Comhairle Contae Chill Dara
Kildare County Council

Date: 27th August 2026
Our Ref: ED/1383

Liam Fitzpatrick,
c/o Tom O'Loughlin,
Redhills 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 No. 2029 Saint Brigids Terrace, Sallins, Co. Kildare.

Dear Sir/Madam,

I refer to your correspondence received on 23rd 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/1383

WHEREAS a question has arisen as to whether the construction of a rear ground and first floor extension at No. 2029 Saint Brigids Terrace, Sallins, Co. Kildare

AS INDICATED on the plans and particulars received by the Planning Authority on 23rd July 2026

AND WHEREAS Liam Fitzpatrick 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) Sections 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended);
(b) Articles 6 and 9 Planning and Development Regulations 2001, (as amended),
(c) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), and
(d) The nature, extent and purpose of the works.

AND WHEREAS Kildare County Council has concluded that:

(a) The construction of the rear ground and first floor extension involves the carrying out of works, which constitutes development under Section 3 of the Planning and Development Act 2000 (as amended) and
(b) The development complies with the scope and thresholds of exempted development provided by Article 6(1) and contained in Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

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

The construction of a rear ground and first floor extension at No. 2029 Saint Brigids Terrace, Sallins, Co. Kildare **IS development and IS NOT EXEMPTED development** pursuant to the provisions of Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000 (as amended); Articles 6, 9 and Class 1 of Part 1 of Schedule 2 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.

27th August 2026

PP
Senior Executive Officer,
Planning Department.

KILDARE COUNTY COUNCIL

PLANNING, ENTERPRISE & ECONOMIC DEVELOPMENT DEPARTMENT

Section 5 referral & declaration on development and exempted development

Planning & Development Act 2000 (as amended)

Reference No. ED/1383

Name Of Applicant(s):	Liam Fitzpatrick
Address Of Development:	2029 Saint Brigids Terrace, Sallins, Co. Kildare.
Question to which this Declaration is sought:	Rear ground and first floor extension
Due date	20/08/2026

Declaration Question

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. Rear ground and first floor extension.

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

Site Location

The subject two storey terraced dwelling is located within the housing estate of St. Brigids Terrace within Sallins. The site is zoned B: Existing Residential in the Sallins Local Area Plan 2016 – 2022 and the Draft Sallins Settlement Plan which is Variation No. 6 of the Kildare County Development Plan 2023 – 2029 (as varied).

Planning History

No relevant planning or enforcement history.

Relevant Legislative Background

Primary Legislation: 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;

Secondary Legislation: Planning and Development Regulations 2001 (as amended)

Article 6(1) [Exempted Development – General]

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.

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,

(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,

(vii) 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,

(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,

(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,

Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended) sets out the classes of development which constitute exempted development, subject to conditions and limitations, outlined below.

Description of Development	**Conditions and Limitations**
Development within the curtilage of a house **CLASS 1** The extension of a house, by the construction or erection of an extension (including a conservatory) **to the rear of the house** or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.	1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres. 2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 45 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been

	extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres. 3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary. 4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house. (b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house. (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling. 5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres. 6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. (b) Any window proposed above ground level in any such extension shall not be less than 8 metres from the boundary it faces. (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 8 metres from the boundary it faces.

	7. The roof of any extension shall not be used as a balcony or roof garden.

EIA and AA Screening

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.

An Appropriate Assessment Screening attached at the end of the report.

Assessment

Question 1 - Is it development?

The first question to address is whether or not the proposed Rear ground and first floor extension 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 question asked, which involves an ***act or operation of* construction,** it is therefore considered that this constitutes works as defined by Section 3 and would therefore constitute **development**.

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

Is the development of a rear ground and first floor extension exempted development?

Having regard to:

Secondary Legislation

In accordance with Article 9(1)(a) of the Planning and Development Regulations, as amended, 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 Class.

Class 1 of the Regulations states:
An extension ***above ground level*** *must be at least 2 metres away from any boundary.*
The first floor of this proposed rear extension adjoins the boundary with both neighbouring properties and therefore contravenes Class 1.

Conclusion and Recommendation

Having regard to:

a. Sections 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended),
b. Articles 6 and 9 of the Planning and Development Regulations, 2001(as amended),
c. Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), and
d. The nature, extent and purpose of the works.

It is considered that:

a. The construction of the single storey extension involves the carrying out of works, which constitutes development under Section 3 of the Planning and Development Act 2000, and
b. The development does not meet the conditions and limitations under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001.

And therefore it is concluded that:

The construction of a rear ground and first floor extension **constitutes development** as defined in Section 3(1) of the Planning and Development Act 2000 (as amended) and **is not exempted development** as defined by the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

Robert Brereton

Executive Planner

Date: 19/8/2026

Endorsed by

Tracy McGibbon

Tracy McGibbon

Senior Executive Planner

26/08/2026

Declaration of Development & Exempted Development under

Section 5 of the Planning and Development Act 2000 (as amended)

WHEREAS a question has arisen as to whether the construction of a rear ground and first floor extension.

