Comhairle Contae Chill Dara
Kildare County Council

Date: 14th September 2026
Our Ref: ED/1385

Leixlip Youth Premises Group CLG,
C/O Keith Duggan,
KAS Architects,
28 South Fredericks Street,
Dublin 2,
D02YW57

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at Newtown House, Captains Hill, Leixlip, W23T8W5

Dear Sir/Madam,

I refer to your correspondence received on 22nd 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.

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

ED/1385

WHEREAS a question has arisen as to whether the erection of a single-story log cabin 23.3 sqm at the rear of Newtown House for education and therapeutic support at Newtown House, Captains Hill, Leixlip W23T8W5, is exempted development

AS INDICATED on the plans and particulars received by the Planning Authority on 22nd July 2026

AND WHEREAS Leixlip Youth Premises Group CLG requested a declaration on the said question from Kildare County Council,

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

(a) Planning and Development Act 2000 (as amended) and
(b) Planning and Development Regulations 2001 (as amended); and
(c) Documentation received with the application

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

(a) Section 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended)
(b) Class 3 and Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended)
(c) The nature, extent and purpose of the works/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 erection of a single-story log cabin 23.3 sqm at the rear of Newtown House for education and therapeutic support at Newtown House, Captains Hill, Leixlip W23T8W5 **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 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.

14th September 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/1385

Name Of Applicant(s):	Leixlip Youth Premises Group CLG
Address Of Development:	Newtown House, Captains Hill, Leixlip W23 T8W5
Question to which this Declaration is sought:	Erection of single storey log cabin 23.3 sqm at rear of Newtown House for education and therapeutic support

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:

The erection of single-storey log cabin 23.3 sqm at rear of Newtown House for education and therapeutic support,

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

Site Location

The site is located at Newtown House, Captain's Hill, Leixlip. The area of the section 5 declaration is to the rear of Newtown House. Newtown House is the building which occupied the former Leixlip Library, which is now accommodated in a modern building adjoining Newtown House. Newtown House is used as a community centre.

Figs 1-2 Site Location and Context





Planning History

99/2253: Permission granted to Confey Community Awareness for a community centre consisting of multi-purpose hall, games room, meeting rooms, offices, playschool and ancillary accommodation together with the demolition of Newtown House. (Note: Newtown House was not demolished as part of the above permission).

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.

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,

(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,

(b) [SAAO – none in County Kildare]

(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.

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 accompanies this report.

Assessment

Question 1 - Is it development?

The first question to address is whether or not the erection of single-storey log cabin 23.3 sqm at rear of Newtown House for education and therapeutic support 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 single-storey log cabin 23.3 sqm at rear of Newtown House for education and therapeutic support exempted development?

The referrer indicates in the application form that the development is exempt under the scope of Class 3 of the Planning and Development Regulations, 2001 (as amended)

Class 3 states the following;

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.

Class 3A was introduced in the revised Planning and Development Regulations in July 2026 stating the following:

CLASS 3A

The construction, erection or placing of a detached house in the rear garden of a principal house.

1. For the purposes of this exemption, the relevant period begins on the date that this Regulation is signed and ends on 31 December 2030.

2. This exemption shall apply only to development that is commenced and completed during the relevant period.

3. The detached dwelling may only be occupied in conjunction with the main dwelling house and cannot be sold or subdivided separate to the principal dwelling.

4. For the avoidance of doubt, the relevant building control legislation shall apply (such as Building Regulations (including Fire Safety) and Building Control Regulations).

5. The construction of the detached house shall not be temporary in nature, such as a caravan or mobile home.

6. 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.

7. The total area of such structures constructed, erected or placed within the rear garden of the curtilage of a detached house shall not be less than 32 square metres. Taken together with any other such structures previously constructed, erected or placed under Class 3 within the said curtilage, shall not exceed 45 square metres.

8. This exemption shall not be used in cases where there has been a subdivision of the principal house.

9. The construction, erection or placing within the curtilage of the principal house of any such structure shall not reduce the total amount of private open space reserved exclusively for the

use of the occupants of the house to less than 25 square metres.

10. No new vehicular or pedestrian access onto a road shall be constructed under this class.

11. Independent pedestrian and/or wheelchair access to the detached house shall be provided within the curtilage of the principal house.

12. There shall be no separate connection to utilities, including water or wastewater utilities, subject to paragraph 13.

