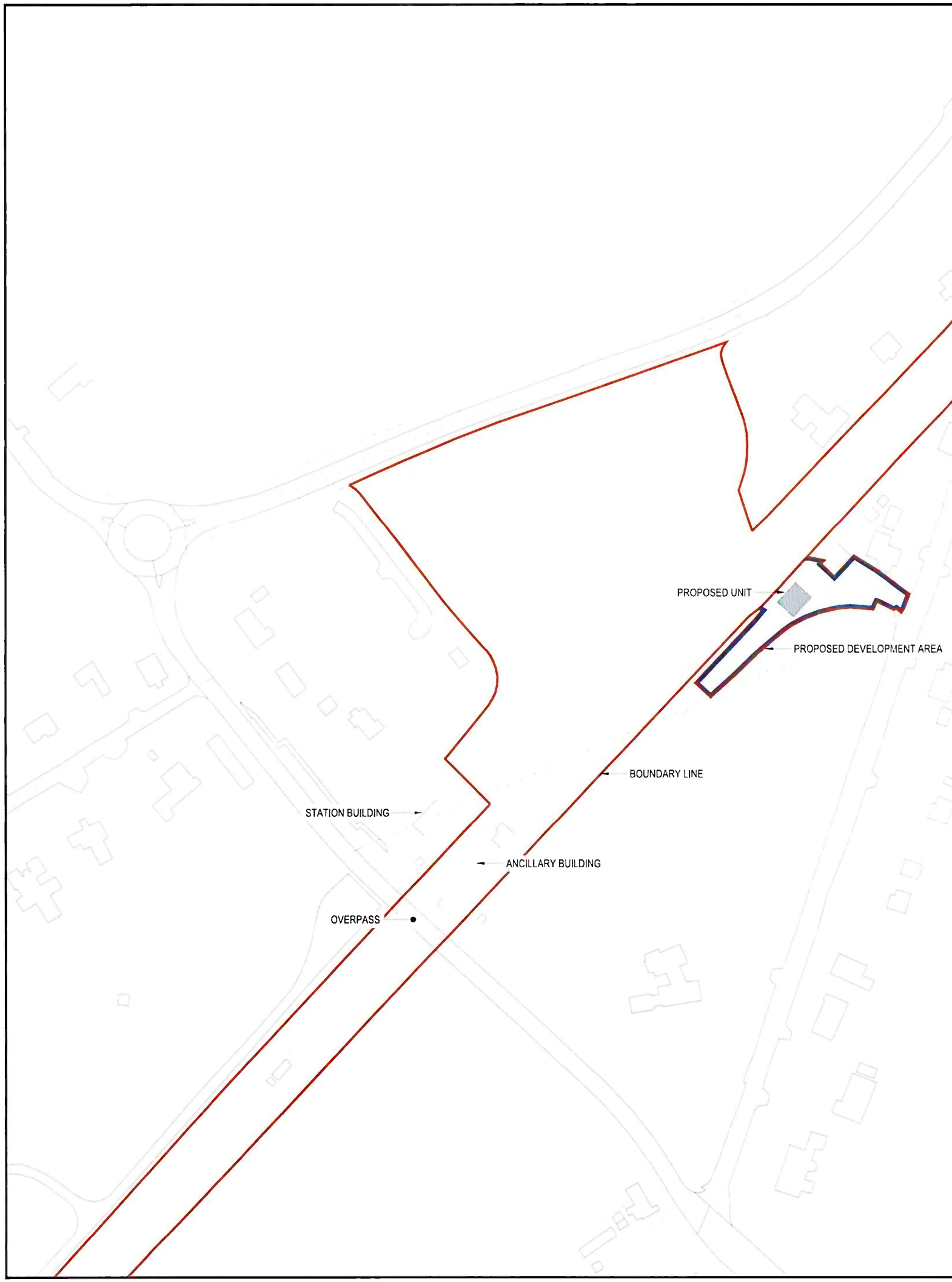
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Drawing Title:

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Scales: 1:1000 @ A1

Drawing No.:	Rev:
25402-HH-XX-IE-EGIS-SE-00002	C01



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ISSUED FOR SECTION 5 APPLICATION	WRS	29.01.26	C01

Client:

Iarnród Éireann Irish Rail

Structural Design Section
Iarnród Éireann
Engineering & New Works Building
Inchicore Works, Dublin 8, D08 HD73

Project:

SE&T DEPARTMENT DART+OFFICE AT HAZELHATCH TWO STOREY MODULAR BUILDING PLANS AND NOTES

Clients Representative:

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WRS	JAN 2026

Checked By:	Date:	Approved By:	Date:
BF	JAN 2026	GF	JAN 2026

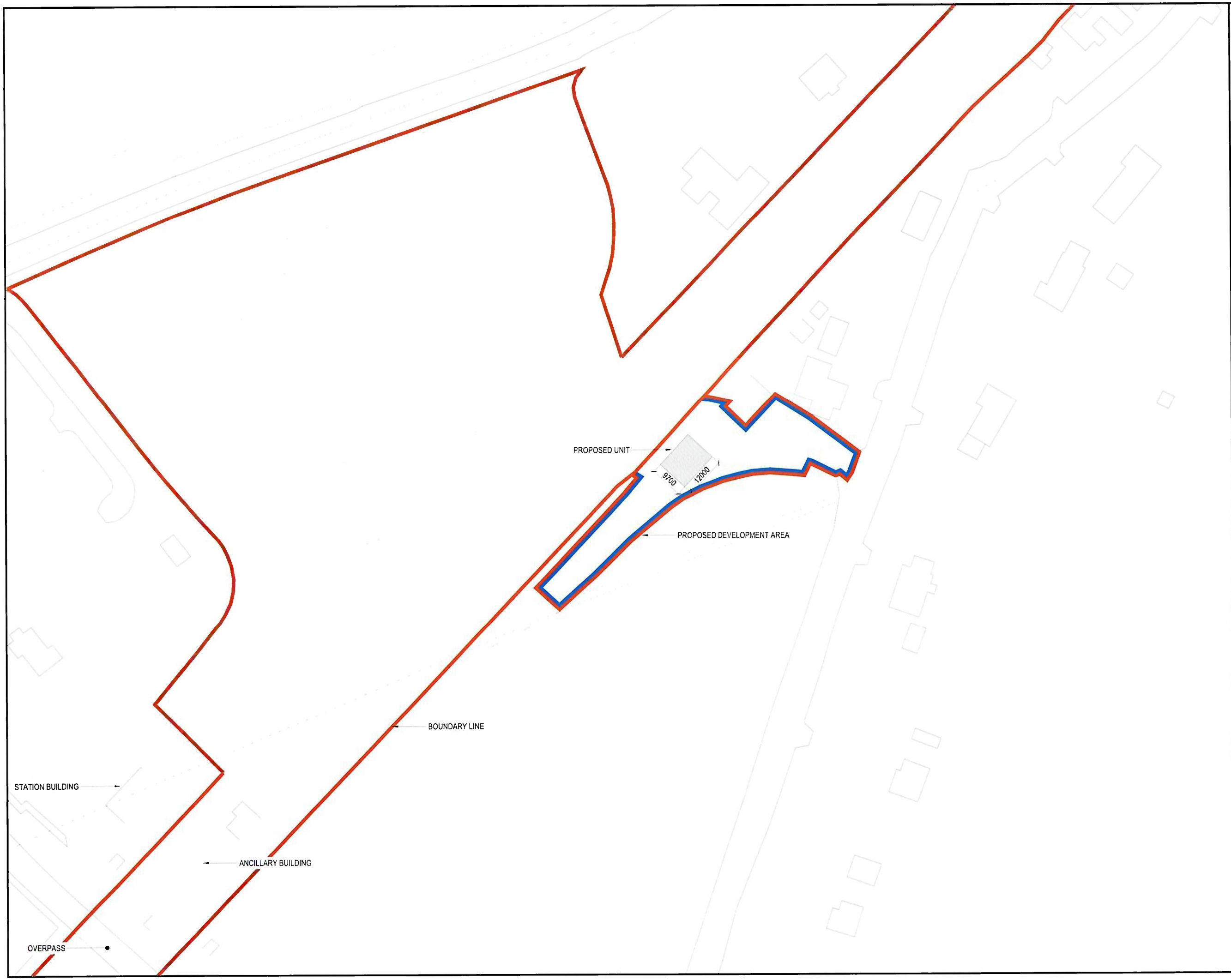
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25402-HH	P03	S

Drawing Title:

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Scales: 1:1000 @ A1

Drawing No.:	Rev:
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ISSUED FOR SECTION 5 APPLICATION	WRS	29.01.26	C01
Description:	Drawn:	Date:	Rev.

Client:

Iarnród Éireann Irish Rail

Structural Design Section
Iarnród Éireann
Engineering & New Works Building
Inchicore Works, Dublin 8, D08 K8V1

Project:

SE&T DEPARTMENT DART+OFFICE AT HAZELHATCH TWO STOREY MODULAR BUILDING PLANS AND NOTES

Clients Representative:

egis

Drawn By: WRS		Date: JAN.2026	
Checked By: BF	Date: JAN.2026	Approved By: GF	Date: JAN.2026
Internal Project Ref: 25402-HH		Stage: P03	Suit: S