AS INDICATED on the plans and particulars received by the Planning Authority on 23/07/2026.

AND WHEREAS Liam Fitzpatrick 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. Sections 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended),
b. Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended),
c. Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), and
d. The nature, extent and purpose of the works.

AND WHEREAS Kildare County Council has concluded that:

a. The construction of the rear ground and first floor extension involves the carrying out of works, which constitutes development under Section 3 of the Planning and Development Act 2000 (as amended)
b. The development complies with the scope and thresholds of exempted development provided by Article 6(1) and contained in Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

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

The construction of a rear ground and first floor extension to the rear of 2029 Saint Brigids Terrace, Sallins, Co. Kildare.

IS development and IS NOT EXEMPTED development pursuant to the provisions of the Planning and Development Act, 2000 (as amended) and 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.

Appendix 1

APPROPRIATE ASSESSMENT SCREENING REPORT
AND
DETERMINATION

(A) Project Details	
Planning File Ref	ED 1383
Applicant name	Liam Fitzpatrick
Development Location	2029 Saint Brigids Terrace, Sallins, Co. Kildare
Site size	N/A
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	The site of the proposed development is located ca. 9.14km west of Mouds Bog SAC.
Description of the project/proposed development – *The construction of a rear ground and first floor extension.*	

(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 include*	**No**

	Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	*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)		
Having regard to nature of the proposed development and the distance from the nearest Natura 2000 site, it is considered there would not be potential for significant effects on the Natura 2000 network.		
Name:	Robert Brereton	
Position:	Executive Planner	
Date:	19/08/2026	

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: DO67443 **Section:** Planning

SUBJECT: ED/1383
Liam Fitzpatrick, c/o Tom O'Loughlin, Redhills House, Kildare, Co. Kildare. Exempt Development Application for rear ground and first floor extension at No. 2029 Saint Brigids Terrace, Sallins, Co. Kildare

SUBMITTED: File Ref. ED1383 with recommendation from the Senior Executive Planner and reports from the Council's Technical Officers.

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

MADE THIS 27TH DAY
OF AUGUST YEAR 2026.

SIGNED: Alan Dunney

DIRECTOR OF SERVICES

Comhairle Contae Chill Dara
Kildare County Council

Date: 27th July 2026
Our Ref: ED/1383

Tom O'Loughlin,
Redhills 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 2029 Saint Brigids Terrace, Sallins, 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 23rd July 2026 in connection with the above.

Yours sincerely,

pp Norma O'Connor

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

Kildare County Council
Planning Department
23 JUL 2026
RECEIVED

1. Name of Applicant(s) A. Surname... **Fitzpatrick** .. Forenames **Liam** .....
Phone No... [redacted] ..... Fax No.....

2. Address ...**No. 2029 Saint Brigids Terrace, Sallins, 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 House, 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...**N/A**.....

2. Location of Proposed Development **No. 2029 Saint Brigids Terrace, Sallins, Co Kildare**

3. Ordnance Survey Sheet No **3448 C** .....

4. Please state the Applicants interest in the site **Owner**
.....

5. Please state the extent of the proposed development **Rear ground & first floor extension**

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)*

Article 6, Schedule 2 Part 1 Exempt Development General Class 1

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

Rear ground & first floor extension as per the drawings

SITE LAYOUT PLAN TN 2802-01
EXTENSION PLANS & ELEV TN 2802-02
EXTENSION ELEV & SECTION TN 2802-03
EXISTING DWELLING DETAILS TN 2802-05
SITE LOCATION PLAN TN 28

Kildare County Council
Planning Department
23 JUL 2026
RECEIVED

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, _____ certify that all of the above information is correct and I have submitted all the required documents as outlined at Section 5 above.

Signature: _____ Date: 22.7.26



N

Kildare County Council
Planning Department
23 JUL 2026
RECEIVED

NOTE :

1: ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH CURRENT BUILDING REGULATIONS, LATEST EDITION AND IN ACCORDANCE WITH SPECIFICATION.

2: CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THIS DRAWING BEFORE CARRING OUT ANY WORKS.

3: ALL DIMENSIONS ARE TO FACE OF BLOCKWORK UNLESS NOTED OTHERWISE.

4. AIRTIGHTNESS SEALING BY SPECIALIST CONTRACTOR. BUILDING CONTRACTOR TO LIAISE WITH SAME PRIOR TO CONSTRUCTION.

O'LOUGHLIN ARCHITECTS LTD.

REVISION

No.	Revision/Issue	Date

TENDER ISSUE

O'Loughlin Architects Ltd.
Redhills Hse,
Kildare,
Co. Kildare
[redacted]
oloughlinarchitects@gmail.com

Ordnance Survey, Ireland
Licence No. AR0008919

Proposed rear extension & renovation of a two storey mid terrace dwelling at no.2029 Saint Brigids Terrace, Sallins, Co Kildare
For Liam Fitzpatrick

Site Location Plan

Date: July 2025

Scale: 1:1000

Drawing No: TN 2802 06

Drawn by: T. O'Loughlin



Kildare County Council
Planning Department
23 JUL 2026
RECEIVED

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O'LOUGHLIN ARCHITECTS LTD.

