Comhairle Contae Chill Dara
Kildare County Council

Date: 12th June 2026
Our Ref: ED/1349

Martin Joyce,
C/O Tom O'Loughlin
Redmills House,
Kildare,
Co Kildare

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at Gleeson House, Eyre Street Lower, Newbridge, Co Kildare W12PX88.

Dear Sir/Madam,

I refer to your correspondence received on 05th May 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/1349

WHEREAS a question has arisen as to whether under Section 5 of the Act the works comprising change of use from first and second floor office to residential at 1st & 2nd Floor at Gleeson House, Eyre Street Lower Newbridge W12PX88, is exempted development

AS INDICATED on the plans and particulars received by the Planning Authority on 05th May 2026

AND WHEREAS Martin Joyce 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 and 5 of the Planning and Development Act 2000 (as amended)
(b) Article 6, Article 9, Article 10 of the Planning and Development Regulations 2001 (as amended)
(c) The nature and extent of the development

NOW THEREFORE Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that the works comprising change of use from first and second floor office to residential at 1st & 2nd Floor at Gleeson House, Eyre Street Lower Newbridge W12PX88 **is development and Is Exempted development** pursuant to Section 2, 3 and 5 of the Planning and Development Act 2000 (as amended) Article 6, Article 9, Article 10 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.

12th June 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/1349

Name Of Applicant(s):	Martin Joyce
Address Of Development:	1st and 2nd Floor Units, Gleeson House, Eyres Street, Newbridge.
Development Description:	Application follows a notification under Article 10(6) of the Planning & Development Regs 2001 as amended for Change of Use of 1st & 2nd Floor of Gleeson House, Eyre Street Lower Newbridge W12PX88
Due Date	09/06/2026.

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 comprising change of use from first and second floor office to residential is exempted development.

Site Location

3 storey corner site location at corner of Eyre Street. Retail at ground floor and office above over 2 additional floors.

Description of Proposed Development



Fig 1: Site Location and context

Planning History

ED1241 Article 10(6) notification. Change of use of units 1 & 2 from commercial to residential – Deemed Exempt

ED1170 Article 10(6) notification. Change of use of units 1 & 2 from commercial to residential – Deemed Not Exempt

2560031 Martin Joyce granted permission for change of use from a ground floor retail unit to a 2 bedroom apartment, associated alterations existing layout, front & rear elevations and all associated site works

19/108 – Permission granted subject to conditions for change of use from a second floor office unit to an apartment, associated alterations to existing layout and side and rear elevations and all associated site works

18/435 – Permission granted to Martin Joyce subject to conditions for the change of use from a retail unit to an apartment at the existing ground floor shop unit. Condition 2 noted that the proposed apartment shall be a 2-bedroom unit.

18/437 – Permission refused change of use from an office unit to a 2-bedroom apartment, associated alterations to existing lay and all associated site works at the existing second floor office unit. The reason for refusal is as follows:

2. Having regard to the configuration of the proposed balcony, the existing roof profile and the restricted nature of the site, it is considered that the proposed development would result in a private open space that would significantly overshadow and impact the visual and residential amenity of the future occupants at first floor level. Furthermore, the proposed balcony by reason of its elevated and exposed position would seriously injure the visual amenities and depreciate the value of properties in the vicinity, and would therefore be contrary to the proper planning and sustainable development of the area.

18/438 – Permission granted subject to conditions for change of use from retail unit to apartment at first floor. Permission granted for a 2-bedroom unit. 06/1468 – Permission granted for (a) Demolition of existing house (b) Construction of 3 storey commercial building consisting of: 1 no. shop/office unit at ground floor, at first floor and at second floor/roof space (c) all associated site development works.

Built Heritage
The site is not located within the ACA and is not a protected structure.

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)

Article 10 of the Planning and Development Regulations 2001, as amended by S.I. 30 of 2018, refers to the change of use, and certain related works, of certain vacant commercial premises to residential use without the need to obtain planning permission. The exemption applies to existing buildings that have a current commercial use with reference to Class 1, 2, 3, and 6 of Part 4 to Schedule 2 of the Principal Regulations.

Article 10 (6)(b) The exemption allows developments that consist of a change of use to residential use from Class 1, 2, 3 or 6 of Part 4 Schedule 1.

The definition of which Classes are set out below:

- Class 1: Use as a shop.
- Class 2: Use for the provision of (a) financial services, (b) professional services (other than health or medical services), (c) any other services (including use as a betting office), where the services are provided principally to visiting members of the public.
- Class 3: Use as an office, other than a use to which class 2 of this Part of this Schedule applies.
- Class 6: Use as a residential club, a guest house or a hostel (other than a hostel where care is provided).

