Comhairle Contae Chill Dara
Kildare County Council

Date: 25th September 2026
Our Ref: ED/1375

Tao Zhang,
15 Monread Court,
Monread South,
Naas,
Co Kildare W91 VP2C

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 15 Monread Court, Monread South, Naas, Co Kildare, W91 VP2C.

Dear Sir/Madam,

I refer to your correspondence received on 7th July 2026 in connection with the above

Please find attached declaration made under Section 5 of Planning and Development Act 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/1375

WHEREAS a question has arisen as to whether a detached garden room in back garden at 15 Monread Court, Monread South, Naas, Co Kildare, W91 VP2C is or is not exempt development.

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

AND WHEREAS Tao Zhang 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);
(c) Documents received with the application

AND WHEREAS Kildare County Council has concluded that

(a) Sections 2, 3, and 5 of the Planning and Development Act 2000 (as amended),
(b) Class 3 Schedule 2, Part 1, Article 6 of the Planning and Development Regulations, 2001(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 -

A detached garden room in back garden

IS development and IS EXEMPTED development pursuant to Section (2, 3 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 the Board of the prescribed fee, refer a declaration to An Coimisiún Pleanála within 4 weeks of the issuing of the decision.

25th September 2026

PP
Senior Executive Officer,
Planning Department.

KILDARE COUNTY COUNCIL

PLANNING, ENTERPRISE & ECONOMIC DEVELOPMENT DEPARTMENT

Section 5 referral & declaration on development & exempted development

Planning & Development Act 2000 (as amended)

Reference No. ED/1375

Name Of Applicant(s):	Tao Zhang
Address Of Development:	15 Monread Court, Monread South, Naas, Co Kildare W91 VP2C
Development Description:	Detached Garden Room in Back Garden
Due date	04/08/2026

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:

1. A detached Garden Room in Back Garden

is or **is not** development and **is** or **is not** exempted development.

Site Location

The site is located in the established residential area of Monread Court, Naas. The site contains a two-storey semi-detached dwelling with other houses alike in appearance and build surrounding the site. The site is zoned as Existing Residential / Infill in the Naas Local Area Plan 2021-2027.



Fig 1: Site Location and context

Planning History

There is recent planning history traced to this site.

UD9089: A Warning Letter has been issued for a 'Structure in the rear garden in use as residential accommodation'.

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 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—
(i) contravene a condition attached to a permission under the Act or be 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,
(iii) endanger public safety by reason of traffic hazard or obstruction of road users,
(iiia) endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft, Commented
(iv) except in the case of a porch to which class 7 specified in column 1 of Part 1 of Schedule 2 applies and which complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1, comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,
(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 of Part 1 of Schedule 2 applies, (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,
(vi) consist of or comprise the excavation, alteration or demolition (other than peat extraction) 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 or the draft development plan or draft local area plan,

(vii) (viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to 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 National Monuments Act 1930 (No. 2 of 1930) as amended,

(viiB) comprise development in 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 a significant effect on the integrity of a European site,

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

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

(ix) consist of the 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,

(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 enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,

(xi) obstruct any public right of way,

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned 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 would materially affect the character of the area, (b) in an area to which a special amenity area order relates, if such development would be development:— (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, or (ii) consisting of the use of a structure or other land for the exhibition of advertisements of class 1, 4, 6,

11, 16 or 17 specified in column 1 of Part 2 of the said Schedule or the erection of an advertisement structure for the exhibition of any advertisement of any of the said classes, or (iii) of class 3, 5, 6, 7, 8, 9, 10, 11, 12 or 13 specified in column 1 of Part 3 of the said Schedule, or 42 (iv) of any class of Parts 1, 2 or 3 of Schedule 2 not referred to in subparagraphs (i), (ii) and (iii) where it is stated in the order made under section 202 of the Act that such development shall be prevented or limited, (c) if it is development to which Part 10 applies, unless the development is required by or under any statutory provision (other than the Act or these Regulations) to comply with procedures for the purpose of giving effect to the Council Directive, (d) if it consists of the provision of, or modifications to, an establishment, and could have significant repercussions on major accident hazards. (2) (3) Changes of use. 10. (1) Sub-article (1)(a)(vi) shall not apply where the development consists of the construction by any electricity undertaking of an overhead line or cable not exceeding 100 metres in length for the purpose of conducting electricity from a distribution or transmission line to any premises. For the avoidance of doubt, sub-article (1)(a)(vii) shall not apply to any operation or activity in respect of which a Minister of the Government has granted consent or approval in accordance with the requirements of regulation 31 of the Habitats Regulations 1997, and where regulation 31(5) does not apply.