REVISION

No.	REVISION/ISSUE	DATE

TENDER ISSUE

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

ORDNANCE SURVEY, IRELAND
LICENCE No. AR0009919

PROPOSED REAR EXTENSION & RENOVATION OF A TWO STOREY MID TERRACE DWELLING AT NO.2029 SAINT BRIGIDS TERRACE, SALLINS, CO KILDARE FOR LIAM FITZPATRICK

SITE LAYOUT PLAN

JULY 2025

1:500

TN 2802 01

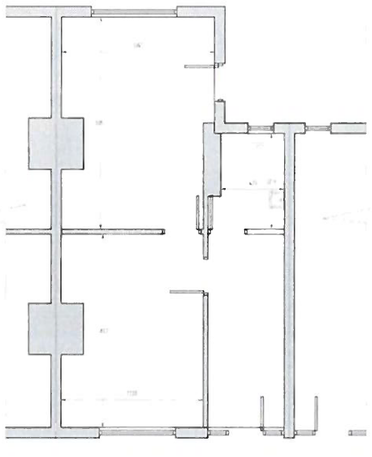
T. O'LOUGHLIN



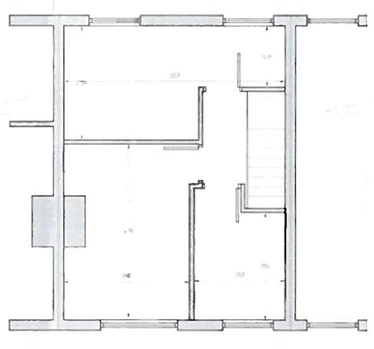
DWELLING FRONT ELEVATION
SCALE 1:50



DWELLING REAR ELEVATION
SCALE 1:50



DWELLING GROUND FLOOR PLAN
AREA 65.593 M²
SCALE 1:50



DWELLING FIRST FLOOR PLAN
AREA 54.93 M²
SCALE 1:50

NOTE :
1. ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH CURRENT BUILDING REGULATIONS, LATEST EDITION AND IN ACCORDANCE WITH SPECIFICATION.

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O'LOUGHLIN ARCHITECTS LTD.

REVISION

NO.	REVISION DETAIL	DATE
1	EXTENSION REVISED	March 26

TENDER ISSUE

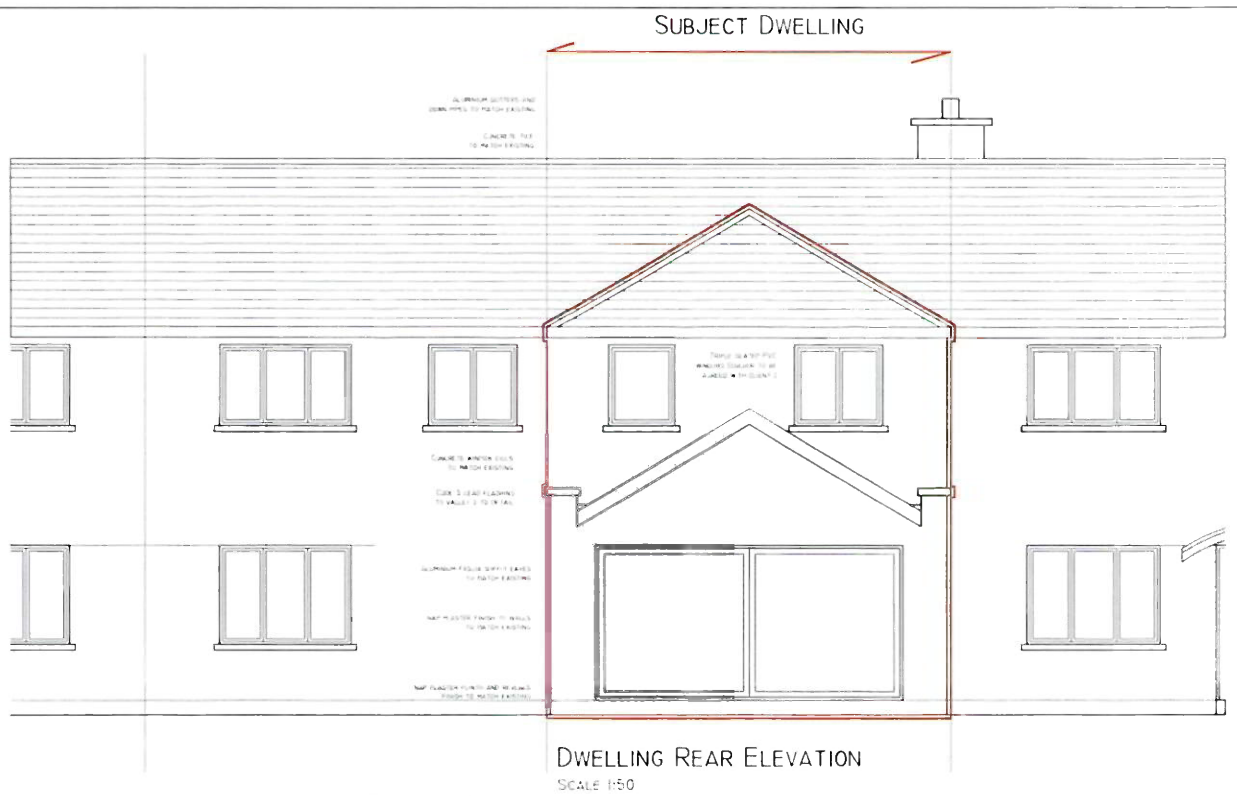
O'LOUGHLIN ARCHITECTS LTD.
REDHILLS HSE.
KILDARE.
[redacted]
ORDNANCE SURVEY IRELAND
LICENCE No. SMG0899