There are certain limitations on the nature and type of buildings that may benefit from the exemption, and these are set out in Article 10(6)(c) and Article 10(6)(d).

Each of these conditions and limitations will be set out in the assessment below and the application examined in respect of each of them.

Assessment
The Applicant is seeking a declaration as to whether the change of use of 2 no. office units to 2 no. apartments is or is not exempted development.

S.I. 30 of 2018 amended Article 10(6) of the Planning and Development Regulations 2001, as amended, to allow for the change of use of an existing vacant commercial unit to residential as exempted development.

Article 10(6)(c) and 10(6)(d) of the Planning and Development Regulations 2001, as amended identified limitations to the exemption described in Article 10(6)(b). The proposed development must be assessed against these limitations.

The proposed development will be assessed against Article 10(6)(c) of the Planning and Development Regulations.

Article 10(6)(c)(i) *the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,*

The building was completed prior to 2018.

Article 10(6)(c)(ii) *the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6*

The structure has been previously used as an office. It appears the most recent permitted use associated with the site would relate to either Class 2 or Class 3 of the Planning and Development Regulations 2001 (as amended).
(Please note Class 2 is defined as follows:

Use for the provision of— (a) financial services, (b) professional services (other than health or medical services), (c) any other services (including use as a betting office), where the services are provided principally to visiting members of the public.
Class 3 is defined a s follows:
Use as an office, other than a use to which class 2 of this Part of this Schedule applies.
It is therefore considered the proposed change of use may fit within the scope of Article 10(6)(c)(ii).

Article 10(6)(c)(iii) *the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development,*

The applicant states in their submitted documentation that the subject offices have been vacant for in excess of 2 years.

Article 10(6)(d)
Table 1: Conditions and Limitations of Article 10(6)(d)

Article 10(6)(d)(i)	*T The development is commenced and is/will be completed during the relevant period*	The site has been vacant since 09/2021.

Article 10(6)(d)(ii)	*Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall affect only the interior of the structure and shall not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures*	Plans and elevations have been submitted. No works are proposed which will materially affect the external appearance of the structure.
Article 10(6)(d)(iii)	*Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.*	There are no works to the ground floor proposed
Article 10(6)(d)(iv)	*No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.*	There are no works to the ground floor proposed
Article 10(6)(d)(v)	*No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.*	The subject development provides 2 no. residential units.
Article 10(6)(d)(vi)	*Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.*	The floor area and storage provided complies with the Section 28 Guidelines. (Note further discussion below)
Article 10(6)(d)(vii)	*Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.*	All habitable rooms have large or suitable windows

Article 10(6)(d)(viii)	*No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.*	The proposal does not involve works to a protected structure
Article 10(6)(d)(ix)	*No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.*	The proposal does not contravene a condition on a permission.
Article 10(6)(d)(x)	*No development shall relate to any structure in any of the following areas: (I) an area to which a special amenity area order relates; (II) an area of special planning control; (III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.*	The proposal does not involve works to a building in any of the referred areas
Article 10(6)(d)(xi)	*No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply*	The proposal is consistent with this limitation.
Article 10(6)(d)(xii)	*No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.*	No Issues

Minimum Floor Area and Storage Requirements

Article 10(6)(d)(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Design Standards for Apartments – Guidelines for Planning Authorities 2025.
" issued under section 28 of the Act or any subsequent updated or replacement guidelines.

The dimensions of the apartments and each room must meet Required Minimum Floor Areas identified in Appendix 1 of those Guidelines.

Apartment 1 – the two bedroom apartment – measures 76sqm which is greater than the 73sqm minimum in the Guidelines. Apartment 2 measures 79sqm. Storage exceeeds 6 sqm for each unit.

It is considered that the units meet Required Minimum Floor Areas identified in Appendix 1 of Guidelines.

It is considered that the proposal is consistent with the requirements of Article 10(6)(d)(vi).

Conclusion

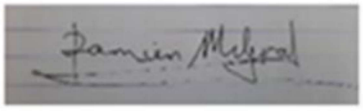
Having regard to:

- Sections 2, 3, 4, and 5 of the Planning and Development Act 2000 (as amended);
- Articles 6, 9, and 10 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.



Damien McGrath

Assistant Planner 11/06/2026.



Martin Ryan
Senior Executive Planner
12/06/2026

ED1349

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 under Section 5 of the Act the works comprising change of use from first and second floor office to residential at 1st & 2nd Floor of Gleeson House, Eyre Street Lower Newbridge W12PX88 is exempted development.

AS INDICATED on the plans and particulars received by the Planning Authority on 05/05/2026.