Schedule 2, Part 1, Article 6

Description of Development	Conditions and Limitations
Development within the curtilage of a house **CLASS 3** The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.	1. No such structure shall be constructed, erected or placed forward of the front wall of a house. 2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres. 3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.

	4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house. 5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres. 6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

Assessment

Question 1 - Is it development?

The first question to address is whether or not:

1. A detached Garden Room in Back Garden

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"*

Having regard to the description resulting in: ***act or operation of*** **construction or alteration** it is therefore, deemed that such is works and would therefore constitute **development.**

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

Is the development of:

1. A detached Garden Room in Back Garden

exempted development?

Having regard to:

Secondary Legislation

Class 3 of Part 1, of Schedule 2 of the Planning and Development Regulations entitled- '*Exempted Development – General'* applies subject to the following limitations and conditions:

1. *No such structure shall be constructed, erected or placed forward of the front wall of a house.*

The structure is located in the rear garden of the dwelling. Therefore, Condition and Limitation 1 is complied with.

2. *The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.*

The structure has a stated floor area of 24.85m^2, it has been indicated that no other structures are present on site.

3. *The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.*

It is stated that 60m^2 of private open space to the rear of the dwelling remains following the placement of the structure on site, therefore Condition and Limitation 3 are met.

4. *The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.*

The structure is located to the rear of the dwelling, therefore Condition and Limitation 4 are not applicable.

5. *The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.*

The structure is 2.7m high, therefore, Condition and Limitation 5 has been complied with.

6. *The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.*

The stated use of the structure is as a garden room to be utilised as gym, home office and domestic store.

This application for a Declaration under Section 5 of the Planning and Development Act 2000 was received by the Planning Authority on 7th July 2026 therefore the garden room will be assessed under the provisions of same. However, it is noted that the

garden room also meets the Conditions and Limitations which came into effect on 27th July 2026.

Conclusion
Having regard to:

- Sections 2, 3, and 5 of the Primary Legislation (Planning and Development Act 2000 (as amended)),
- Class 3 Schedule 2, Part 1, Article 6 of the Secondary Legislation (Planning and Development Regulations, 2001(as amended)),
- Articles 6 and 9 of the Secondary Legislation (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).

Conclusion
Having regard to:

- Sections 2, 3, and 5 of the Primary Legislation (Planning and Development Act 2000 (as amended)),
- Class 3 Schedule 2, Part 1, Article 6 of the Secondary Legislation (Planning and Development Regulations, 2001(as amended)),
- Articles 6 and 9 of the Secondary Legislation (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:

1. A detached Garden Room in Back Garden

is *development and* ***is*** *exempted development.*

Saidbh O'Grady
Assistant Planner

5th August 2026

Carroll Melia

Senior Executive Planner

22nd September 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 a detached Garden Room in Back Garden

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

AND WHEREAS Tao Zhang requested a declaration on the said question from Kildare County Council,

AND WHEREAS Kildare County Council as the Planning Authority, in considering this application for a declaration under Section 5 of the Planning and Development Act 2000 (as amended), had regard to;

(a) Planning and Development Act 2000 (as amended); and
(b) Planning and Development Regulations 2001 (as amended);

AND WHEREAS Kildare County Council has concluded that the proposal comprises of development to which the provisions of the following applies:

(a) Sections 2, 3, and 5 of the Planning and Development Act 2000 (as amended),
(b) Class 3 Schedule 2, Part 1, Article 6 of the Planning and Development Regulations, 2001(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 -

A detached Garden Room in Back Garden

IS development and IS EXEMPTED development pursuant to Section (2, 3 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 Coimisiún Pleanála of the prescribed fee, refer a declaration to An Coimisiún Pleanála within 4 weeks of the issuing of the decision.