PROPOSED REAR EXTENSION & RENOVATION OF A TWO STOREY MID TERRACE DWELLING AT NO.20/21 SAINT FINCOES TERRACE, SALLINS, CO KILDARE FOR LIAM FITZPATRICK

EXISTING DWELLING DETAILS

MARCH 2026
1:50
TN_2602_05
T. O'LOUGHLIN

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Planning Department
23 JUL 2026
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DWELLING REAR ELEVATION
SCALE 1:50



DWELLING FRONT ELEVATION
SCALE 1:50

NOTES:
INCLUDE FOR THE FIT & SUPPLY OF THE FOLLOWING-

1. SPEC FOR HEAT PUMP: HIGH PERFORMANCE HITACHI 7.5kW AIR TO WATER HEAT PUMP (OR SIMILAR AS SIZED BY PLUMBER, TO BE AGREED WITH CLIENT)
2. UNDERFLOOR HEATING SYSTEM THROUGH OUT GROUND FLOOR (RADIATORS TO FIRST FLOOR)
3. THERMOSTATS IN ALL OCCUPIED ROOMS - BEDROOMS, DINING, LIVING ETC. INCLUDE FOR 4 ZONES.
4. INCLUDE FOR SUPPLY AND FITTING 300 LIT HOT WATER CYLINDER HEAT PUMP COIL FOR QUICKER HEAT TRANSFER.

NOTE - THE HEAT PUMP AND HRV SYSTEM WILL NEED TO BE SIZED BY THE SUPPLIER OR A MECHANICAL ENGINEER.

5. AIRTIGHTNESS: SET TO 3M/CU FOR HRV SYSTEM.
   CAREFUL DETAILING AND SEALING AROUND OPES, SOCKET BOXES ETC.
   SEE SIGA SYSTEMS FOR MORE INFORMATION AND DETAILS. AN AIR TIGHTNESS TEST IS REQUIRED UNDER PART L FOR NEW BUILDS AND SHOULD BE CARRIED OUT AT A KEY STAGE BY SPECIALIST SUBCONTRACTOR BEFORE FINISHES ARE COMPLETED SO ACCESS TO ANY PROBLEM AREAS IS AVAILABLE TO MAKE GOOD TO ANY LEAKS.
6. INCLUDE FOR 100% LOW ENERGY LIGHTING.

FIRST ROW OF BLOCKS TO BE QUINN LITE.

STRUCTURE AS PER ENGINEERS DETAILS/SPECIFICATION.

STEEL SIZES OVER AS PER ENGINEERS SPECIFICATION. LOCATIONS TBC ON SITE BY ENGINEER. ALL STEEL RESTING ON 450MM BEARING PADS

GROUND FLOOR (EXISTING & PROPOSED) :
75MM SCREED ON 500 GAUGE VISQUEEN MEMBRANE ON 150MM KINGSPAN TF70 PIR INSULATION ON 150 MM CONCRETE SLAB ON VISQUEEN RADON MEMBRANE 50MM KINGSPAN RIGID INSULATION TO PERIMETER.

PROPOSED EXTERNAL WALLS:
20MM EXTERNAL SAND/CEMENT RENDER, OR NATURAL STONE WHERE SHOWN 100MM BLOCK, 150MM FULL FILL CAVITY PIR INSULATION, 100/ 215MM INNER BLOCK LEAF, SKIM FINISH PAINTED. INCLUDE FOR 50MM RIGID KINGSPAN INSULATION TO PERIMETER OF EACH ROOM, SEE DETAIL. ALL DPC'S AS NECESSARY. WINDOWS/ DOORS PC SUM.

EXISTING EXTERNAL WALLS:
EXISTING WALLS TO BE FITTED WITH 112MM INSULATED SLAB MECHANICALLY FIXED INTERNALLY. SKIM FINISH PAINTED. INCLUDE FOR 50MM RIGID KINGSPAN INSULATION TO PERIMETER OF EACH ROOM, SEE DETAIL. ALL DPC'S AS NECESSARY. WINDOWS/ DOORS PC SUM.

INCLUDE FOR ALL STEPS REQUIRED. PROVIDE LEVEL ACCESS TO ALL DOORS. INCLUDE FOR SUPPLY AND FIT OF ACO DRAINS TO ALL DOORS. CONNECT ACO DRAINS TO DRAINAGE.