AND WHEREAS Martin Joyce 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 following provisions applies:

(a) Sections 2, 3, and 5 of the Planning and Development Act 2000 (as amended);
(b) Article 6, Article 9 and Article 10 of the Planning and Development Regulations 2001 (as amended); and
(c) The nature and extent of the development,

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 change of use of first and second floor office to residential

IS development and IS EXEMPTED development pursuant to Sections 2, 3 and 5 of the Planning and Development Act as amended and Article 6, Article 9 and Article 10 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 Coimisiun of the prescribed fee, refer a declaration to An Coimisiun 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	ED1349
Applicant name	Martin Joyce
Development Location	1st and 2nd Floor Units, Gleeson House, Eyres Street, Newbridge
Site size	N/A
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	The site is c. 2.5km east of Pollardstown Fen SAC
Description of the project/proposed development – Change of use from office to residential	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development			
			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	**Impacts on sites designated for freshwater habitats or species.** <u>Sites to consider</u>: River Barrow and Nore, Rye 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.** <u>Sites to consider</u>: River Barrow and Nore, Rye Water/Carton Valley,	*Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or*	**No**

	Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	*heath), or within 1 km of same?*	
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 proximity of the nearest Natura 2000 site and given the nature and extent of the proposed development, it is not considered there would be potential for significant effects on the Natura 2000 network.		
Name:	D McGrath	
Position:	Assistant Planner	
Date:	11/06/2026.	

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: DO66109 **Section:** Planning

SUBJECT: ED1349
Martin Joyce, C/O Tom O'Loughlin, Redmills House, Kildare, Co Kildare. Exempt Development Application for works comprising change of use from first and second floor office to residential at 1st & 2nd Floor at Gleeson House, Eyre Street Lower, Newbridge, Co Kildare.

SUBMITTED: File Ref. ED1349 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 exempted development.

MADE THIS 12th DAY

OF June YEAR 2026

SIGNED: _____

DIRECTOR OF SERVICES

Comhairle Contae Chill Dara
Kildare County Council

Date: 05th May 2026
Our Ref: ED/1349.

Martin Joyce
C/O Tom O'Loughlin
Redmills House,
Kildare,
Co Kildare

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at Gleeson House, Eyre Street, Newbridge, 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 5th May 2026 in connection with the above.

Please find enclosed Receipt no. 1993563 for €80 application fee.

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 JOYCE Forenames MARTIN
Phone No. [redacted] Fax No.....
2. Address WALNUT COTTAGE, CONNELL DRIVE, NEWBRIDGE, CO. KILDARE

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

1. Name of Person/Agent: Surname O'LOUGHLIN Forenames TOM
Phone No [redacted] Fax No.....
2. Address REDHILLS HSE., KILDARE, CO. KILDARE

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 PLREF 06-1468, 18-638, 19 108
2. Location of Proposed Development GLEESON HOUSE, EYRE STREET, NEWBRIDGE, CO. KILDARE (FIRST & SECOND FLOOR UNITS)
3. Ordnance Survey Sheet No. 3606-11
4. Please state the Applicants interest in the site OWNER
5. Please state the extent of the proposed development 2 NO. 2 BEDROOM APARTMENTS ON 1ST & 2ND FLOOR OF GLEESON HOUSE.

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)*

ARTICLE 10(6) CHANGE OF USE EXEMPTION

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

THIS APPLICATION FOR DECLARATION OF EXEMPT DEV. UNDER SECTION 5 FOLLOWS A NOTIFICATION UNDER ARTICLE 10(6) OF PLANNING & DEV. REGS 2001 AS AMENDED FOR CHANGE OF USE OF 1ST & 2ND FLOOR OF GLEESON HSE EYRE ST. LOWER, NEWBRIDGE W12PX88, REF NO. ED 1241 DATED 16TH JULY 2025.

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 PAID BY ETF.	✓

Section 6	**Declaration**

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

Signature: _____ Date: 5.5.26

Planning Section
Kildare County Council

O'Loughlin Architects Ltd
Redhills House
Kildare,
Co. Kildare.

[redacted]

5th May 2026

RE: Application for Section 5 Declaration of Exempted Development Article 10 (6) Change of use exemption at 1st & 2nd floor units at Gleeson Hse, Eyres Street Lower, Newbridge, Co Kildare for Martin Joyce

To whom it concerns,

Please find below details of an application for Section 5 Declaration of Exempted Development Article 10 (6) Change of use exemption at 1st & 2nd floor units at Gleeson Hse, Eyre Street Lower, Newbridge, Co Kildare for Martin Joyce

- Cover letter here with
- Completed application form
- Letter from letting agent re units being vacant since 2021
- Site Location & Layout Plan EX 2212 01
- Proposed land plans , Elevation & Section EX 2212 02
- Proposed elevations EX 2212 03
- Existing Structure details EX 2212 04
- Fee of 80 euro (Paid by ETF)
- Notification under Article 10 (6) Change of use exemption ED 1241

I trust the forgoing is in order and please do not hesitate to contact the undersigned with any queries that may arise.