Appendix 1: Appropriate Assessment Screening

APPROPRIATE ASSESSMENT SCREENING REPORT
AND
DETERMINATION

(A) PROJECT DETAILS

PLANNING FILE REF	ED 1375
APPLICANT NAME	Tao Zhang
DEVELOPMENT LOCATION	15 Monread Court, Monread South, Naas, Co. Kildare, W91 VP2C
SITE SIZE	N/A
APPLICATION ACCOMPANIED BY AN EIAR (YES/NO)	No
DISTANCE FROM NATURA 2000 SITE IN KM	The site of the proposed development is located ca. 8.3km from the Red Bog, Kildare SAC

DESCRIPTION OF THE PROJECT/PROPOSED DEVELOPMENT –

A DETACHED GARDEN ROOM IN BACK GARDEN

(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.**	*Is the development within a Special Area of Conservation whose qualifying interests*	**No**

	Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	*include wetland habitats (bog, marsh, fen or 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)

Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects, there would be no likely significant effects on the conservation objectives of any European Sites.

Name:	Saidbh O'Grady
Position:	Assistant Planner
Date:	05/08/2026

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: DO68002 **Section:** Planning

SUBJECT: ED/1375
Tao Zhang, 15 Monread Court, Monread South, Naas, Co Kildare W91 VP2C. Exempt Development Application for a detached garden room in back garden at 15 Monread Court, Monread South, Naas, Co Kildare W91 VP2C.

SUBMITTED: File Ref. ED1375 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 25th DAY

OF SEPTEMBER YEAR 2026

SIGNED: Alan Dunney

DIRECTOR OF SERVICES

Comhairle Contae Chill Dara
Kildare County Council

Date: 07th July 2026
Our Ref: ED/1375.

Tao Zhang,
15 Monread Court,
Monread South,
Naas,
Co Kildare, W91 VP2C

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 15 Monread Court, Monread South, Naas, Co. Kildare. W91 VP2C

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 July 2026 in connection with the above.

Please find enclosed Receipt no. FIN1/0/526217 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 as amended

Incomplete application forms will be deemed invalid and returned

All responses must be in block letters

Section 1	Details of Applicants

1. Name of Applicant(s) A. Surname..ZHANG..... Forenames.....TAO.....
Phone No...[redacted]..... E-Mail Address [redacted]

2. Address .....
15 MONREAD COURT, MONREAD SOUTH, NAAS, CO. KILDARE, W91 VP2C

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

1. Name of Person/Agent: Surname..... Forenames.....
Phone No..... E-Mail Address .....

2. Address.....
.....

Section 3	Company Details (if applicable)

1. Name of Company .....
Phone No..... E-Mail Address .....

2. Company Reg. No.....

3. Address.....
.....

Section 4	Details of Site

1. Planning History of Site....N/A.....

2. Address of Subject Site (including Eircode).....
.....
15 MONREAD COURT, MONREAD SOUTH, NAAS, CO. KILDARE, W91 VP2C

3. Ordnance Survey Sheet No...3509-18.....

4. Please state the Applicants interest in the site ...OWNER OF THE SITE.....
.....

Kildare County Council
Planning Department
07 JUL 2026
RECEIVED

5. What is the question to which this Declaration is sought.....

A DETACHED GARDEN ROOM TO THE BACK GARDEN OF THE SITE (20.77SQM, 2.7M IN HEIGHT)

Kildare County Council
Planning Department
07 JUL 2026
RECEIVED

6. Under what Section of the Planning and Development 2000 as amended and/or what provision of the Planning and Development Regulations 2001 as amended is exemption sought *(specific details required)*.....

CLASS 3, SCHEDULE 2, PART 1 OF THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)

7. Please give any additional information that may be relevant (*Use separate page if necessary*).....

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

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

Section 6	**Declaration**

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

Signature: Tao Zhang Date: 02/07/2026

Kildare County Council
Planning Department
07 JUL 2026
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To:
Planning Department
Kildare County Council

Statement of Confirmation of Use of Detached Garden Room

I, Tao Zhang, am the owner and occupier of the property at 15 Monread Court, Monread South, Naas, Co. Kildare, W91 VP2C.