SANITARY WARE:
PC SUM ITEM, INCLUDE FOR FITTING. ALSO INCLUDE FOR FITTING SHOWER DOORS & SCREENS. SHOWER BASED TO BE SLOPED TO CENTRAL GULLY & TANKED

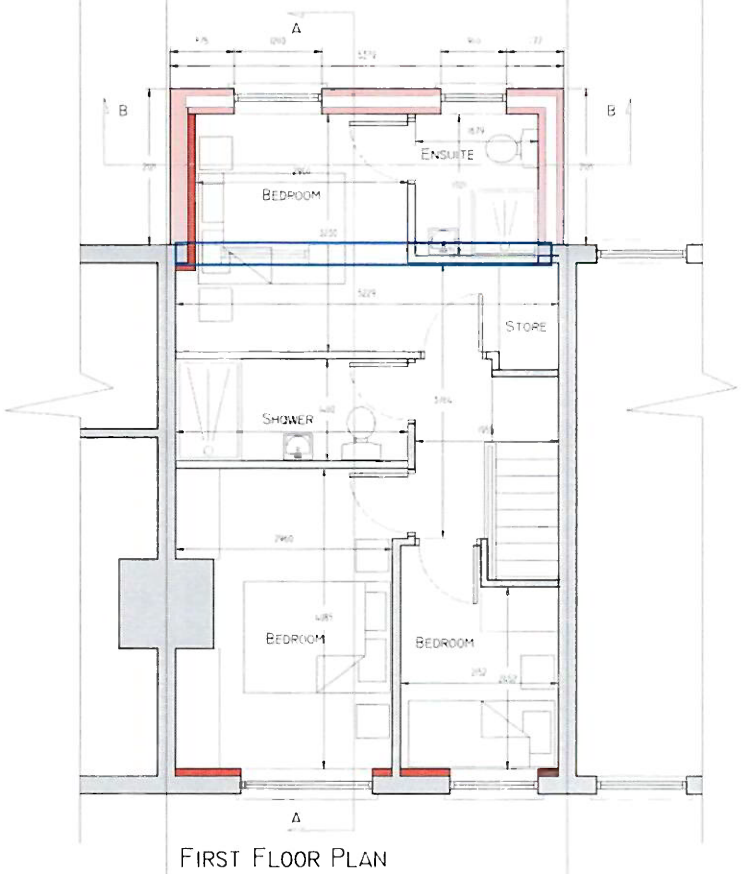
PROPOSED EXTERNAL 350MM CAVITY WALL WITH FULL FILL PIR INSULATION

TIMBER STUD PARTITION, SLABBED & SKIMMED

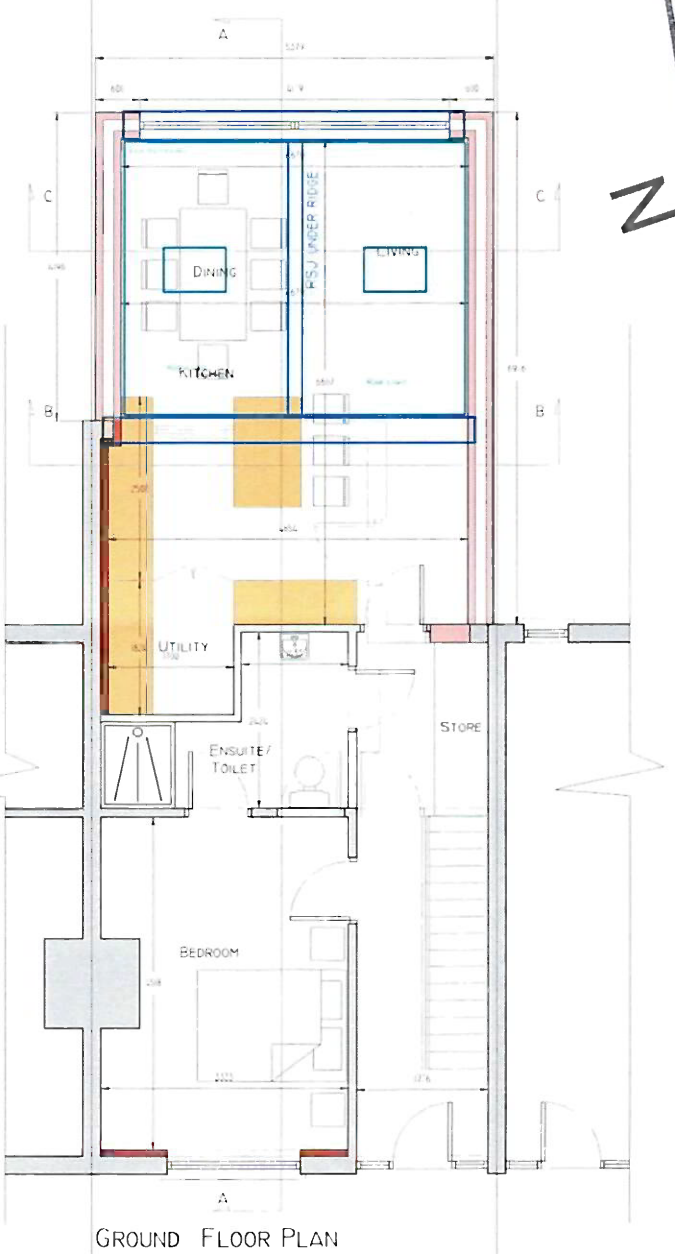
PROPOSED 112MM PIR INSULATED (KOOLTHERM OR SIMILAR) PLASTER BOARD TO INTERNAL FACE OF EXTERNAL WALL