13. In the case of non-piped waste water treatment, the structure shall not encroach on any approved percolation area. On site waste water, treatment shall be of sufficient capacity to meet the additional loading and shall comply with the EPA Code of Practice for Domestic Waste Water Treatment Systems. There shall be no additional waste water treatment units installed as part of this class.

14. The structure shall be a distance of not less than 0.6 metres from any wall or party boundary.

15. Any windows proposed in the structure should be at least 0.6 metres from the boundary they face.

16. Subject to paragraph 17, a notification shall be submitted to the relevant Planning Authority not less than 14 days prior to the commencement of the works informing them of the intention to use this Class of exemption, confirming that the site meets the requirements under these Regulations and stating the reason for the intended use.

17. A notification under Paragraph 16 shall include the location of the proposed use of this class of exemption and the Eircode of the relevant property.

18. The Planning Authority shall maintain a record of all notifications under this exemption and report annually to the Minister on the number of notifications received under this Class.

19. The detached dwelling may not be used for the purposes of Short Term Letting.

20. The exemption shall only apply where the principal dwelling house is the sole or main residence of the property owner at the time the development is commenced.

Having regard to the Planning and Development Act 2000 (as amended) the following provides a definition of a house:

"house" means a building or part of a building which is being or has been occupied as a dwelling or was provided for use as a dwelling but has not been occupied, and where appropriate, includes a building which was designed for use as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

It is noted that Newtown House is not in use as a house. It is in use as a community centre within the overall campus of Leixlip Library. The website www.lycc.ie (Leixlip Youth and Community Centre) provides details of the services provided at Newtown House. While it is noted that the proposed structure is to be located to the rear of the structure, and it would appear to fall within the scope of the size exemptions for structures to the rear of a dwelling as introduced in the Planning and Development Regulations 2026. However, as the main structure is not in use as a dwelling and the proposed structure is also to be used for community centre purposes and forms part of the overall site which is in use as community centre and associated services, it is not considered to come within the scope of Class 3 or Class 3A of the Planning and Development Regulations 2001 (as amended).

It is therefore considered that the development is **not exempted** development

Conclusion and Recommendation

Having regard to:

- Sections 2, 3, 5 of the Planning and Development Act 2000 (as amended);
- Articles 6 and 9 and Class 3 and Class 3A of the Planning and Development Regulations 2001 (as amended); and definition of a house as set out in the Planning and Development Act 2000 (as amended)

- The plans and particular submitted with the Declaration application and the nature, extent and purpose of the works.

it is considered that the erection of single-storey log cabin 23.3 sqm at rear of Newtown House for education and therapeutic support, **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).

Signed:

Elaine Donohoe
Executive Planner

14/09/2026

Martin Ryan
Senior Executive Planner
14/09/2026

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 erection of a single storey log cabin 23.3 sqm at rear of Newtown House, Captains Hill, Leixlip W23 T8W5 for education and therapeutic support is exempted development,

AS INDICATED on the plans and particulars received by the Planning Authority on 22/07/2026,

AND WHEREAS Leixlip Youth Premises Group CLG 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, 4 and 5 of the Planning and Development Act 2000 (as amended);
b. Class 3 and Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended)
c. The nature, extent and purpose of the works/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 erection of single storey log cabin 23.3 sqm at rear of Newtown House, Captains Hill, Leixlip, 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.

Signed:

Appendix 1

APPROPRIATE ASSESSMENT SCREENING REPORT
AND
DETERMINATION

(A) Project Details	
Planning File Ref	ED1385
Applicant name	Leixlip Youth Premises Group CLG
Development Location	Newtown House, Confey Leixlip
Site size	n/a
Application accompanied by an EIAR (Yes/NO)	No
Distance from Natura 2000 site in km	The site is located approximately 470metres north of the Rye River/Carton Valley SAC
Description of the project/proposed development – the erection of single storey log cabin 23.3 sqm at rear of Newtown House, Captains Hill, Leixlip W23 T8W5 for education and therapeutic support	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development			
			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	**Impacts on sites designated for freshwater habitats or species.** Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	*Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?*	No

2	**Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.** Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	*Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?*	Yes
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?*	
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?*	

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**.

