Comhairle Contae Chill Dara
Kildare County Council

Date: 05th May 2026
Our Ref: ED/1340.

Alan Crabtree and Deirdre Wafer,
19 Laurence Avenue,
Maynooth,
Co Kildare
W23 W2D2

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 19 Laurence Avenue, Maynooth, Co Kildare, W23 W2D2.

Dear Sir/Madam,

I refer to your correspondence received on 7th April 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,

PP _____
Senior Executive Officer,
Planning Department.

Comhairle Contae Chill Dara
Kildare County Council

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

ED/1340.

WHEREAS a question has arisen as to whether the addition of external insulation to a terraced house using 100mm Baumit 60 EXR Insulation System to the front and rear of the existing dwelling, finished in cream render with no amendments proposed to the existing windows and doors at 19 Laurence Avenue, Maynooth, Co Kildare, W23 W2D2 is exempted development,

AS INDICATED on the plans and particulars received by the Planning Authority on 7th April 2026

AND WHEREAS Alan Crabtree and Deirdre Wafer 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) Section 4(1)(h) of the Planning and Development Act 2000 (as amended)
(c) Articles 6 and 9 of the Planning and Development Regulations 2000 (as amended)
(d) The nature, extent and purpose of the works

NOW THEREFORE Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that the addition of external insulation to a terraced house using 100mm Baumit 60 EXR Insulation System to the front and rear of the existing dwelling, finished in cream render with no amendments proposed to the existing windows and doors at 19 Laurence Avenue, Maynooth, Co Kildare, W23 W2D2 **IS development and IS EXEMPTED development pursuant to Section 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended), Section 4(1)(h) of the Planning and Development Act 2000 (as amended) and Article 6, Article 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 Coimisiún of the prescribed fee, refer a declaration to An Coimisiún Pleanála within 4 weeks of the issuing of the decision.

05th May 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/1340

Name Of Applicant(s):	Alan Crabtree and Deirdre Wafer
Address Of Development:	19 Laurence Avenue, Maynooth, Co Kildare
Development Description:	Addition of External Insulation 100mm
Due date	05/05/2026

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 consisting of the addition of external insulation to a terraced house using 100mm Baumit 60 EXR Insulation System to the front and rear of the existing dwelling, finished in cream render with no amendments proposed to the existing windows and doors is exempted development.

Site Location

The subject site is located within Laurence Avenue housing estate, which is in the urban area of Maynooth. There is an existing terraced dwelling on the site. Access to the site is off the R405.