EXISTING CONSTRUCTION TO BE REMOVED

PROPOSED RSJ TO ENGINEERS SPECIFICATION (RESTING ON CONCRETE BEARING PAD)



FIRST FLOOR PLAN
SCALE 1:50
EXISTING AREA 34SQ.M
PROPOSED AREA 8.3SQ.M



GROUND FLOOR PLAN
SCALE 1:50
EXISTING AREA 45.3SQ.M
PROPOSED AREA 31.4SQ.M

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NOTE:
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2: CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THIS DRAWING BEFORE CARRING OUT ANY WORKS.

3: ALL DIMENSIONS ARE TO FACE OF BLOCKWORK UNLESS NOTED OTHERWISE.

4. AIRTIGHTNESS SEALING BY SPECIALIST CONTRACTOR. BUILDING CONTRACTOR TO LIAISE WITH SAME PRIOR TO CONSTRUCTION.

O'LOUGHLIN ARCHITECTS LTD.

REVISION

NO.	REVISION ISSUE	DATE
NO.1	EXTENSION REDUCTION	MARCH 26

TENDER ISSUE

O'LOUGHLIN ARCHITECTS LTD.
REDHILLS HSE,
KILDARE,
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ORDNANCE SURVEY IRELAND
LICENCE NO. AR0008919

PROPOSED REAR EXTENSION & RENOVATION OF A TWO STOREY MID TERRACE DWELLING AT NO.2029 SAINT BRIGIDS TERRACE, SALLINS, CO KILDARE FOR LIAM FITZPATRICK