Yours sincerely,

Tom O'Loughlin
MRIAI

BYRNEMALONE
ESTATE AGENTS

22/11/2024

To Whom It May Concern:

With reference to Unit 2 and Unit 3 (first and second floor respectively) Gleeson House Lower Eyre Street Newbridge Co. Kildare – Being part of folio KE64975F

We can confirm that these two units have been vacant since September 2021 to the date of this letter.

Kind Regards



Finbarr Malone
M.Sc. Real Estate
Byrne Malone Estate Agents
PSRA Licence 004174-008244

SITE AREA 135SQ.M

ORDNANCE SURVEY
SHEET 3606- II

O'LOUGHLIN
ARCHITECTS LTD.

PLANNING ISSUE

NO.	REVISION/ISSUE	DATE

ARCHITECT
O'LOUGHLIN ARCHITECTS LTD.
REDHILLS HSE
KILDARE
CO. KILDARE
[redacted]
EMAIL: OLOUGHLINARCHITECTS@GMAIL.COM

ORDNANCE SURVEY IRELAND LICENCE NO. AR0008GIR

CLIENT
MARTIN JOYCE INTENDS TO APPLY FOR CHANGE OF USE FROM 2 NO. OFFICE UNITS TO 2 NO. 2 BEDROOM APARTMENT, ASSOCIATED ALTERATIONS TO EXISTING LAYOUT AND ALL ASSOCIATED SITE WORKS AT FIRST & SECOND FLOOR OFFICE UNIT AT GLEESON HOUSE, EYRE STREET LOWER, NEWBRIDGE, CO KILDARE