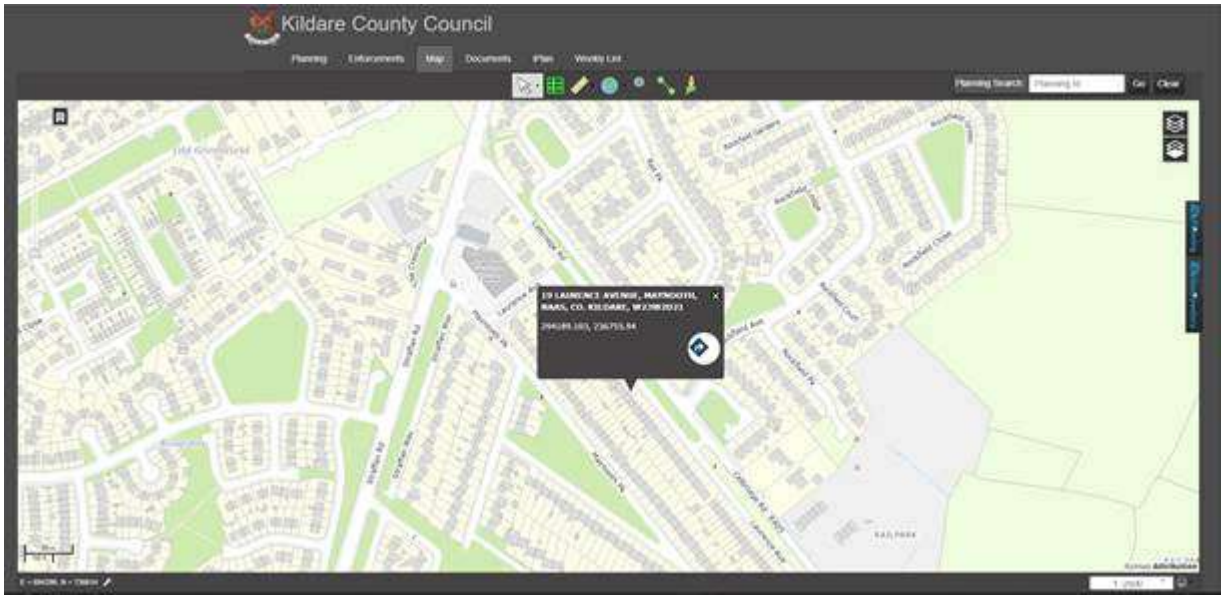


Fig 1: Site Location and context

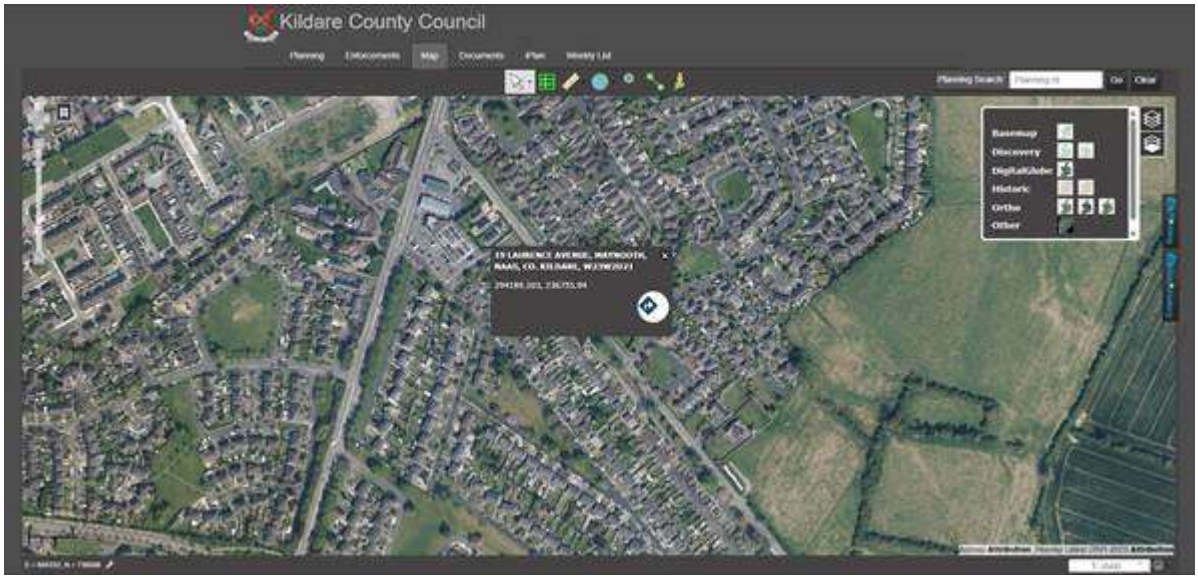


Fig 2: Site Location and context Aerial View

Description of Proposed Development

External insulation of a terraced house using 100mm Baumit 60 EXR Insulation System to the front and rear of the existing dwelling, finished in cream render with no amendments proposed to the existing windows and doors.

Planning History

No recent applications on site.

Relevant Legislative Background

Planning and Development Act 2000 (as amended)

Section 2(1)

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

Section 3(1)

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

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

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

Section 5(7) EIA Screening

The proposed development is not specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001(as amended). In any event, it is considered, having regard to nature, size and location, the proposed development would not be likely to have significant effects on the environment. Therefore, EIA is not required.

Planning and Development Regulations 2001 (as amended)

Article 6(1)

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9 (1)(a)(i)

Restrictions on exemption.

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) if the carrying out of such development would—…..(15 items)

Assessment

The applicant is seeking a declaration on whether the addition of external insulation to a terraced house using 100mm Baumit 60 EXR Insulation System to the front and rear of the existing dwelling, finished in cream render with no amendments proposed to the existing windows and doors is exempted development.

"*Works*" are defined in Section 2 of the Planning and Development Act 2000 as '*any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior to exterior of a structure*'. It is considered that the proposal would involve works, as alterations works are proposed to be undertaken.

Section 3 of 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'.* It is considered that the proposal constitutes 'development' in this regard.

The Planning Authority also considers that Section 4(1) (h) of the Planning and Development Act 2000 (as amended) is applicable in this application due to its wording and the description of the development. It is considered that the proposed works would not significantly '*affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures'* and as such would be consistent with this section.

Having regard to the contents of Section 4(1) (h) of the Planning and Development Act 2000 (as amended), in conjunction with the nature of the proposed development, the Planning Authority are satisfied that the addition of external insulation to a terraced house using 100mm Baumit 60 EXR Insulation System to the front and rear of the existing dwelling, finished in cream render with no amendments proposed to the existing windows and doors constitutes exempt development.

Conclusion

Having regard to:

- Sections 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended);
- Section 4(1) (h) of the Planning and Development Act 2000 (as amended)
- Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended); and
- The nature, extent and purpose of the works;

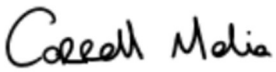
It is considered that the proposed works **constitutes development** as defined in Section 3(1) of the Planning and Development Act 2000 (as amended) and **is exempted development** as defined by the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

Recommendation

It is recommended that the applicant be advised that the development as described in the application is development and is exempted development.

Signed 

Lisa Rothwell
Executive Planner
01/05/2026



Signed:

Carroll Melia

Senior Executive Planner

01/05/2026

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 addition of external insulation to a terraced house using 100mm Baumit 60 EXR Insulation System to the front and rear of the existing dwelling, finished in cream render with no amendments proposed to the existing windows and doors is development and is exempted development.