EXTENSION PLANS & ELEVATIONS

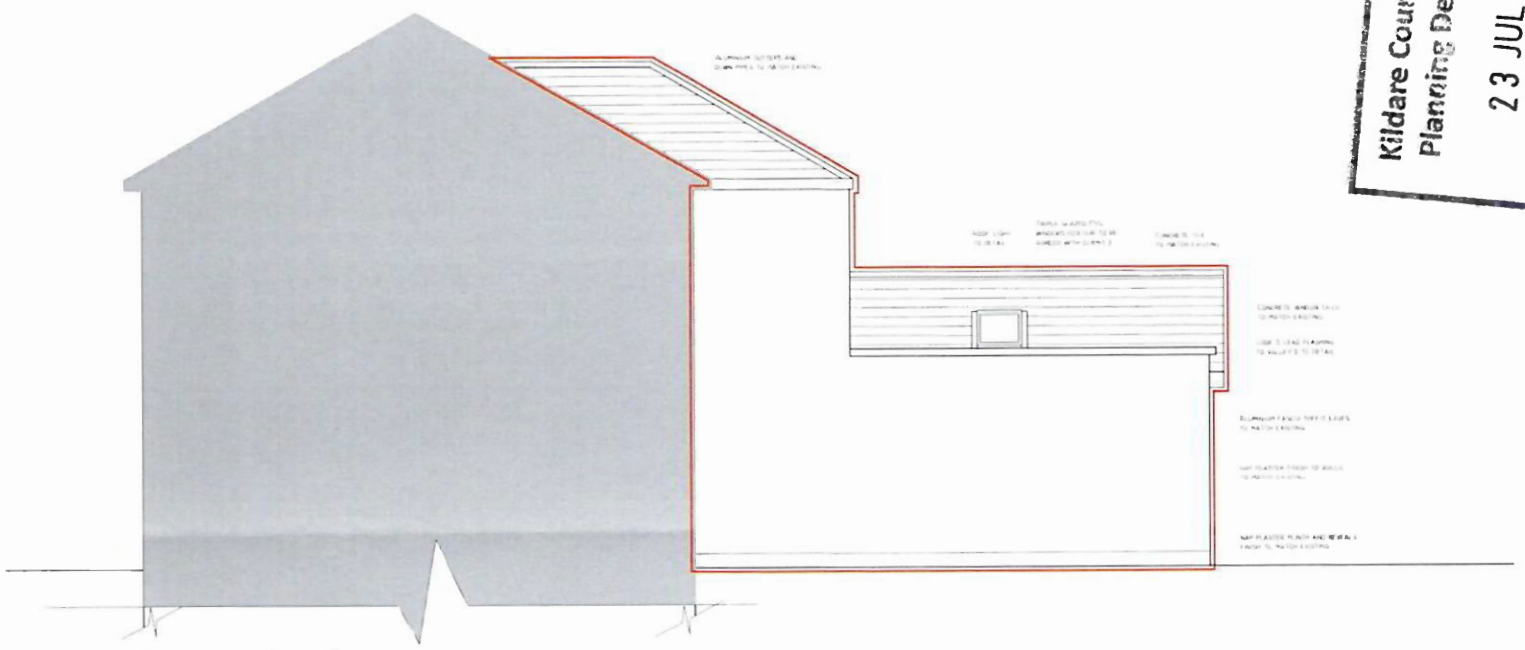
MARCH 2026

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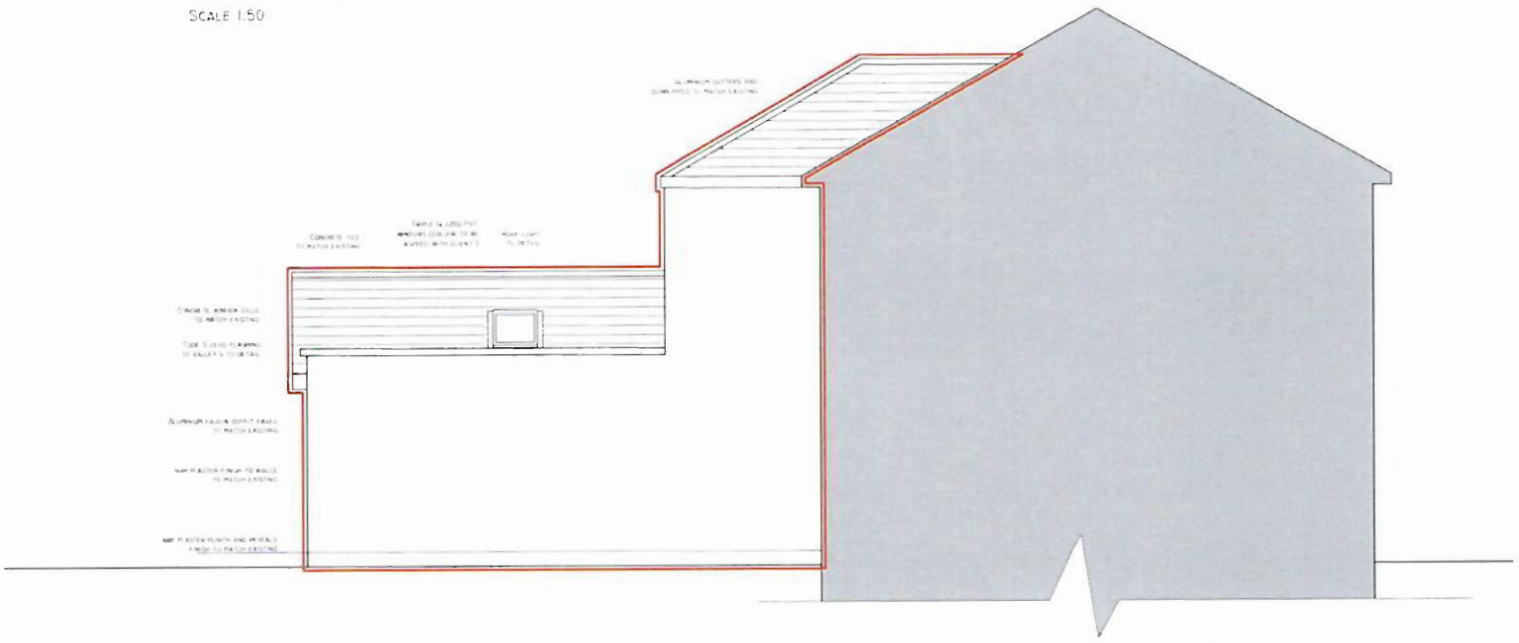
TN 2802 02