The detached structure is 20.77sqm of internal floor area and 24.85sqm of external floor area, 2.7m in height, only windows facing to rear garden. There is over 60sqm of rear amenity space remained for the dwelling. Photographs are attached as bellow.

The detached structure is used only as:

- A home office for remote working purposes;
- A home gym room for personal use by members of the household; and
- A storage room for domestic household items and equipment.

I confirm that the detached garden room located within the rear garden of my property is used solely for purposes incidental to the enjoyment of my dwelling house.

I make this statement in support of my application for a declaration under **Section 5 of the Planning and Development Act 2000 (as amended)**.

I confirm that the information contained in this statement is true and correct to the best of my knowledge and belief.

Yours faithfully,
Tao Zhang







Kildare County Council
Planning Department
07 JUL 2026
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Description:
==========
Digital Landscape Model (DLM)

Publisher / Source:
==========
Tailte Éireann

Data Source / Reference:
==========
PRIME2

File Format:
==========
Autodesk AutoCAD (DWG_R2013)

File Name:
==========
v_50475271_1.dwg

Clip Extent / Area of Interest (AOI):
==========
LLX,LLY= 689793.0606,720589.2013
LRX,LRY= 689965.0606,720589.2013
ULX,ULY= 689793.0606,720822.2013
URX,URY= 689965.0606,720822.2013

Projection / Spatial Reference:
==========
Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
==========
X,Y= 689879.0606,720705.7013

Reference Index:
==========
Map Series | Map Sheets
1:1,000 | 3509-18
1:1,000 | 3509-23

Data Extraction Date:
==========
Date= 26-Jun-2025

Source Data Release:
==========
DCMLS Release V1.188.120

Product Version:
==========
Version= 1.4

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D08F6E4

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Gach cead ar cosnamh.

Ní ceadmhach aon chuid
den fhoilseachán seo
a chóipeáil, a atáirgeadh nó a tharchur
in aon fhoirm ná ar aon
bhealach gan cead i scríbhinn roimh
ré ó úinéirí an chóipchirt

Ní hionann bóthar,
bealach nó cosán a bheith
ar an léarscáil seo agus
fianaise ar chead slí.

Ní thaispeánann an léarscáil
topagrafach seo teorainneacha
réadmhaoine dlíthiúla,
agus ní léiríonn sé úinéireacht
ar ghnéithe fisiceacha.