AS INDICATED on the plans and particulars received by the Planning Authority on 07/04/2026,

AND WHEREAS Alan Crabtree and Deirdre Wafer 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:

(c) Sections *2, 3, 4 and 5* of the Planning and Development Act 2000 (as amended)
(c) Section 4(1)(h) the Planning and Development Act 2000 (as amended)
(c) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended); and
(d) The nature, extent and purpose of the works.

NOW THEREFORE Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that -

the addition of external insulation to a terraced house using 100mm Baumit 60 EXR Insulation System to the front and rear of the existing dwelling, finished in cream render with no amendments proposed to the existing windows and doors

IS development and IS EXEMPTED development pursuant to Sections 2, 3, 4 and 5 of the Planning and Development Act 2000, as amended and Article 6, Article 9 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 An Coimisiun Pleanala of the prescribed fee, refer a declaration to An Coimisiun Pleanala within 4 weeks of the issuing of the decision.



Signed

Lisa Rothwell

Executive Planner

Appendix 1: Appropriate Assessment Screening

APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION

(A) Project Details	
Planning File Ref	ED1340
Applicant name	Alan Crabtree and Deirdre Wafer
Development Location	19 Laurence Avenue, Maynooth, Co Kildare
Site size	
Application accompanied by an EIAR (Yes/NO)	No
Distance from Natura 2000 site in km	Approx 2km from Rye Water Valley/Carton SAC
Description of the project/proposed development – External Insulation	

(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)	
Scale of proposal, distance from Natura 2000 sites, no source-pathway = no impact on integrity of Natura 2000 sites	
Name:	Lisa Rothwell
Position:	Executive Planner
Date:	01/05/2026

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 Executive's Order number: CE63325, do hereby make the following Order:

ORDER NO: DO65356 **Section:** Planning

SUBJECT: ED/1340
Alan Crabtree and Deirdre Wafer, 19 Laurence Avenue, Maynooth, Co Kildare, W23 W2D2. Exempt Development Application for the addition of external insulation to a terraced house using 100mm Baumit 60 EXR Insulation System to the front and rear of the existing dwelling, finished in cream render with no amendments proposed to the existing windows and doors at 19 Laurence Avenue, Maynooth, Co Kildare, W23 W2D2

SUBMITTED: File Ref. ED1340 with recommendations 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 exempted development.

MADE THIS 5th DAY

OF May YEAR 2026

SIGNED: Alan Dunney

DIRECTOR OF SERVICES

Comhairle Contae Chill Dara
Kildare County Council

Date: 08th April 2026.
Our Ref: ED/1340.

Alan Crabtree and Deirdre Wafer,
19 Laurence Avenue,
Maynooth,
Co Kildare.

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 19 Laurence Avenue, Maynooth, 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 07th April 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. CRABTREE + WALSH Forenames. ALAN & DEIRDRE
Phone No. [redacted] Fax No.....
2. Address 19 LAWRENCE AVENUE MAYNOOTH
.....CO. KILDARE W23 W2D2

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

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

Section 3	Company Details (if applicable)

1. Name of Company .....
Phone No..... Fax No.....
2. Company Reg. No.....
3. Address.....
.....

Section 4	Details of Site

1. Planning History of Site. NO PREVIOUS PLANNING PERMISSION ON SITE.
2. Location of Proposed Development. W23 W2D2
19 LAWRENCE AVENUE MAYNOOTH
.....
3. Ordnance Survey Sheet No. —
4. Please state the Applicants interest in the site OWNERS
.....
5. Please state the extent of the proposed development. EXTERNAL INSULATION OF TERRACED HOUSE USING 100MM RAINIT 60 EXT INSULATION SYSTEM WORKS UNDERTAKEN BY REGISTERED SEAI ONE STOP SHOP.

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)*

SECTION 4 (1) (h)

7. Please give a detailed description of the Proposed Development *(Use separate page if necessary)* I WISH TO ADD EXTERNAL WALL INSULATION TO THE FRONT & REAR OF MY HOME AT 19 LAWRENCE AVENUE MAYNOOTH W23 W2D7 THE WORKS WILL INCLUDE THE ADDITION OF 100MM RAUMIT 60 EXTERNAL INSULATION SYSTEM. THE WORKS ARE TO BE CARRIED OUT BY A REGISTERED SEAI ONE STOP SHOP (HOME COMFORT RETROFITS). EXISTING WINDOWS + DOORS WILL REMAIN THE SAME SIZE + LOCATION AS SHOWN IN THE ATTACHED DRAWING WITH DIMENSIONS SHOWN. THE FINISH + COLOUR CREAM WILL BE IN LINE WITH GIS TIMBER HOMES ON LAWRENCE AVENUE WITH EXTERNAL WALL INSULATION AND RENDER FINISH. PLEASE CONFIRM PLANNING EXEMPTION UNDER DEVELOPMENT SECTION 4(1)(h) OF PLANNING DEV ACT OR IF ADD PERMISSION REQ'D