(C) Identification of Potential Impacts on Habitats and Birds.		
1	**Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species.** ***Answer the following if the answer to question 1 in table B was YES*** *Does the development involve any of the following:*	
1.1	Works within the boundary of a Special Area of Conservation excluding small extensions/alterations to existing buildings.	**No**
1.2	Discharge to surface water or groundwater within 5km of SAC.	**No**
1.3	Abstraction from surface water or groundwater within 5km of SAC.	**No**
1.4	Removal of topsoil within 500m of watercourses	**NO**

1.5	Infilling or raising of ground levels within 100m of watercourses	**No**
1.6	Construction of drainage ditches within 1km of SAC.	**No**
1.7	Installation of waste water treatment systems; percolation areas; septic tanks within 500 m of watercourses	**No**
1.8	Construction within a floodplain or within an area liable to flood	**No**
1.9	Crossing or culverting of rivers or streams within 5km of SAC	**No**
1.10	Storage of chemicals, hydrocarbons or organic wastes within 1km of a watercourse	**No**
1.11	Development of a large scale which involves the production of an EIAR	**No**
1.12	Development of quarries/mines	**No**
1.13	Development of windfarms	**No**
1.14	Development of pumped hydro electric stations	**No**
1.15	Construction of roads or other infrastructure on peat habitats within 1km rivers, streams, lakes and fresh water dependant habitats	**No**

2	**Impacts on designated wetlands - bogs, fens, marshes and heath.** ***Answer the following if the answer to question 2 in table B was YES*** *Does the development involve any of the following:*	
2.1	Works within the boundary of a Special Area of Conservation excluding small extensions/alterations to existing buildings.	**No**
2.2	Construction of roads or other infrastructure on peat habitats within 1km of bog, marsh, fen or heath habitat within a Natura 2000 site	**No**

2.3	Development of a large scale within 1km of bog, marsh, fen or heath habitat within a Natura 2000 site which involves the production of an EIAR	**No**

(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 scale and nature of the proposed works, it is not considered that there will be any impact on the nearest SAC.		
Name:	Elaine Donohoe	
Position:	Executive Planner	
Date:	14/09/2026	

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: DO67771 **Section:** Planning

SUBJECT: ED/1385
Leixlip Youth Premises Group CLG, C/O Keith Duggan, KAS Architects, 28 South Fredericks Street, Dublin 2. Exempt Development Application for the erection of a single-story log cabin 23.3 sqm at the rear of Newtown House for education and therapeutic support at Newtown House, Captains Hill, Leixlip W23T8W5

SUBMITTED: File Ref. ED1385 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 14TH DAY OF SEPTEMBER YEAR 2026

SIGNED: _____

DIRECTOR OF SERVICES

Comhairle Contae Chill Dara
Kildare County Council

Date: 24th July 2026.
Our Ref: ED/1385

Leixlip Youth Premises Group CLG,
C/O Keith Duggan
KAS Architects,
28 South Frederick Street
Dublin 2
DO2YW57

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at Newtown House, Captain's Hill, Leixlip, Co. Kildare. W23T8W5

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 22nd July 2026 in connection with the above.

Please find enclosed Receipt no. 2028628 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 <u>invalid</u> and <u>returned</u>	**All responses must be in <u>block</u> <u>letters</u>**

Section 1	**Details of Applicants**

1. Name of Applicant(s) A. Leixlip Youth Premises Group CLG

Phone No [redacted] Fax No N/A

2. Address

Leixlip Youth & Community Centre Family Resource Centre,
Newtown House, Captain's Hill,
Leixlip, Co Kildare, W23 T8W5

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

1. Name of Person/Agent: Surname Duggan Forenames Keith

Phone No [redacted] Fax No N/A

2. Address

KAS Architects
28 South Frederick Street
Dublin 2
D02YW57

Section 3	**Company Details (if applicable)**

1. Name of Company Leixlip Youth Premises Group CLG

Phone No [redacted] Fax No N/A

2. Company Reg. No Registered Charity Number: 20024666

3. Address

Leixlip Youth & Community Centre Family Resource Centre,
Newtown House, Captain's Hill,
Leixlip, Co Kildare, W23 T8W5

Section 4	Details of Site

1. Planning History of Site Nothing available on Kildare County Council Planning Search

2. Location of Proposed Development

Leixlip Youth & Community Centre Family Resource Centre,
Newtown House, Captain's Hill,
Leixlip, Co Kildare, W23 T8W5

3. Ordnance Survey Sheet No 1:1,000 | 3194-11 1:1,000 | 3194-06 1:1,000 | 3194-07 1:1,000 | 3194-12

4. Please state the Applicants interest in the site Controller and Operator

5. Please state the extent of the proposed development

The proposed development includes the erection of a single-story log cabin measuring 23.2 square meters externally in the rear garden of Newtown House, Captain's Hill, Leixlip, Co Kildare, W23 T8W5 to serve as a space for education and therapeutic support.