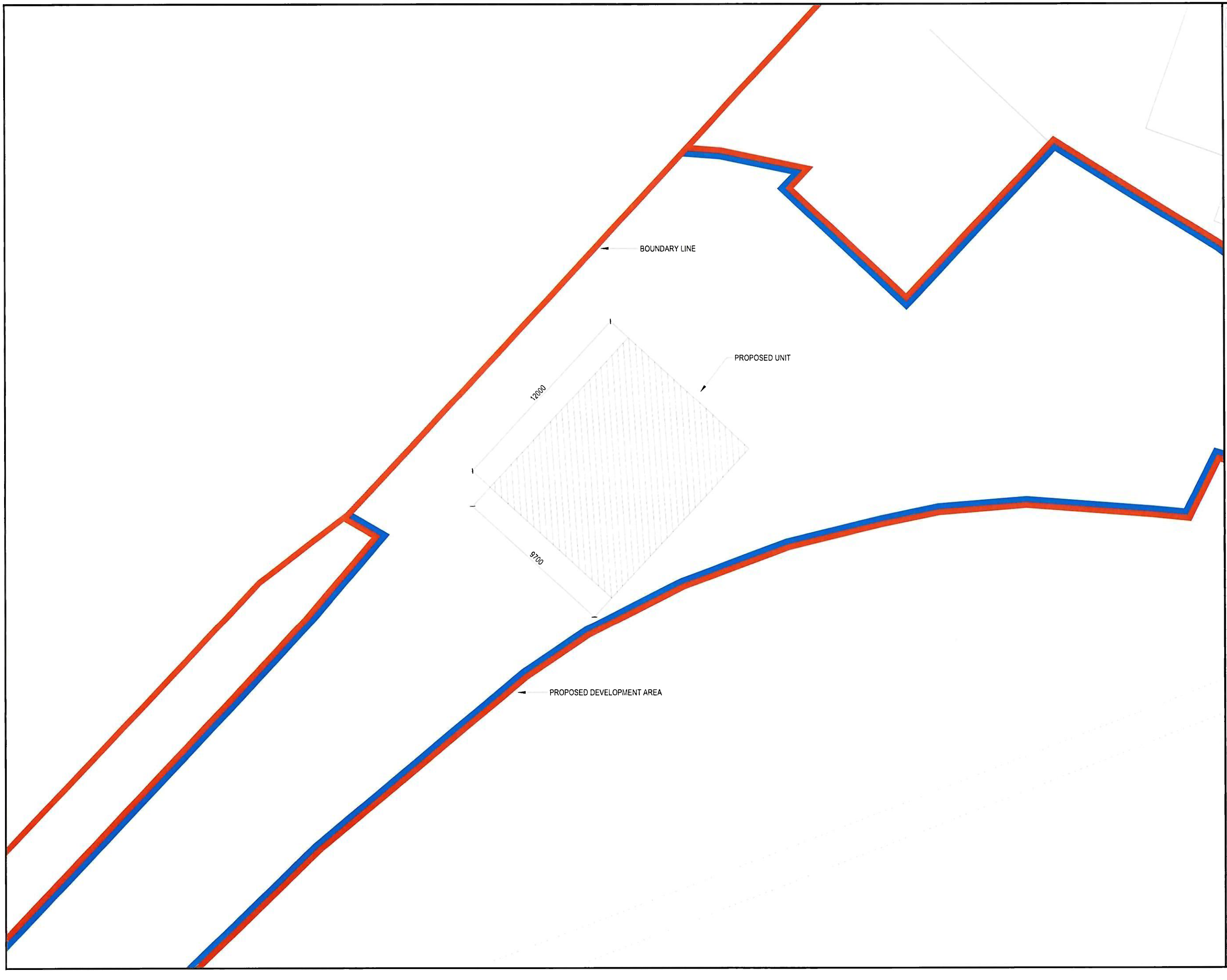
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Scales:

1:500 @ A1

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Description:	Drawn:	Date:	Rev:

Client:

Iarnród Éireann Irish Rail

Structural Design Section
Iarnród Éireann,
Engineering & New Works Building,
Inchicore Works, Dublin 8. D08 HEW3.

Project:

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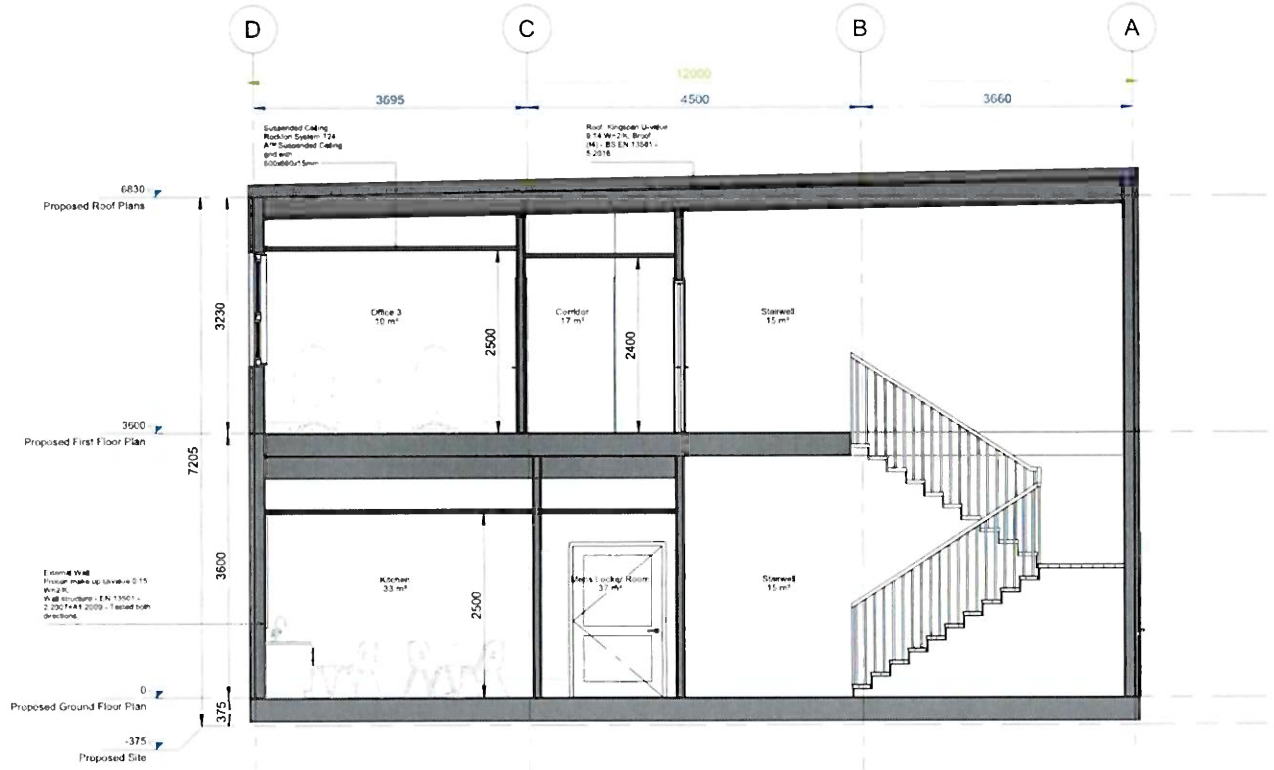
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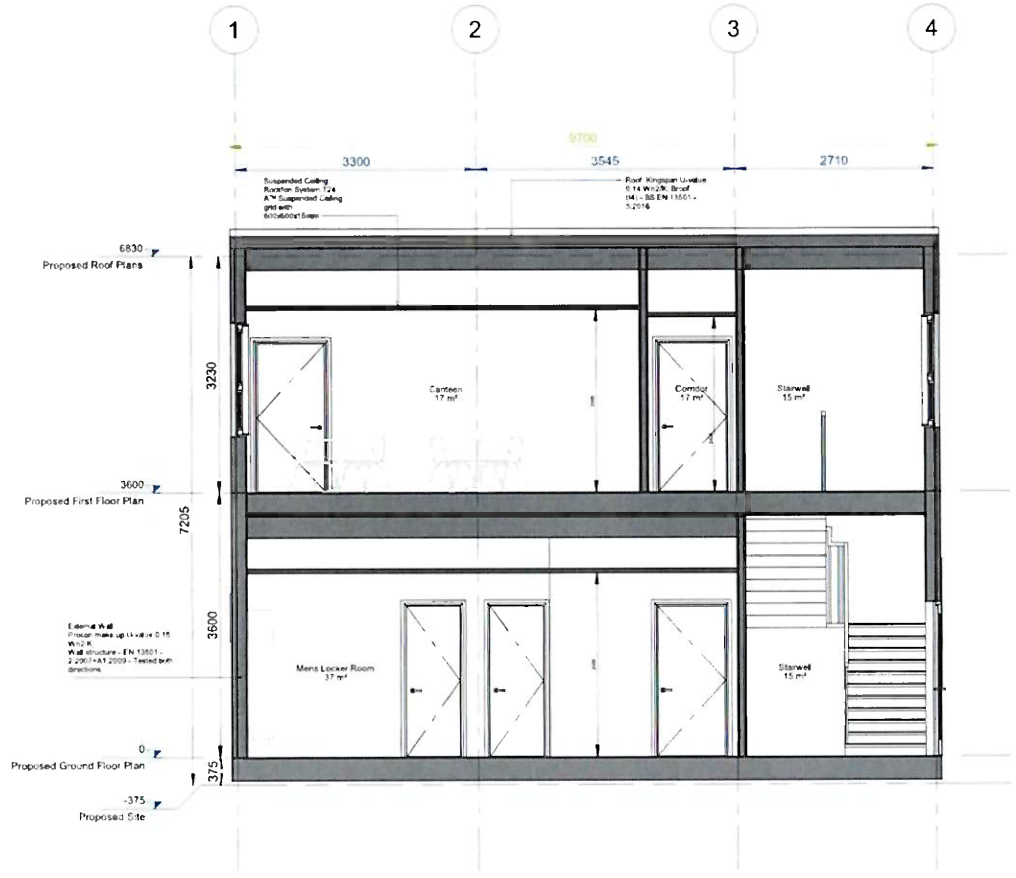
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Scales: 1:100 @ A1

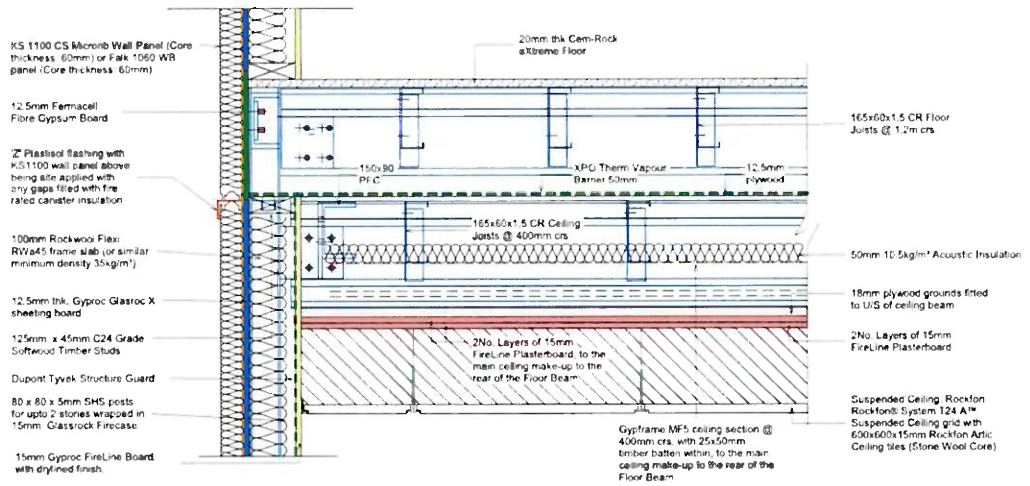
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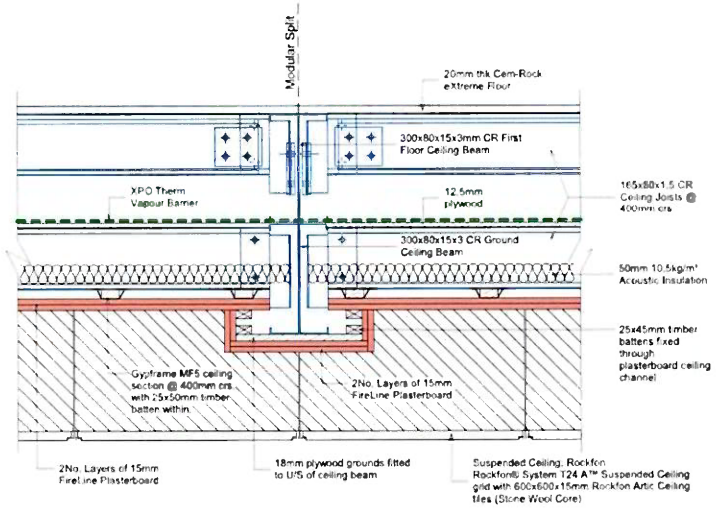
1 Section 1
1 : 50