N

SITE LOCATION MAP

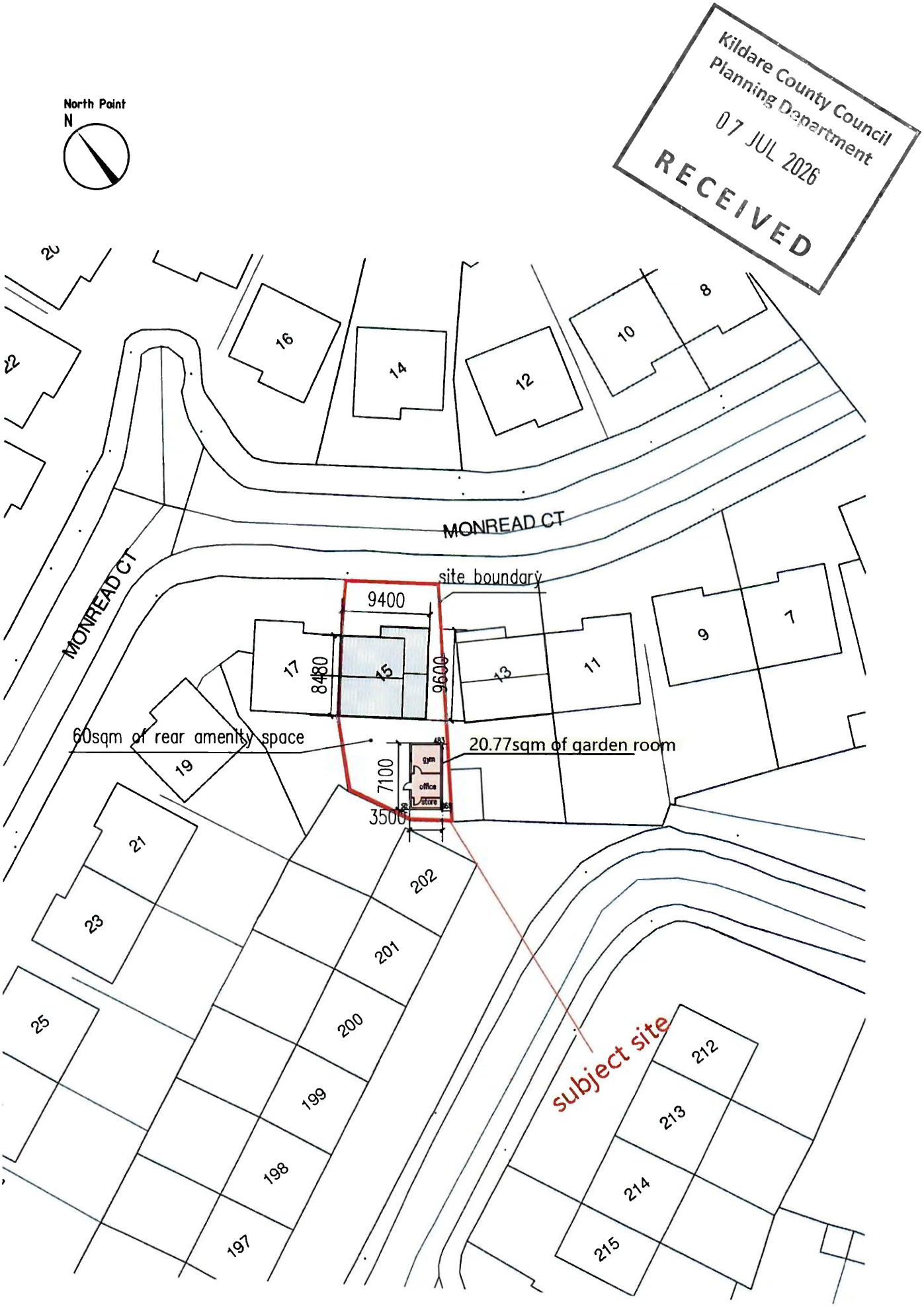
1 : 1000