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)*

Under what Section of the Planning and Development Act 2000 as amended:

Section 4(2) of the Planning and Development Act 2000 (as amended)

Under what provision of the Planning and Development Regulations 2001 as amended:

Article 6 and Class 3, Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

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

The proposed development includes the erection of a single-story log cabin measuring 23.2 square meters externally in the rear garden of Newtown House, Captain's Hill, Leixlip, Co Kildare, W23 T8W5 to serve as a space for education and therapeutic support.

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

Section 6	Declaration

I,_Keith Duggan on behalf of KAS Architects 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: 22nd July 2026

Notes
01 This drawing is copyright
02 This drawing must not be scaled
03 Use figured dimensions only
04 Contractor to check all dimensions on site
05 Planning permissions drawings only not for construction



00-0-01
01

Ordnance Survey Map
Scale: 1:1000

Description:
Digital Landscape Model (DLM)

Publisher / Source:
Tailte ...ireann

Data Source / Reference:
PRIME2

File Format:
Autodesk AutoCAD (DWG_R2013)

File Name:
v_50545941_1.dwg

Clip Extent / Area of Interest (AOI):
LLX,LLY= 700602.32,736783.47
LRX,LRY= 700835.32,736783.47
ULX,ULY= 700602.32,736955.47
URX,URY= 700835.32,736955.47

Projection / Spatial Reference:
Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
X,Y= 700718.82,736869.47

Reference Index:
Map Series | Map Sheets
1:1,000 | 3194-11
1:1,000 | 3194-06
1:1,000 | 3194-07
1:1,000 | 3194-12

Data Extraction Date:
Date= 06-Jul-2026

Source Data Release:
DCMLS Release V1.200.121

Product Version:
Version= 1.4

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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

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Area Information:

Site Area:	1094sqm 0.27acres 0.10Ha
Proposed Internal Floor Area:	20sqm

Drawing Legend

General:

Existing buildings

Proposed building:

KAS Architects
28 South Frederick Street
Dublin 2, D02YW57
M: 0860951948
E: keith@kasarchitects.ie

Project:
Leixlip Youth Premises Group CLG
Leixlip Youth & Community Centre Family Resource Centre,
Newtown House, Captain's Hill,
Leixlip, Co Kildare, W23 T8W5

Drawing Title:
ORDNANCE SURVEY MAP

Project Number:
2608

Drawing Number:
20-099

Date:
July 2026

Revision No:
.