2 Section 2
1 : 50



909 - Fire Ceiling Detail - Externall Wall Junction / First Floor
1 : 10



909 - Fire Ceiling Detail - First Floor Modular Split
1 : 10

Rev No	Issued by	Revision Description	Date
0	SD	Issued for information	16.12.2025

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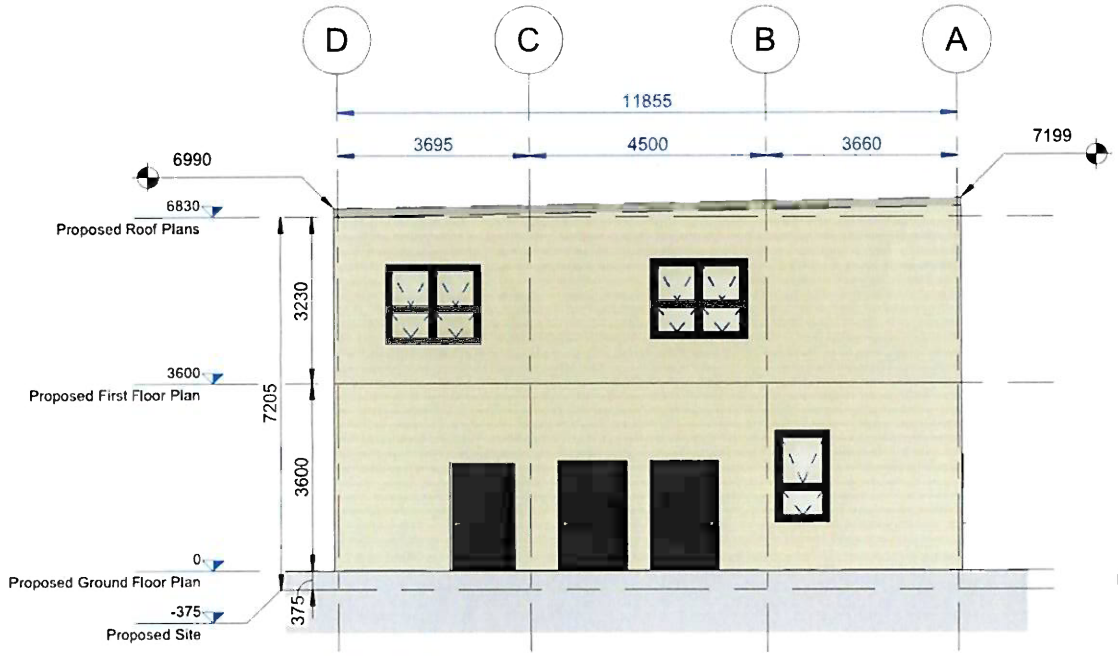
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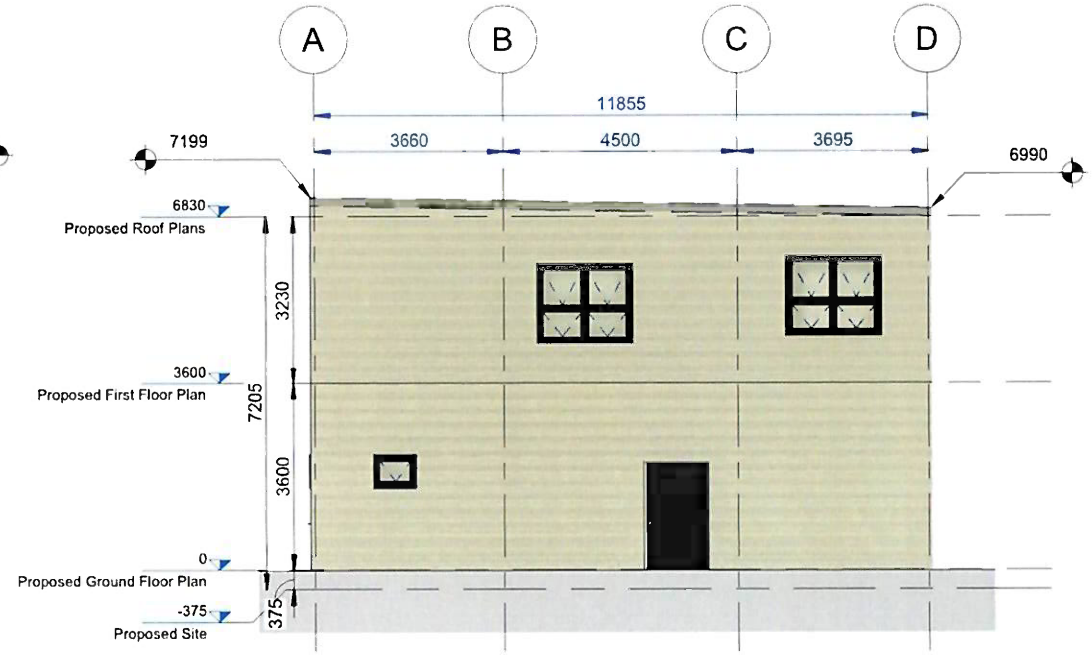
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PROJECT: DOES_
CLIENT: Department of Education
SITE: TBC
JOB NO.: DOES_
DRAWING NO.: 201
PAPER SIZE: A1
DRAWING NAME: Proposec Sections