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	✓

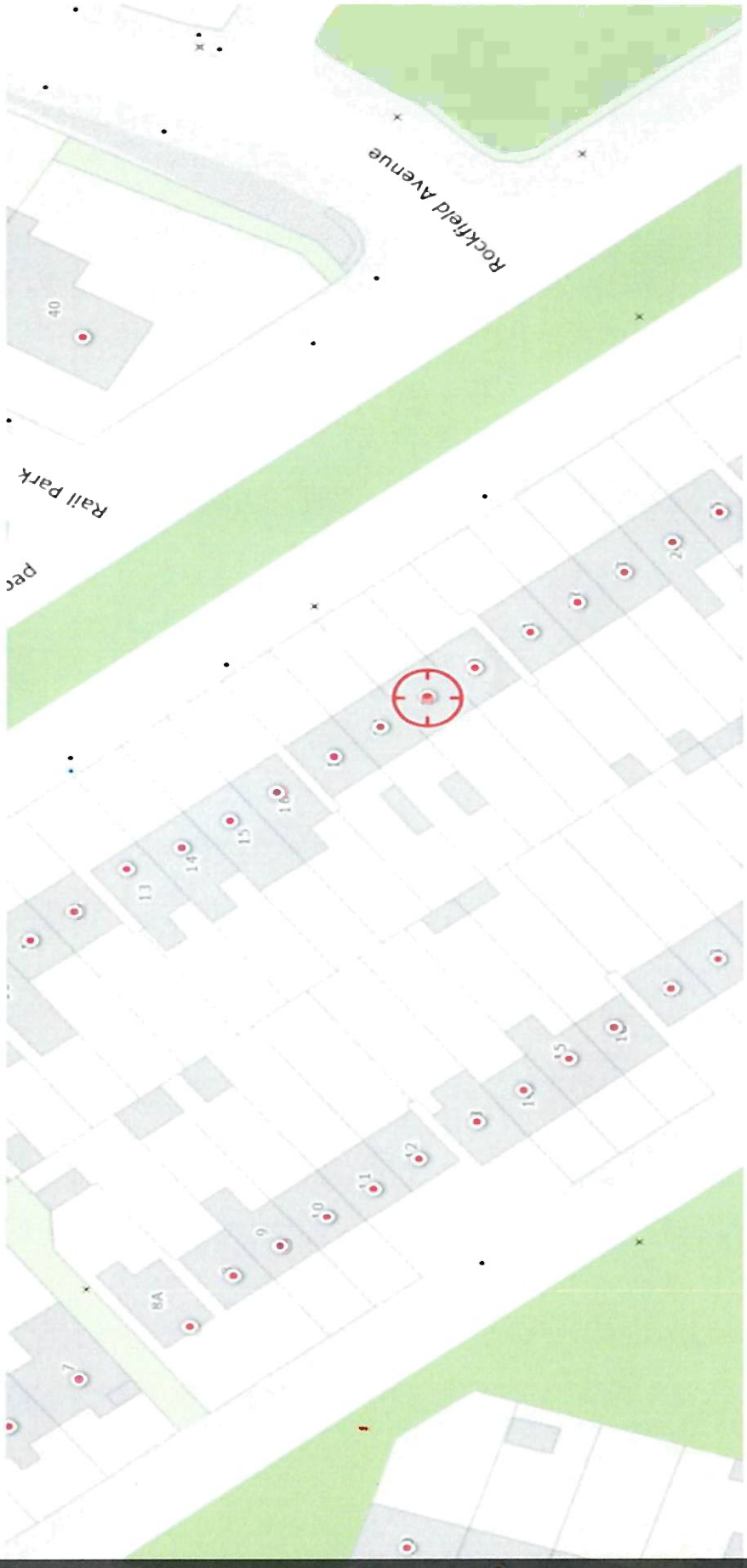
Section 6	Declaration

I, ALAN CRABTREE & DEIRDRE WAFFOR. certify that all of the above information is correct and I have submitted all the required documents as outlined at Section 6 above.