TITLE
SITE LOCATION & SITE LAYOUT

DATE
APRIL 2025

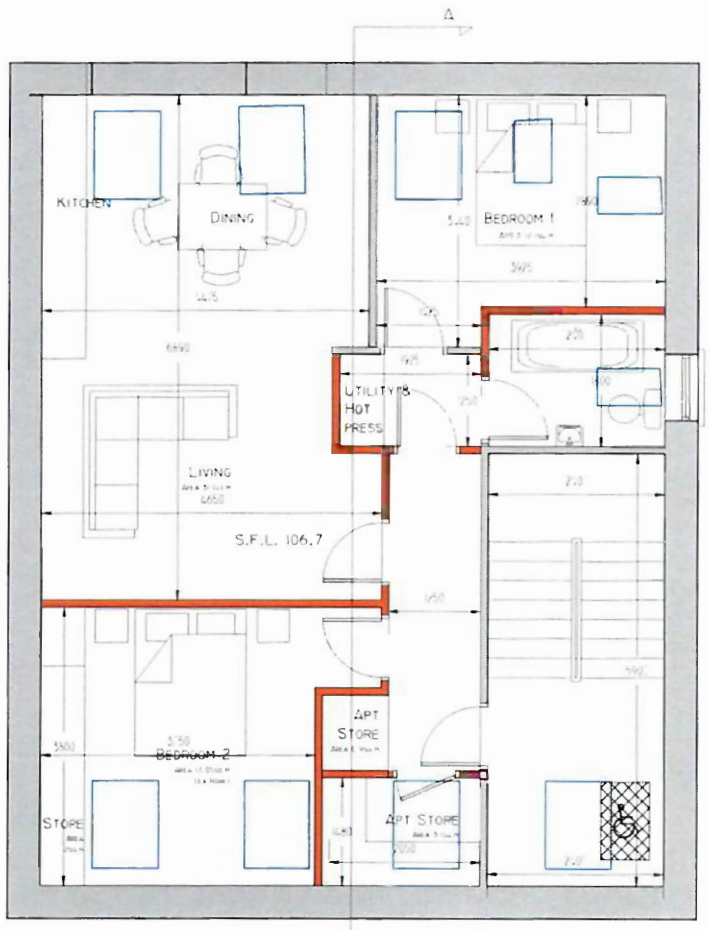
SCALE
1:1000 & 1:200

DRAWING NO.
EX 2812-01

DRAWN BY
TOM O'LOUGHLIN

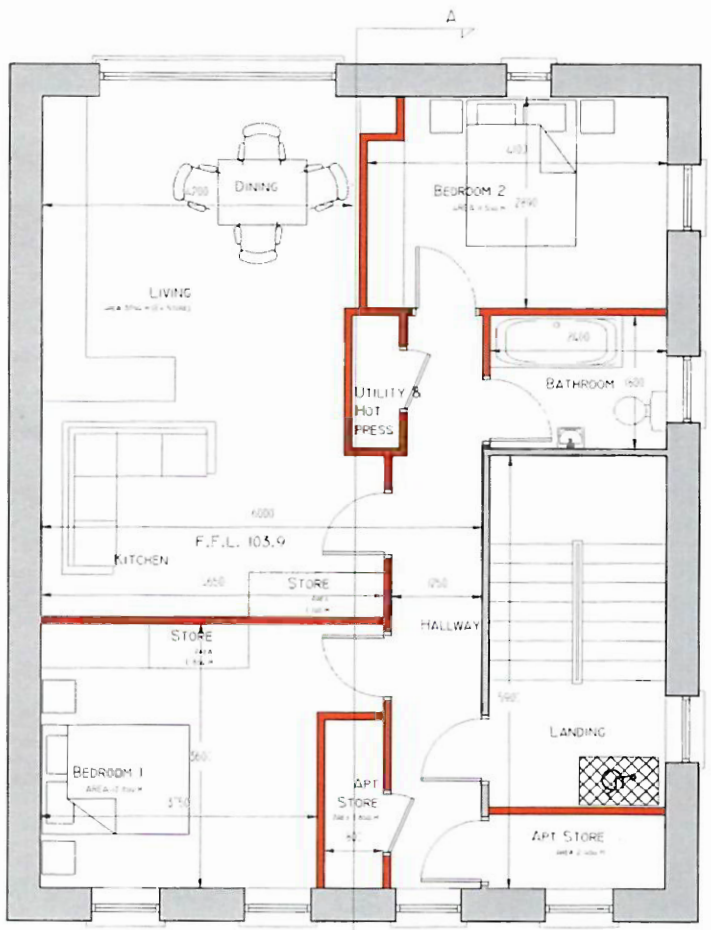






SECOND FLOOR APARTMENT

PROPOSED SECOND FLOOR PLAN
SCALE 1:50
APARTMENT AREA 76SQ.M

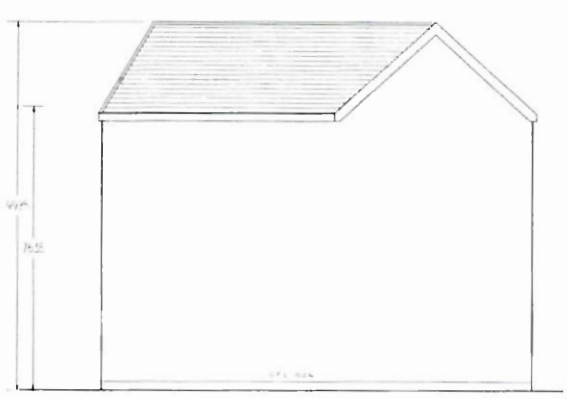