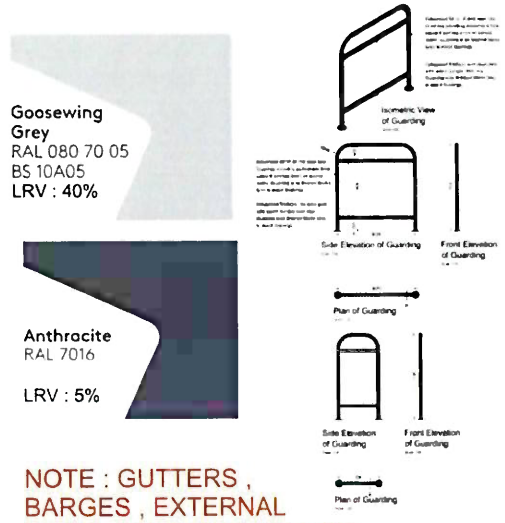
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16-12-2025 19:28:13	As indicated @ A1	SD	SD	PK	Info



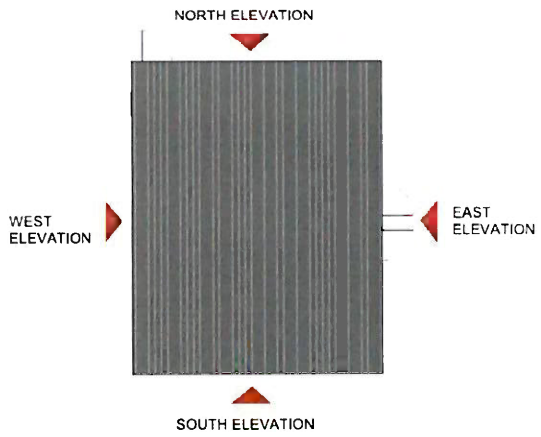
3 EAST ELEVATION
1 : 100



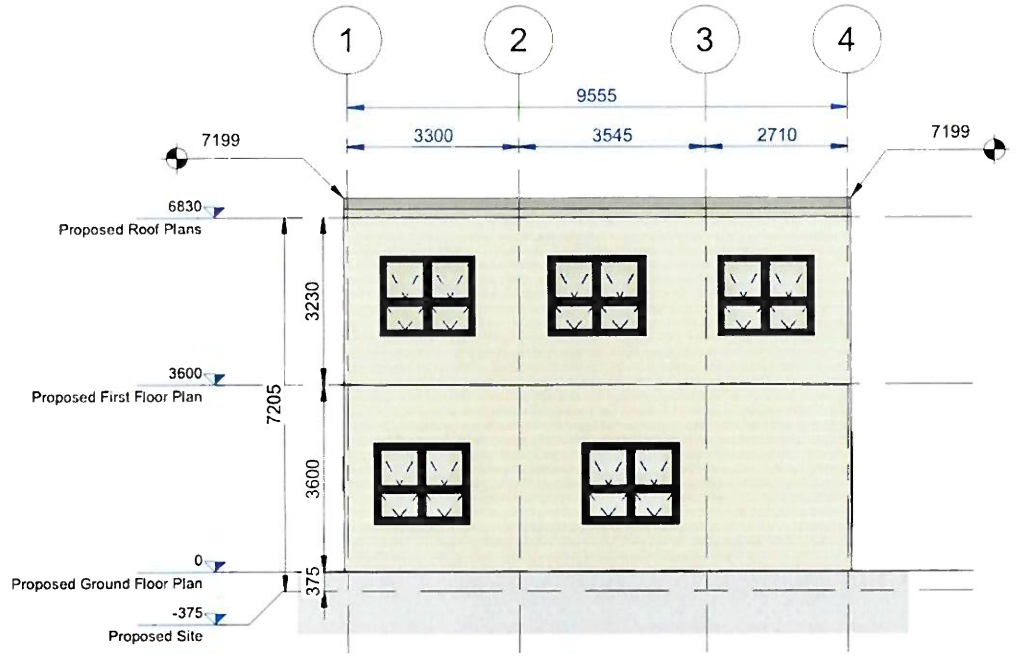
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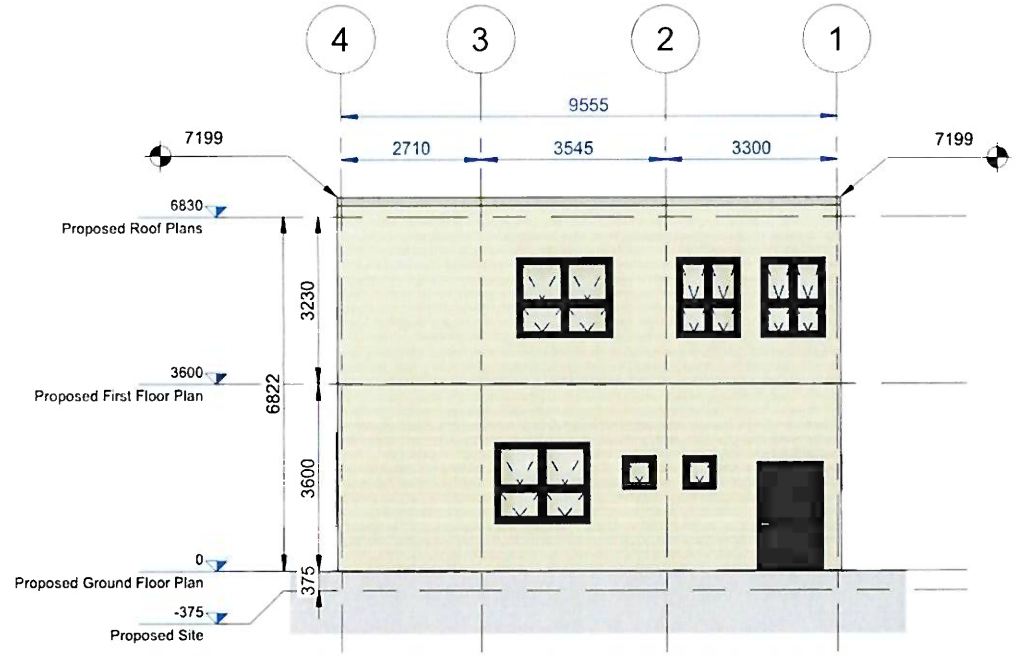
NOTE : GUTTERS , BARGES , EXTERNAL DOOR, WINDOWS WILL BE ANTHRACITE (RAL 7016)