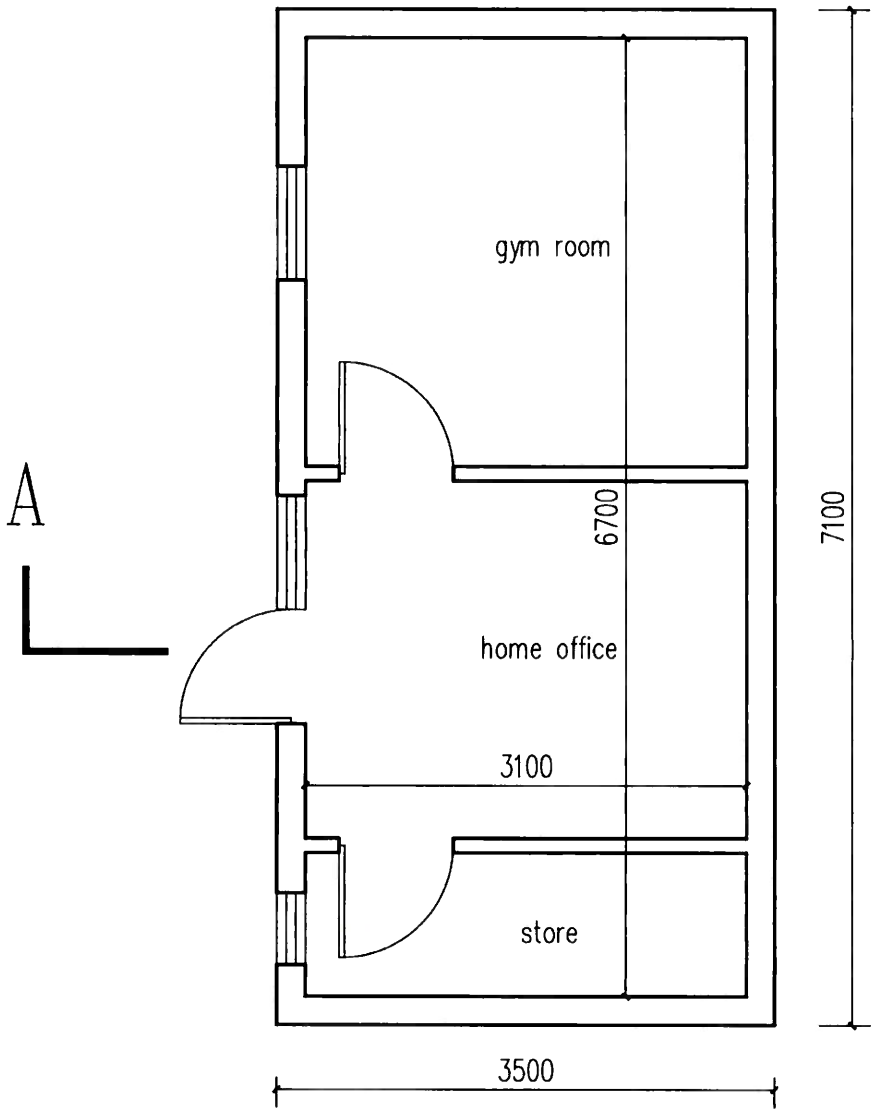
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North Point
N