FIRST FLOOR APARTMENT

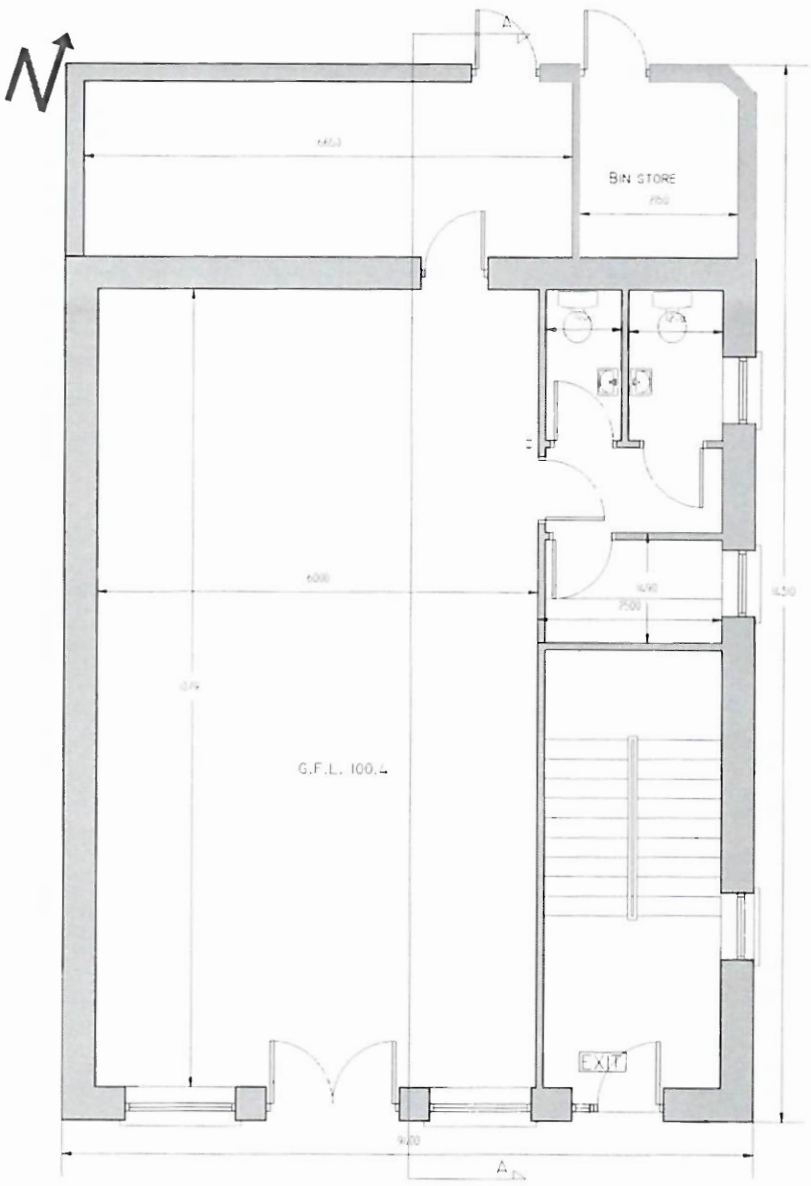
PROPOSED FIRST FLOOR PLAN



FRONT ELEVATION
SCALE 1:50



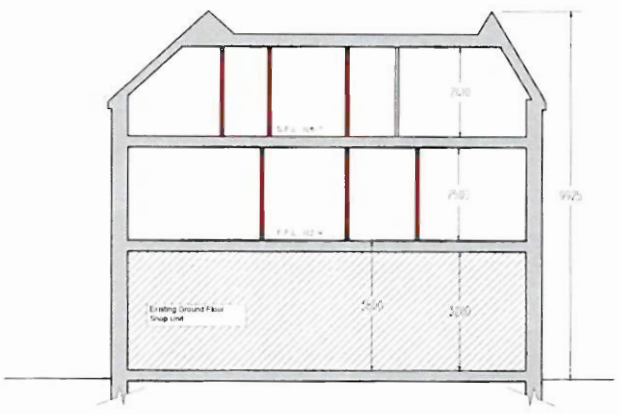
SIDE ELEVATION
SCALE 1:100



EXISTING GROUND FLOOR
SHOP PLAN
SCALE 1:100
91.7SQ.M



SIDE ELEVATION
SCALE 1:100



SECTION AA
SCALE 1:100

O'LOUGHLIN ARCHITECTS LTD.