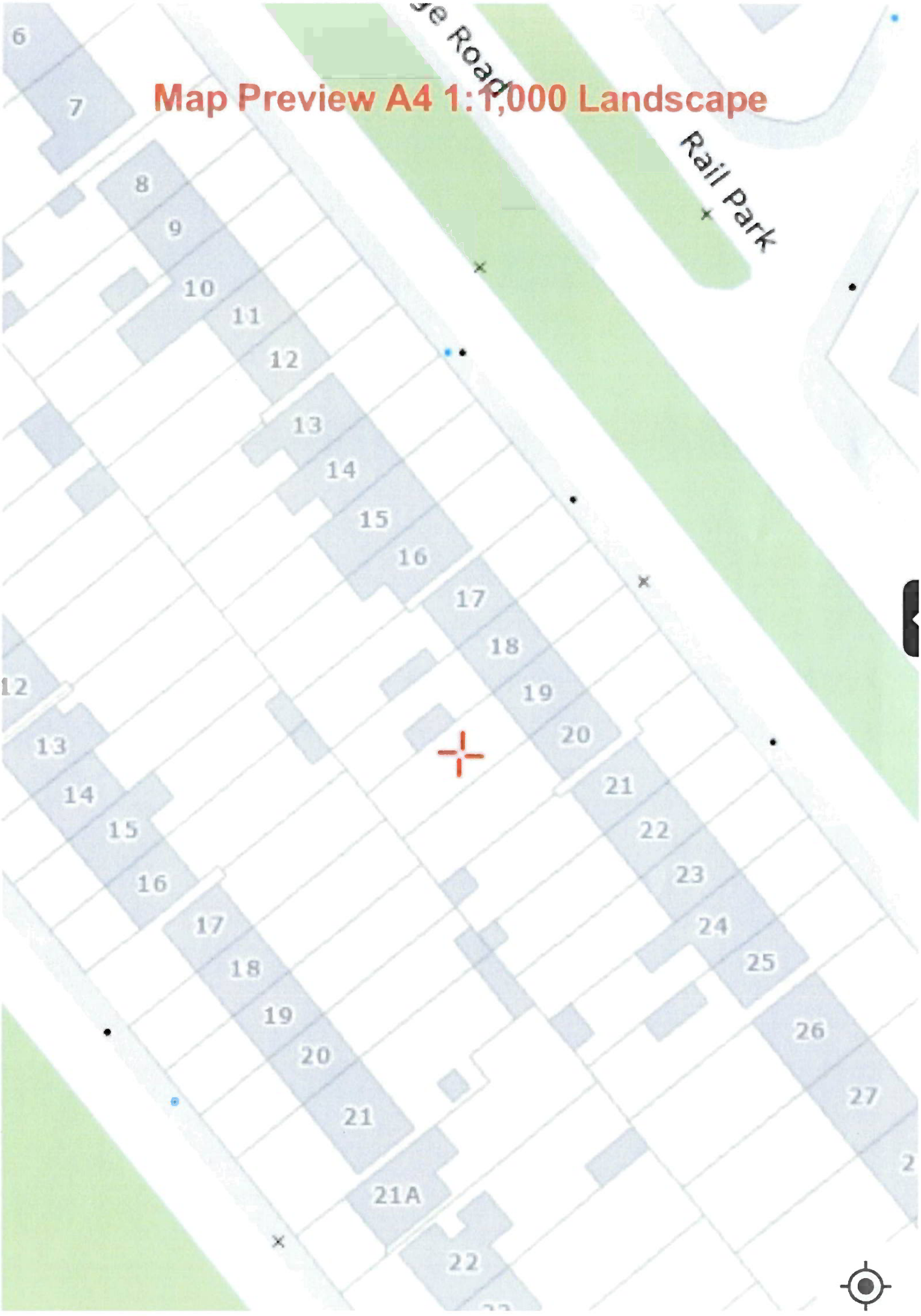
Signature: Alan Crabtree Date: 3/4/26.

Deirdre Waffor

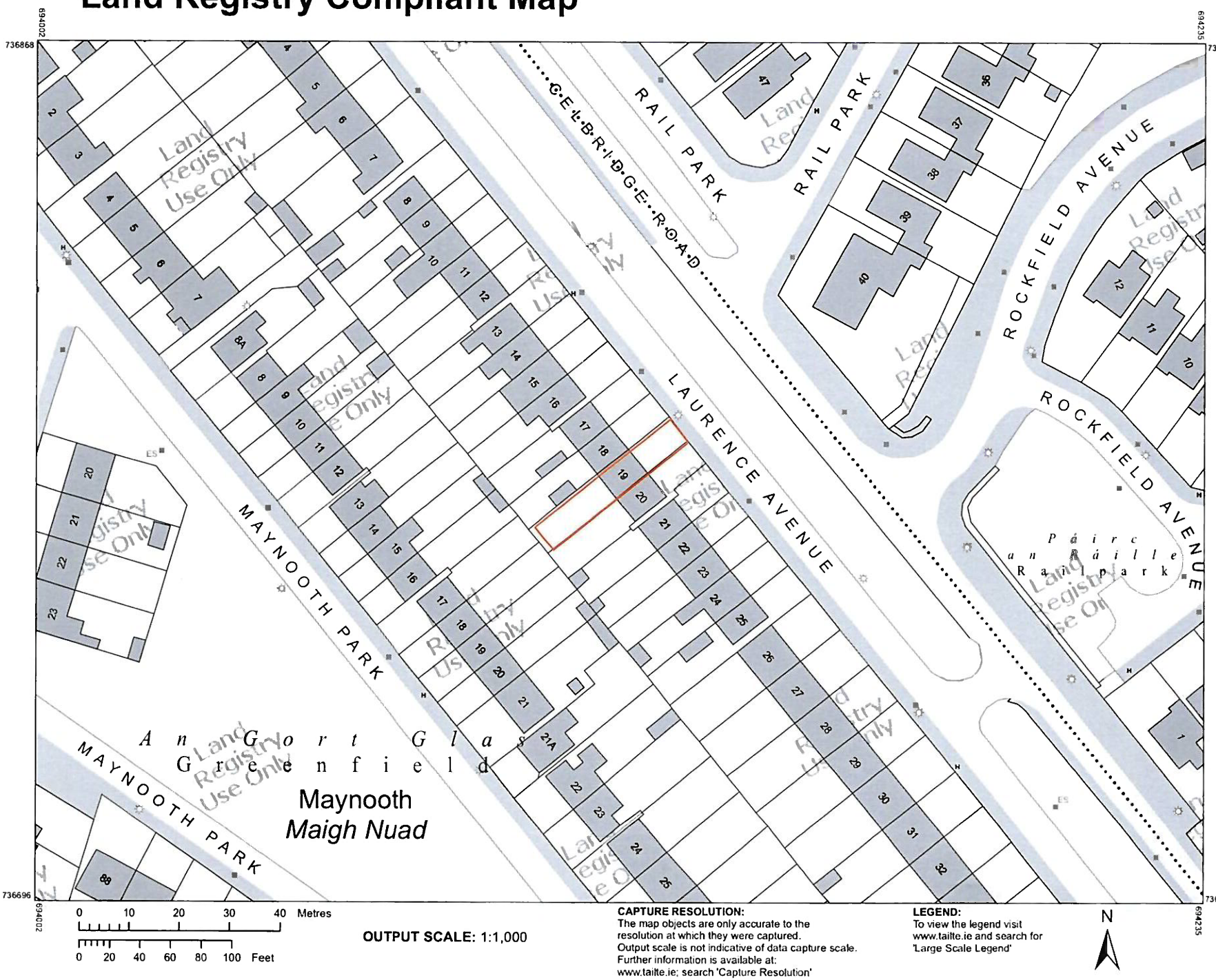
Comhairle Contae Chill Dara
Kildare County Council