existing site layout plan 1:500


North Point
N
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MONREAD CT
MONREAD CT
site boundary
9400
9600
8480
7100
3500
60sqm of rear amenity space
20.77sqm of garden room
gym
office
store
subject site
Garden room
proposed site layout plan 1:500



A

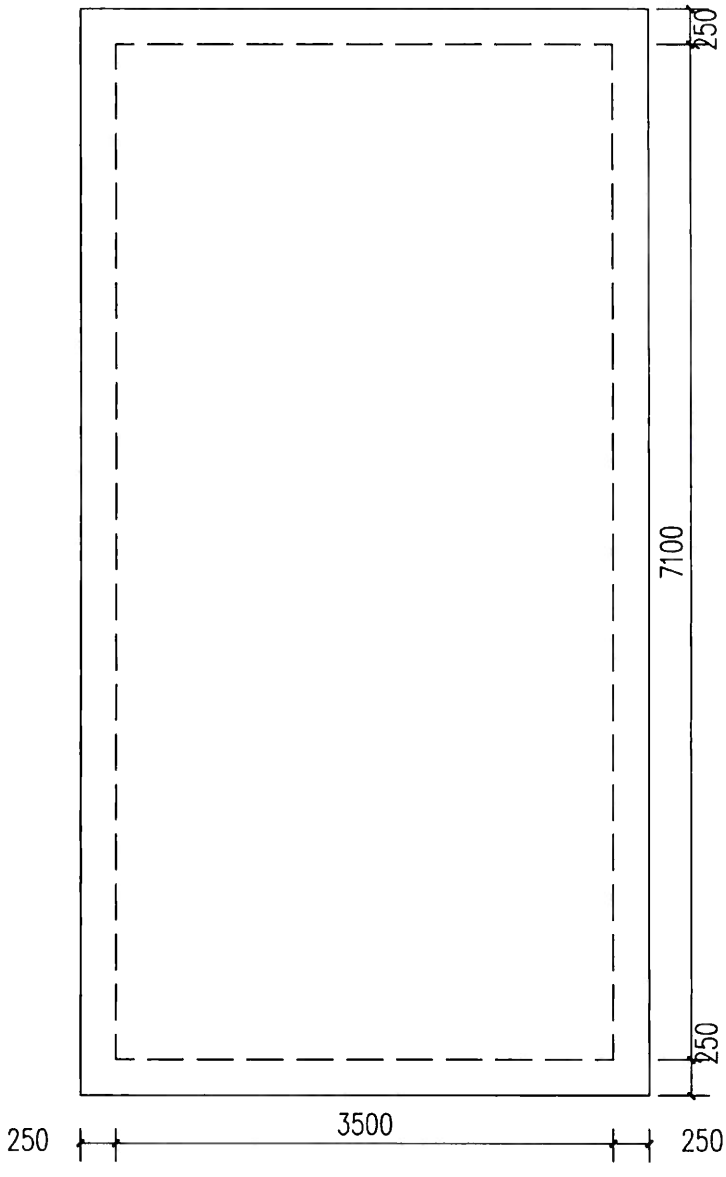
A

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North Point

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ground floor plan 1:50

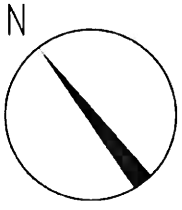


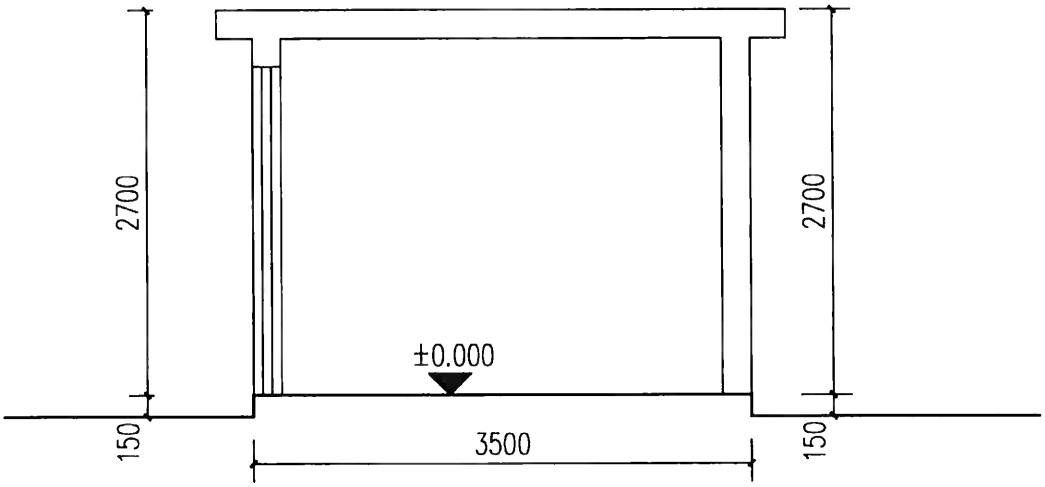
roof plan 1:50

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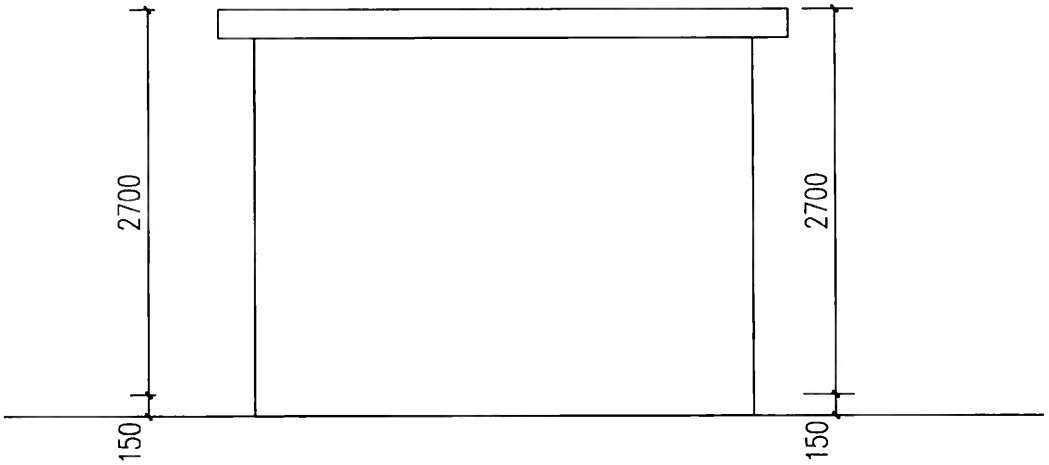
North Point