5 Key Plan
1 : 200



1 SOUTH ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100

0	Issued for information	16.12.2025

Rev No	Revision Description	Date

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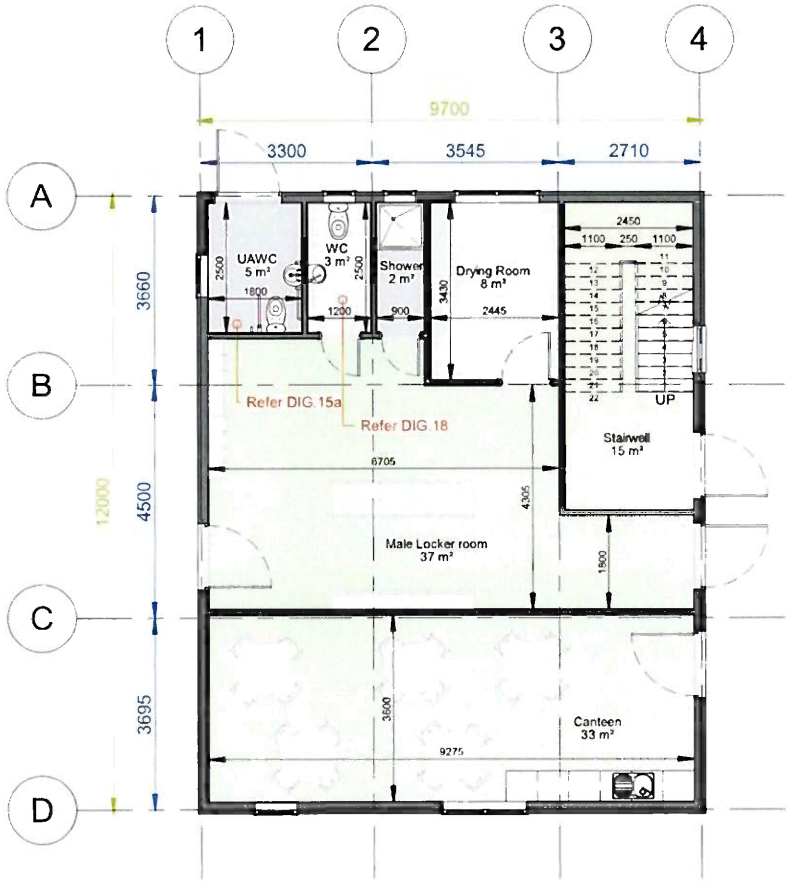
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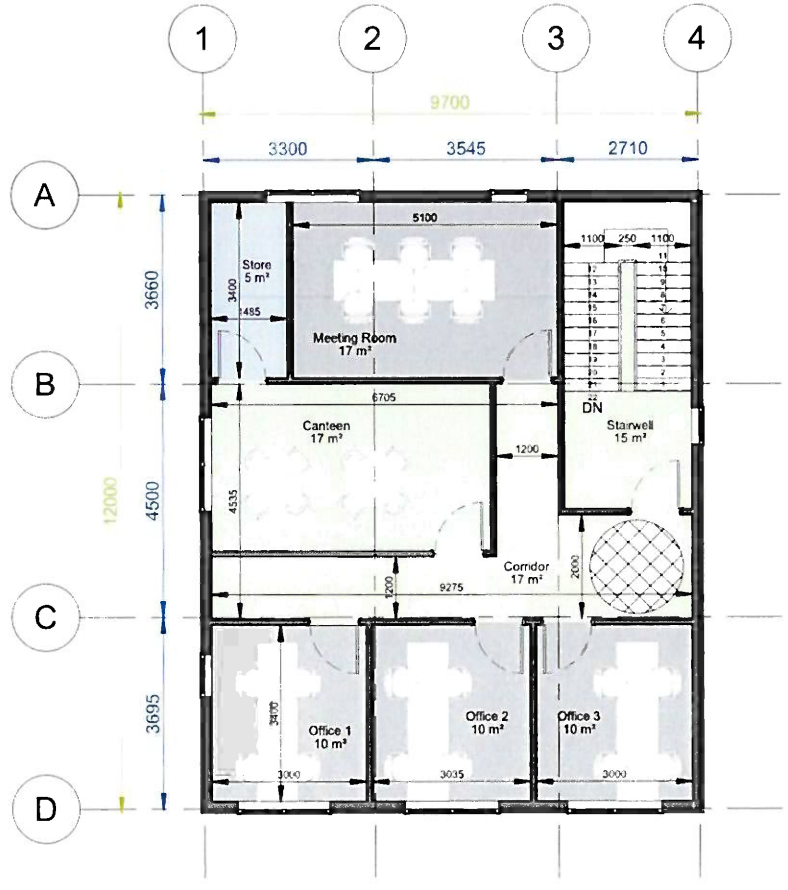
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CLIENT: Department of Education
SITE: TBC
PROJECT NO: DOES_
DRAWING NO: 200
PAPER SIZE: A2
DRAWING NAME: Proposed Elevations
DATE: 16-12-2025 19:28:10
SCALE: As indicated
DRAWN BY: SD
DESIGN BY: SD
CHECKED BY: PK
PHASE: Info