T. O'LOUGHLIN

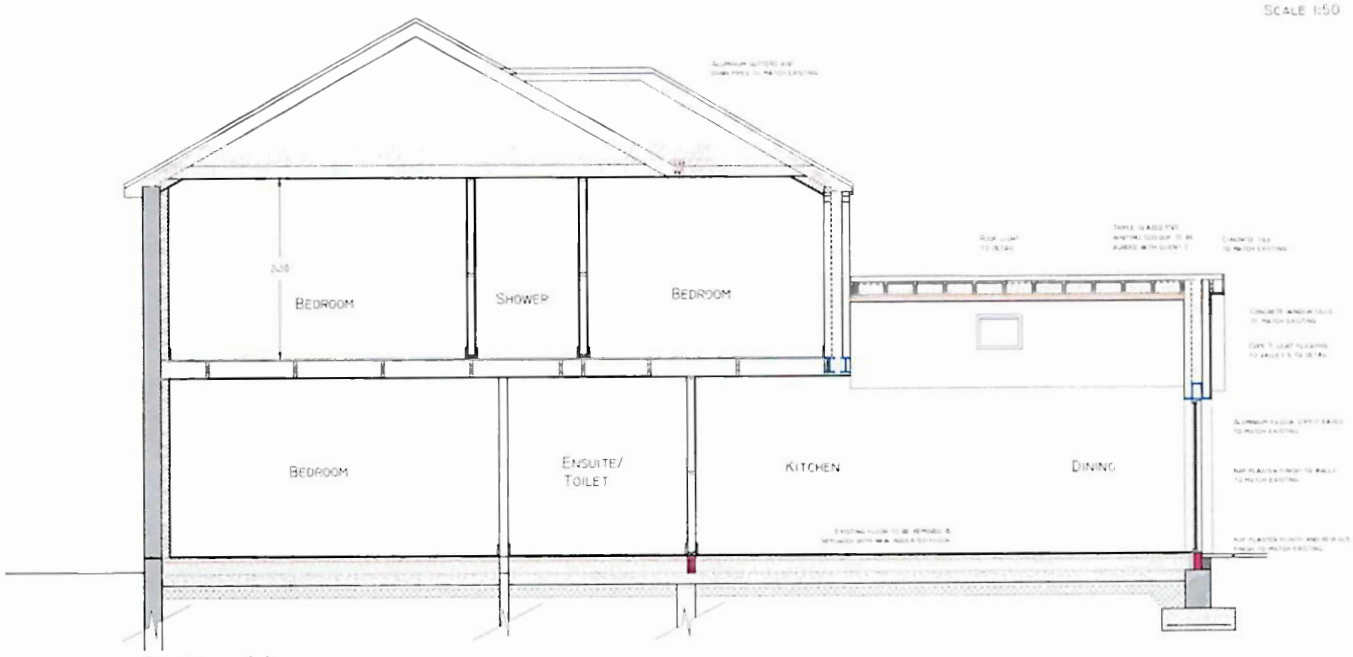
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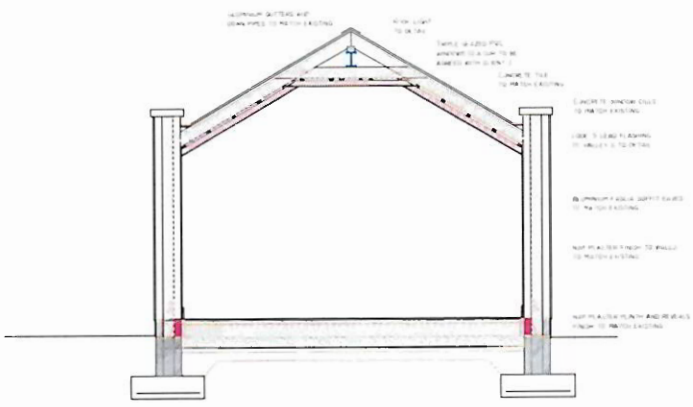
SECTION / SIDE ELEVATION
SCALE 1:50



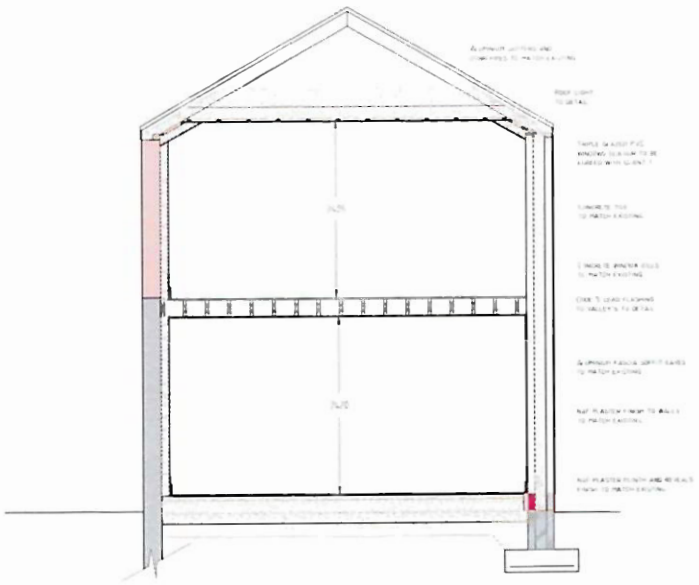
SECTION / SIDE ELEVATION
SCALE 1:50



SECTION AA
SCALE 1:50



SECTION CC
SCALE 1:50



SECTION BB
SCALE 1:50

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O'LOUGHLIN
ARCHITECTS LTD.

REVISION

NO.	REVISION/ISSUE	DATE
NO.1	EXTENSION IN SECTION	MARCH 26

TENDER ISSUE

O'LOUGHLIN ARCHITECTS LTD.
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KILDARE,
CO. KILDARE
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ORDNANCE SURVEY IRELAND
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EXTENSION ELEV & SECTIONS

MARCH 2026

1:50

TN 2802 05

T. O'LOUGHLIN

BOIHSR SECTION 5 LIAM FIT 80.00 BANK 2028962 1 0 23/07/2026

23/07/2026 Section 5 Liam Fit SP + €80.00

Payee Name:	KILDARE COUNTY COUNCIL PLANNING
Payee IBAN:	IE69 BOFI 9012 3911 0668 06
Originator Name:	O'LOUGHLIN ARCHITECTS LTD
Amount:	+ €80.00
Value Date:	23/07/2026
Payment Reference:	Section 5 Liam Fitzpatrick
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:	Not provided by sender

Many Thanks.