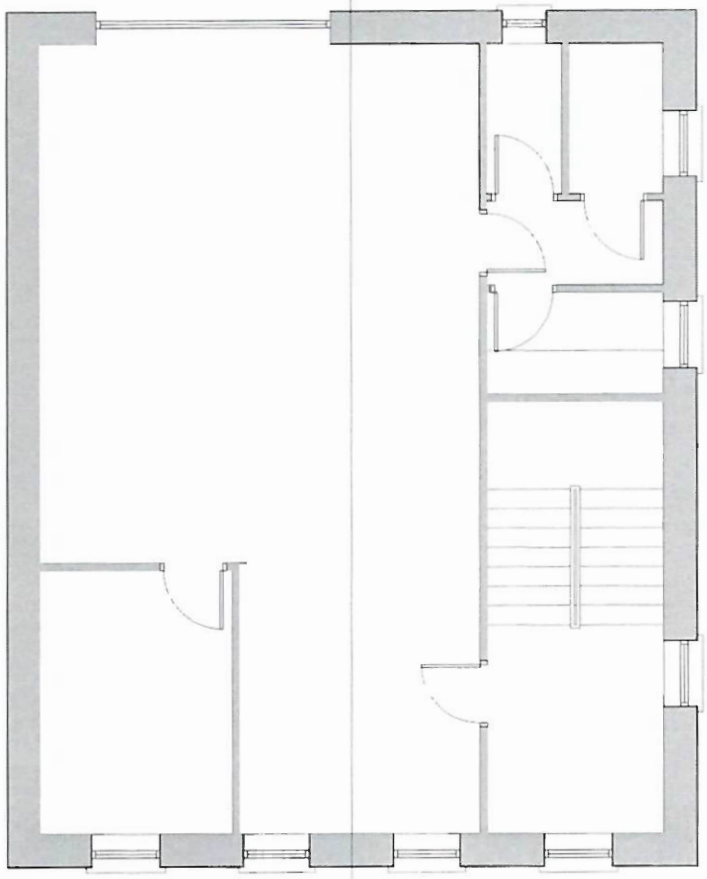
PLANNING ISSUE

NO.	REVISION/ISSUE	DATE

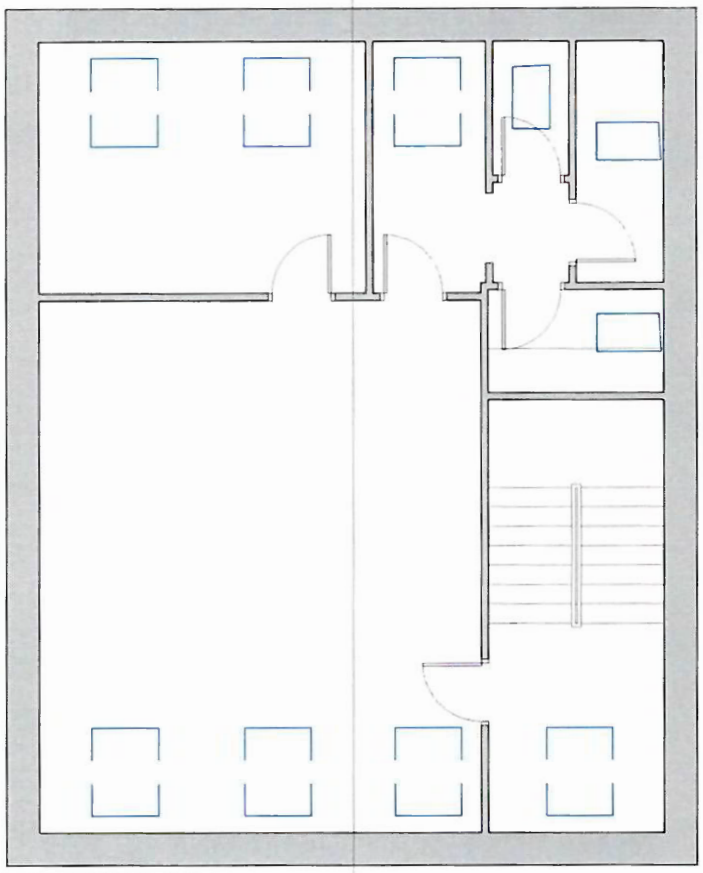
ARCHITECT
O'LOUGHLIN ARCHITECTS LTD.
REDHILLS HSE
KILDARE
CO. KILDARE
[redacted]
EMAIL: OLOUGHLINARCHITECTS@GMAIL.COM

CLIENT
MARTIN JOYCE INTENDS TO APPLY FOR CHANGE OF USE FROM 2 NO. OFFICE UNITS TO 2 NO. 2 BEDROOM APARTMENT, ASSOCIATED ALTERATIONS TO EXISTING LAYOUT AND ALL ASSOCIATED SITE WORKS AT FIRST & SECOND FLOOR OFFICE UNIT AT GLEESON HOUSE, EYRE STREET LOWER, NEWBRIDGE, CO. KILDARE

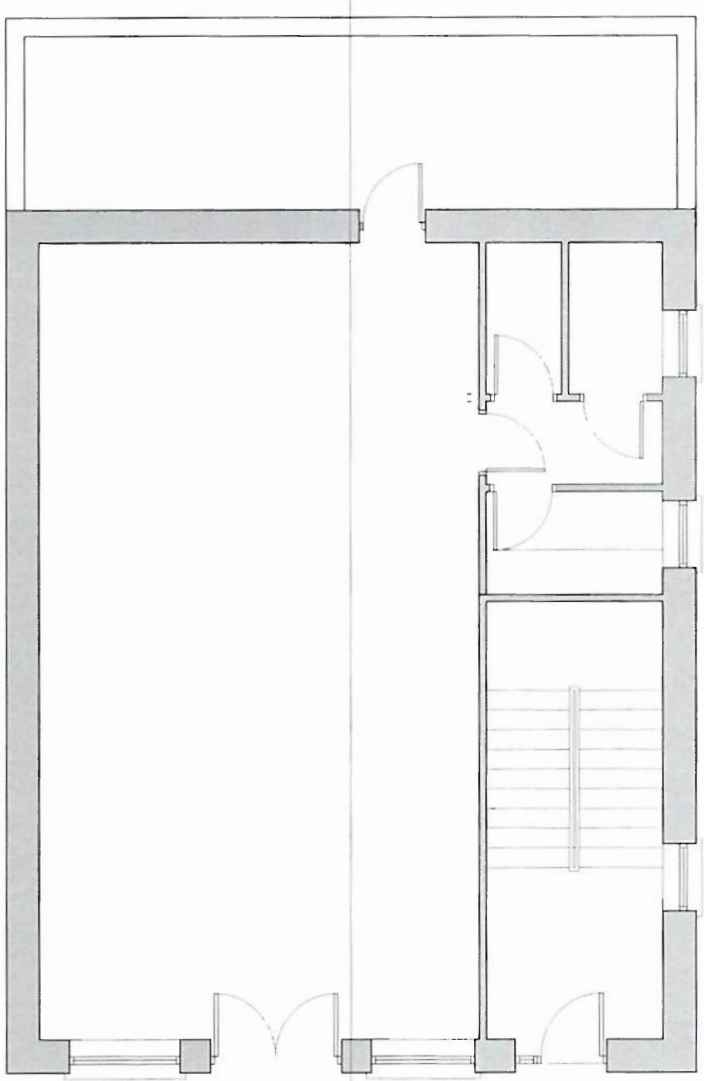
TITLE
PROPOSED FLOOR PLANS, ELEVATIONS & SECTIONS
DATE
APRIL 2025
SCALE
1:50 & 1:100
DRAWING NO.
EX 2212-02
DRAWN BY
TOM O'LOUGHLIN