1 Proposed Ground Floor Plan
1 : 100



2 Proposed First Floor Plan
1 : 100

Diagram 18 Standard WC Cubicle

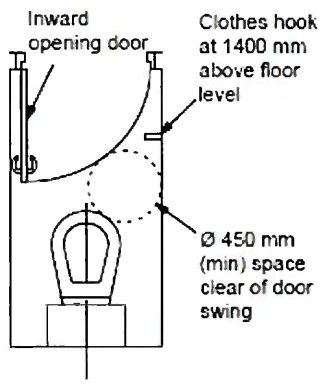
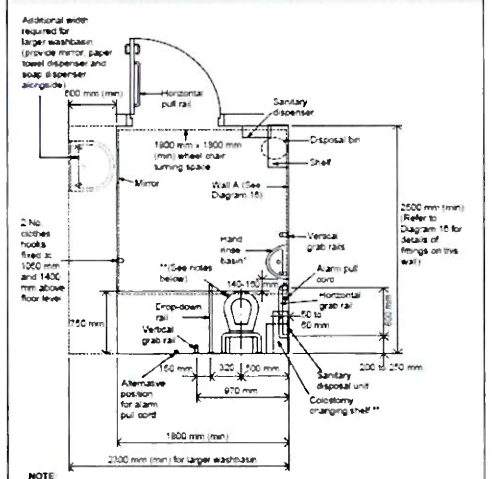


Diagram 15a Wheelchair Accessible Unisex WC (1800 mm X 1800 mm Turning Space)



NOTE
Example layout shown is for right-hand transfer to WC.
*The overall dimensions should include such items as heat emitters, skirting boards, tiles and boxing in of pipework. Adjustments in room sizes will be needed to accommodate these items.
* The tap on the hand rinse basin should be positioned on the side closest to the WC
** Where high or low level cisterns are used, a rail with a padded back rest and a separate colostomy changing shelf 125 mm to 150 mm deep x 400 mm (min) wide with its surface 650 mm above floor level should be provided. Where a flat topped close-coupled cistern is used, the cistern should be adequate to also act as a back rest. If the top of the cistern is flat it should be adequate to facilitate a colostomy changing surface for standing users without the extra requirement for a separate shelf.

LEGEND

- Circulation Spaces
- WC
- Office Space
- Storage Space
- Ancillary Scape

DIMENSION KEY

- Grid to grid dimenion
- Overall Building Dimension
- Finished Room Dimension

Rev No	Revision Description	Date
1	Male Locker room UAWC & Canteen Space updated	12.12.2025
0	Issued for information	03.12.2025

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CLIENT: Department of Education
SITE: TBC
PROJECT NO: DOES_
DRAWING NO: 100-Hazlehatch
PAPER SIZE: A2
DRAWING NAME: Proposed Ground Floor

DATE	SCALE	DRAWN BY	DESIGN BY	CHECKED BY	PHASE
12-12-2025 19:21:37	As indicated	SD	DF	PK	Info

Title: Hazelhatch Station – Site Photography Locations



View 1 – Looking South West. Proposed facility parallel with berm on left hand side.

Platform is on the right hand side.



View 2 – Looking North East. Proposed facility parallel with berm & mature trees on right hand side



View 3 – Looking North East. Proposed facility parallel with berm on right hand side and existing facility in blue

Data sensitivity - Internal