N



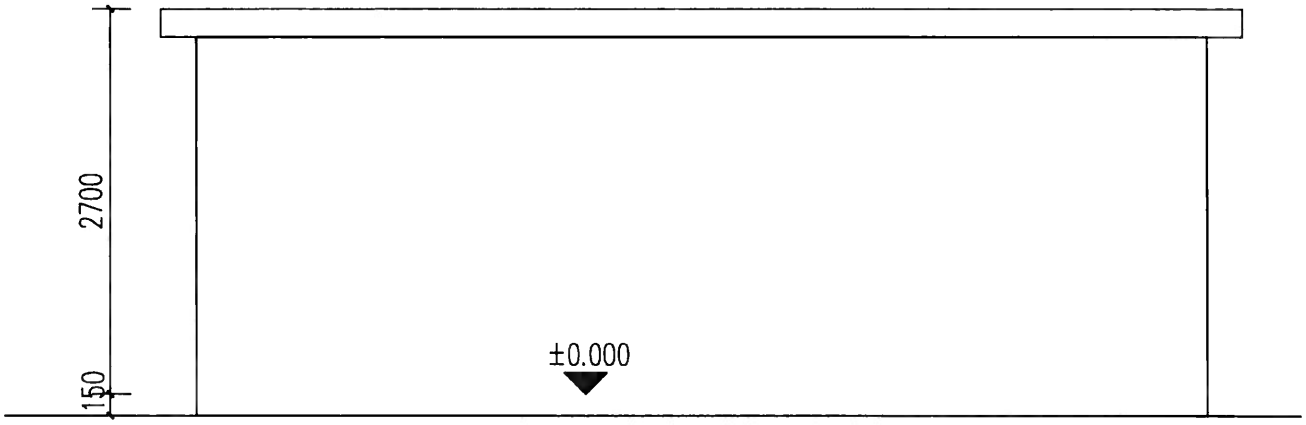


A-A section 1:50

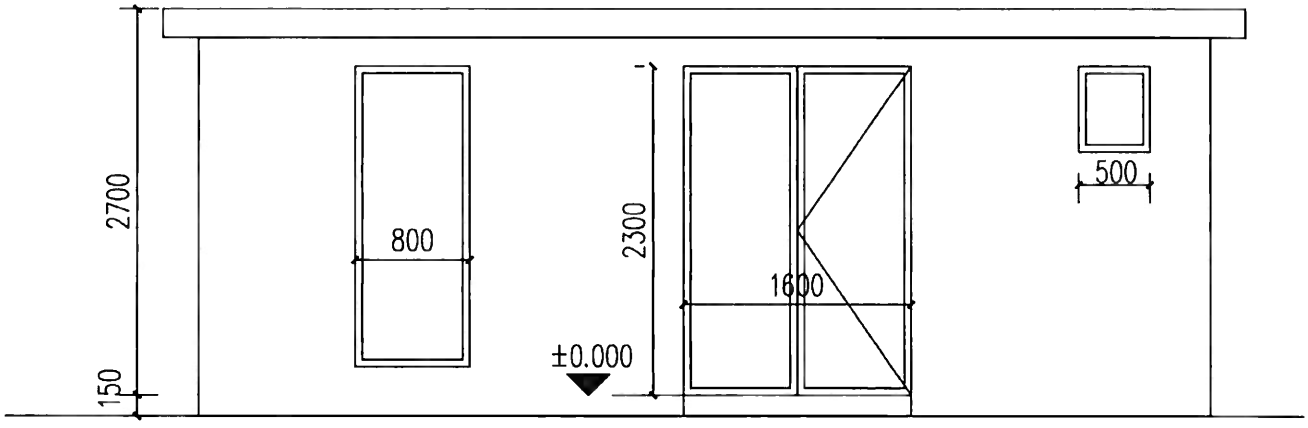


southwest / northeast elevation 1:50

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southeast elevation 1:50



northwest elevation 1:50

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FINANCE CASH OFFICE
Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare
07/07/2026 11:48:37

Receipt No : FIN1/0/526217

Tao Zhang

PLANNING EXEMPT DEVELOP FEES	80.00
GOODS 80.00	
VAT Exempt/Non-vatable	
Total :	80.00 EUR
Tendered :	
Money Order	80.00
Change :	0.00

Issued By : Sally Pallister Finance Section
From : Financial Lodgement Area
Vat reg No.0440571C