First Floor Office Plan



Second Floor Office Plan



Ground Floor Shop Plan



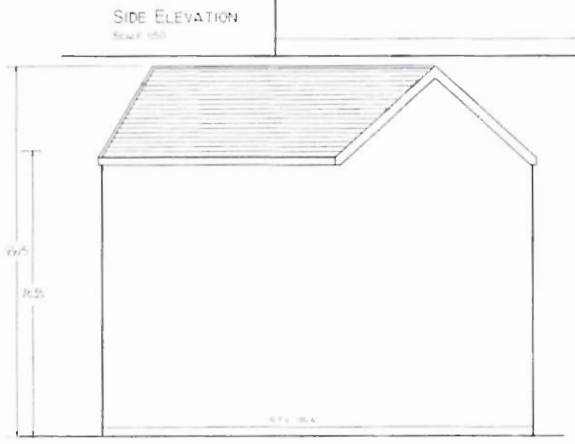
Front Elevation



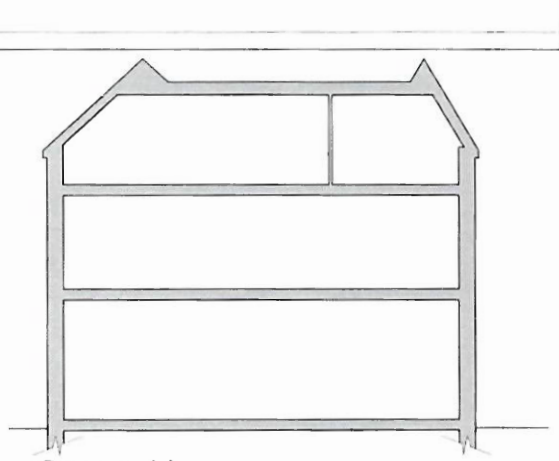
Side Elevation



Rear Elevation
Scale 1:100



Side Elevation
Scale 1:100



Section AA
Scale 1:100

O'LOUGHLIN ARCHITECTS LTD.

PLANNING ISSUE

No.	Revision Issue	Date

Architect
O'Loughlin Architects Ltd.
Redhills Hse
Kildare
Co. Kildare
[redacted]
Email: dloughlinarchitects@gmail.com

Client
Martin Joyce intends to apply for change of use from 2 no. office units to 2 no. 2 bedroom apartment, associated alterations to existing layout and all associated site works at First & Second floor office unit at Gleeson House, Eyre Street Lower, Newbridge, Co Kildare

Title
Existing Structure

Date
April 2025
Scale
1:50 & 1:100
Drawing No.
EX 2212-04
Drawn by
Tom O'Loughlin



EXISTING CONTIGUOUS ELEVATION
SCALE 1:50



CONTIGUOUS REAR ELEVATION
SCALE 1:50

O'LOUGHLIN ARCHITECTS LTD.

PLANNING ISSUE

NO.	REVISION ISSUE	DATE

ARCHITECT
O'LOUGHLIN ARCHITECTS LTD.
REDHILLS HSE
KILDARE
CO. KILDARE
[redacted]
EMAIL: OLOUGHLINARCHITECTS@GMAIL.COM
ORDNANCE SURVEY IRELAND LICENCE NO. AR0055618

CLIENT
MARTIN JOYCE INTENDS TO APPLY FOR CHANGE OF USE FROM 2 NO. OFFICE UNITS TO 2 NO. 2 BEDROOM APARTMENT, ASSOCIATED ALTERATIONS TO EXISTING LAYOUT AND ALL ASSOCIATED SITE WORKS AT FIRST & SECOND FLOOR OFFICE UNIT AT GLEESON HOUSE, EYRE STREET LOWER, NEWBRIDGE, CO KILDARE

TITLE
ELEVATIONS

DATE
APRIL 2025
SCALE
1:50
DRAWING NO.
EX 2212-03
DRAWN BY
TOM O'LOUGHLIN