Comhairle Contae Chill Dara, Áras Chill Dara, Páirc Uí Dhubhuí, An Nás, Co. Chill Dara, W91 X77F
Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F
T 045 980200 • Lasmuigh de Ghnáthuaireanta/Out of Hours T 1800 500 444
E customerservice@kildarecoco.ie • www.kildarecoco.ie
@KildareCountyCouncil /KildareCountyCouncil @KildareCoCo Kildare County Council Kildare County Council
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Map Preview A4 1:1,000 Landscape
Rail park
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Land Registry Compliant Map



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ITM 694119,736782

PUBLISHED:	**ORDER NO.:**
20/03/2026	50525243_1

MAP SERIES:	**MAP SHEETS:**
1:1,000	3192-08
1:1,000	3192-13

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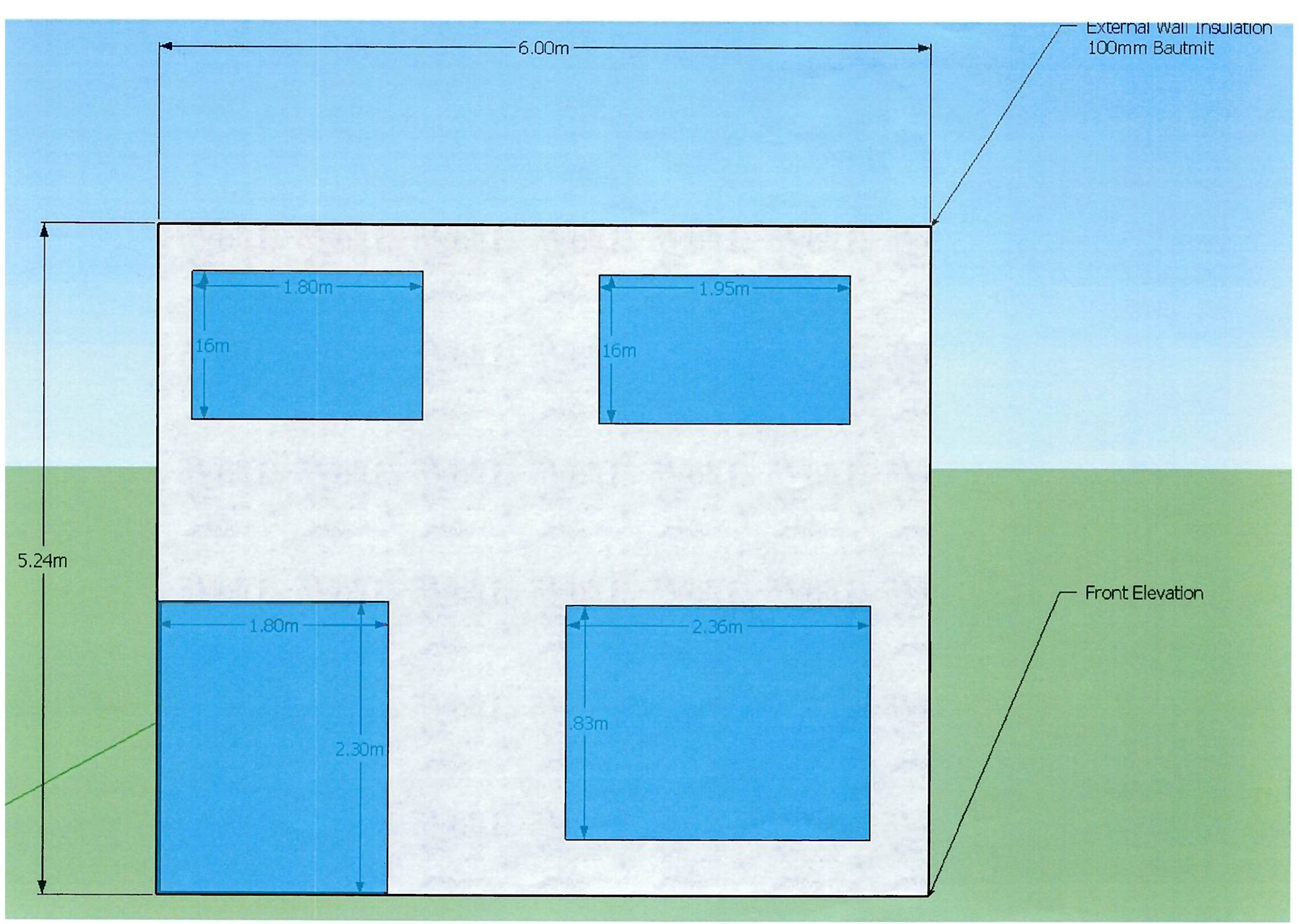
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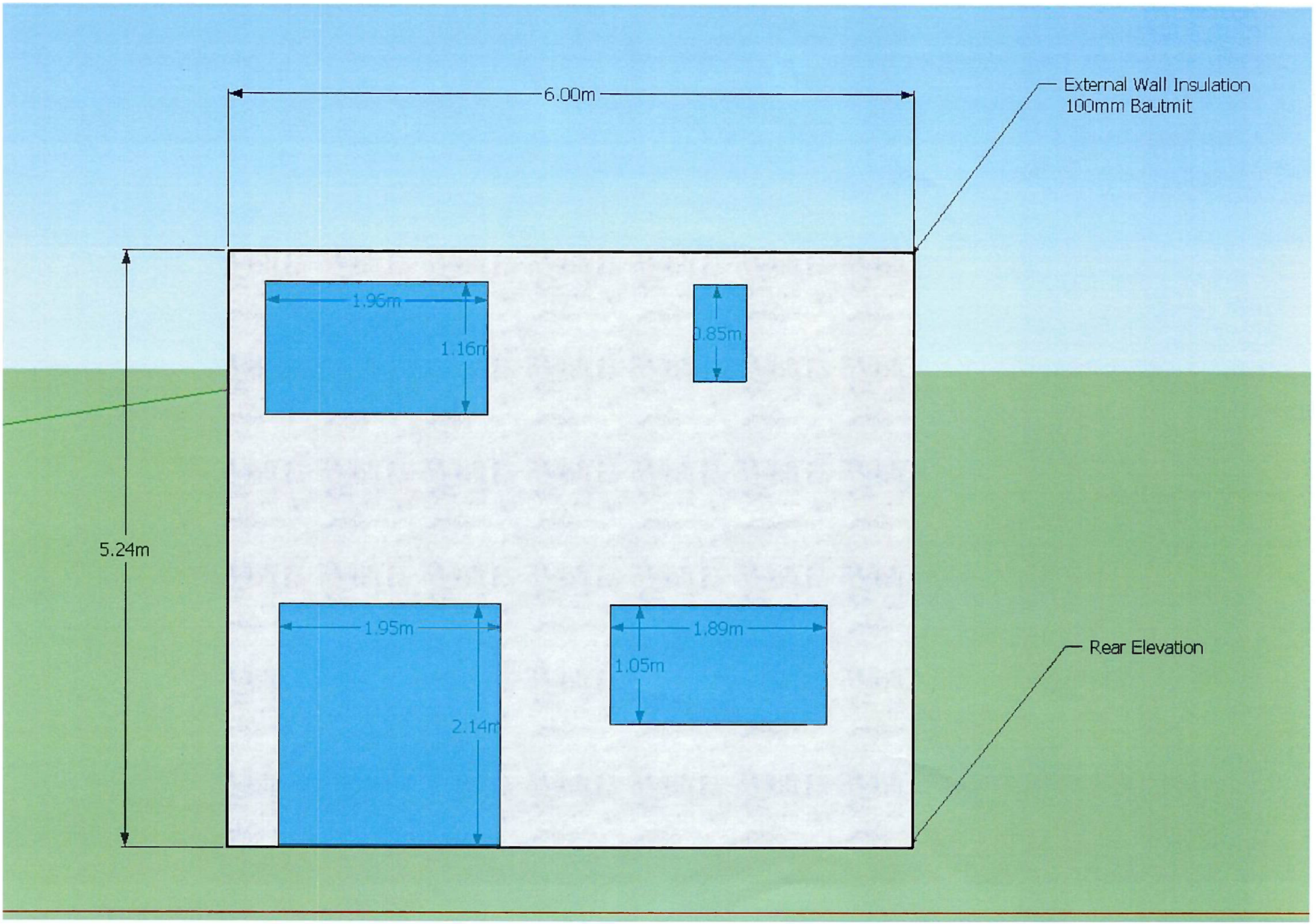
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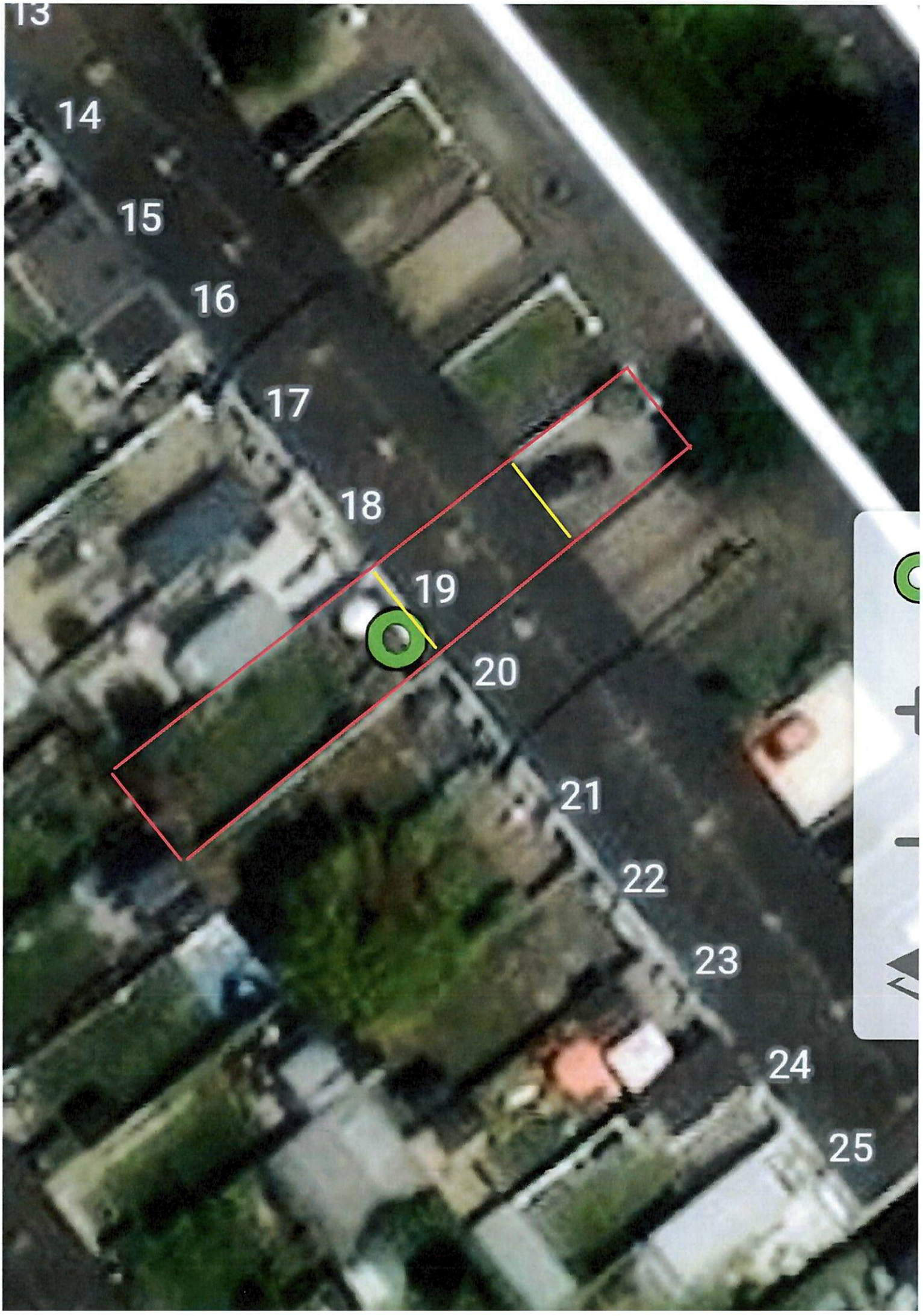
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6.00m
External Wall Insulation
100mm Bautmit
1.80m
16m
1.95m
16m
5.24m
1.80m
2.30m
2.36m
.83m
Front Elevation


6.00m
External Wall Insulation
100mm Bautmit
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1.05m
Rear Elevation


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ED1340

BOIHSR	365 PLANNING FEE	80.00			BANK	1981077	1	0		07/04/2026

07/04/2026 — 365 Planning fee KCC — + €80.00

Payee Name:	Kildare County Council
Payee IBAN:	IE69 BOFI 9012 3911 0668 06
Originator Name:	ALAN CRABTREE
Amount:	+ €80.00
Value Date:	07/04/2026
Payment Reference:	365 Planning fee KCC
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 planning exemption application fee