Drawing Status:
Planning

Drawing Scale:
As Indicated@A3

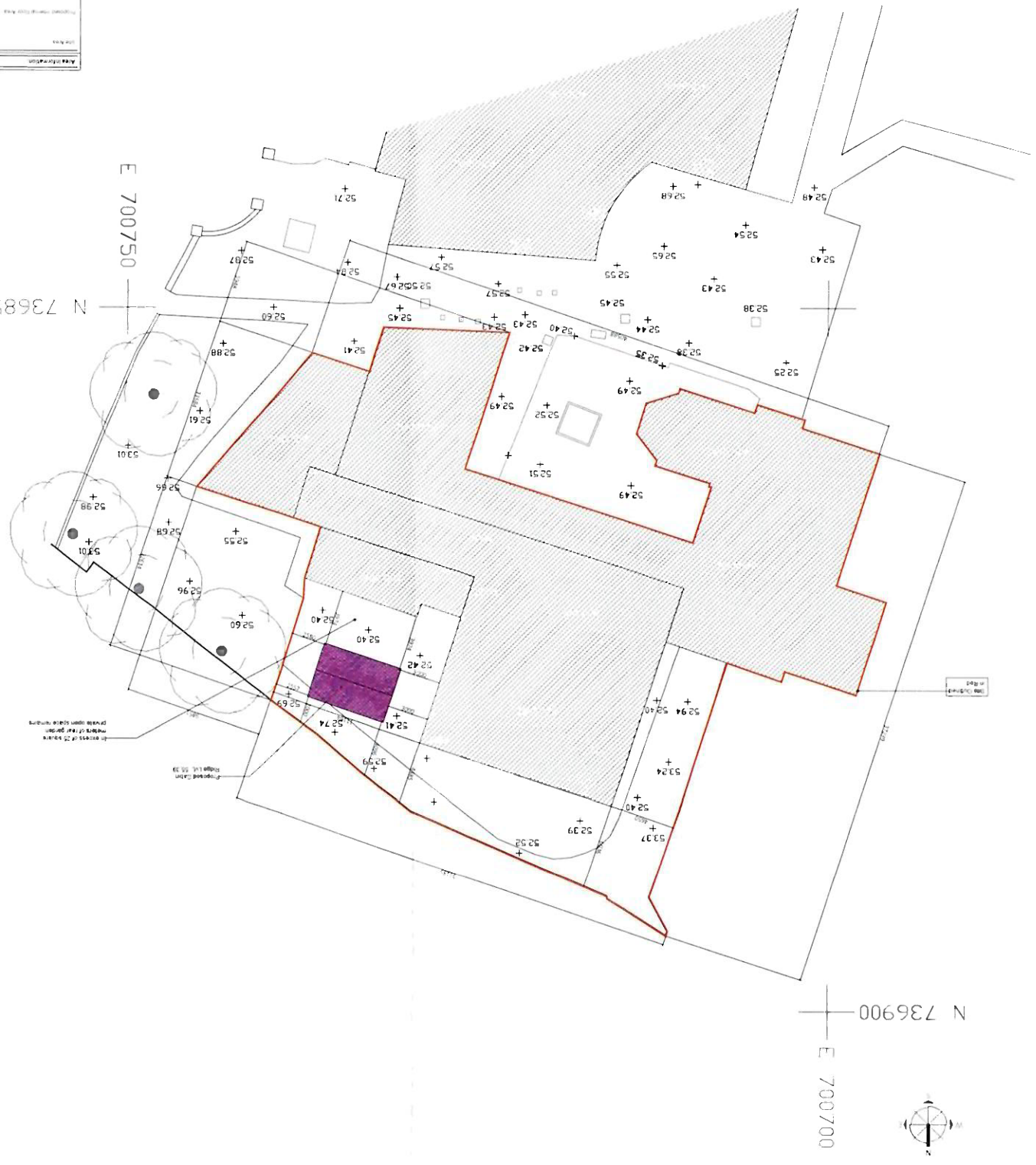
Drawing Format:
A3

Revision Notes:

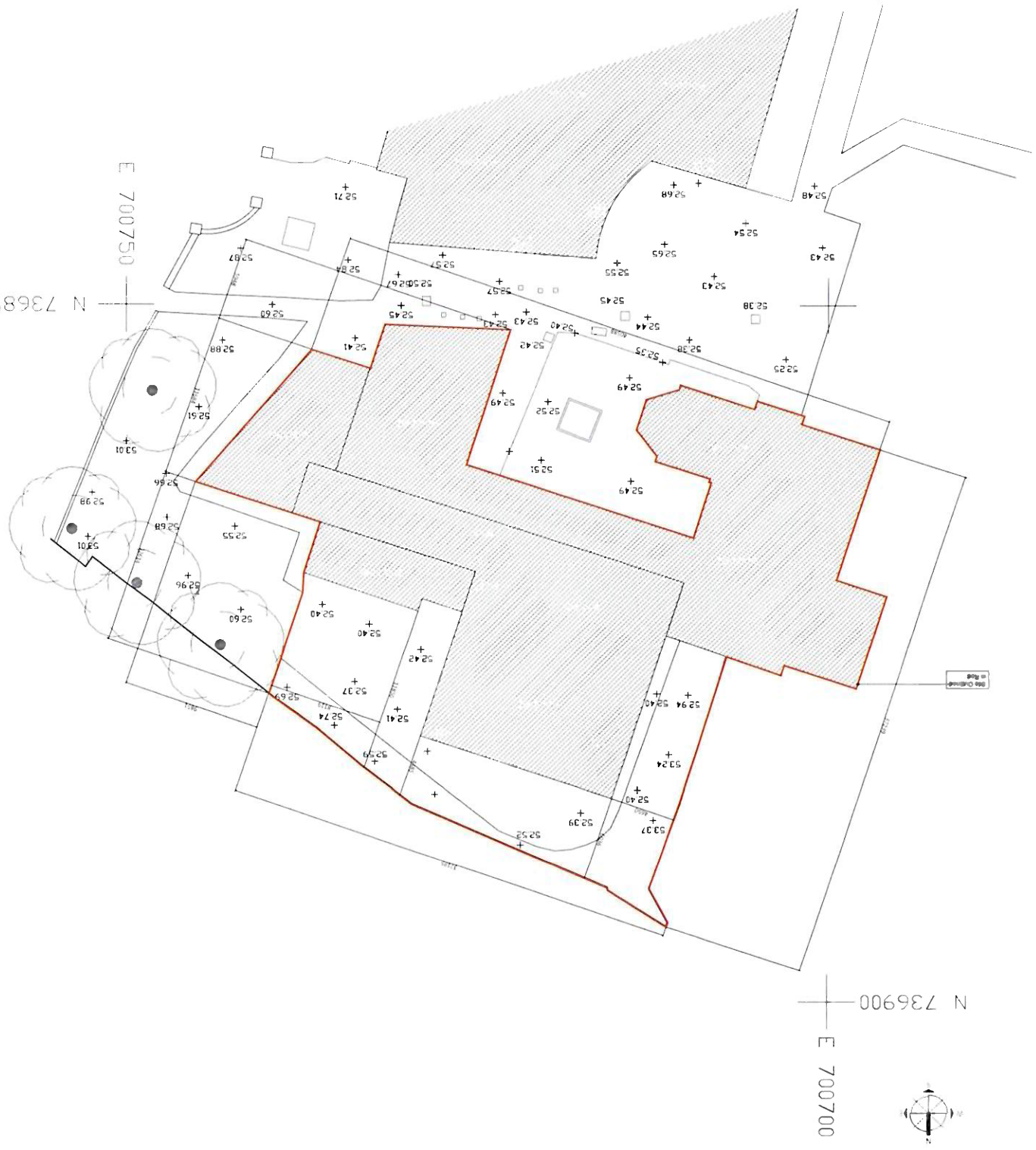
Rev.	Notes	Issued By	Date

Drawing Notes:

Proposed Site Layout Plan
Scale 1:200



Existing Site Layout Plan
Scale 1:200



Drawing Legend

Existing Dwellings

Proposed Dwelling

KAS Architects

Proposed Site Layout Plan

Area Information

Existing
0.12ha
0.12ha

Site Area

Proposed Development Area

0.12ha

Revision Notes

Planning

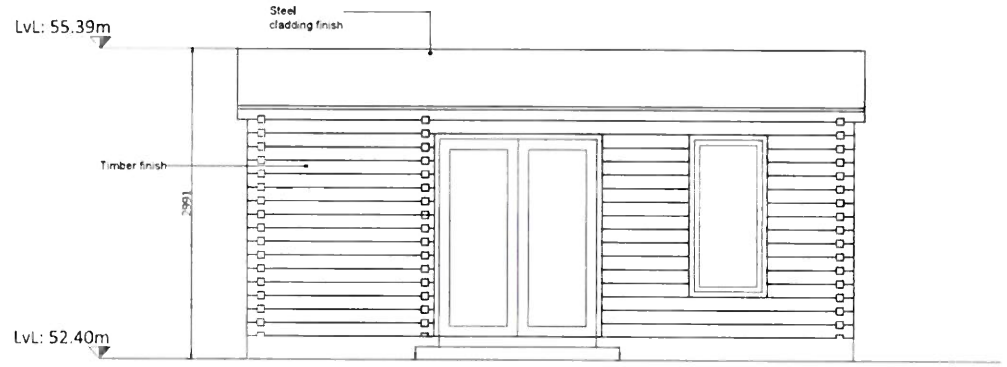
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A1

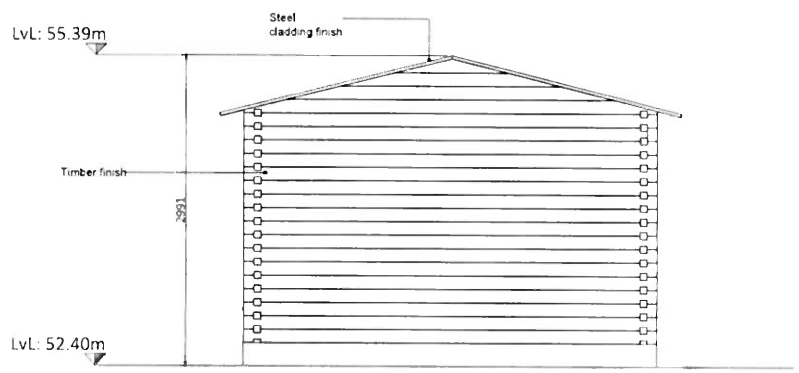
Existing & Proposed Site Layout Plan

2408 20-000

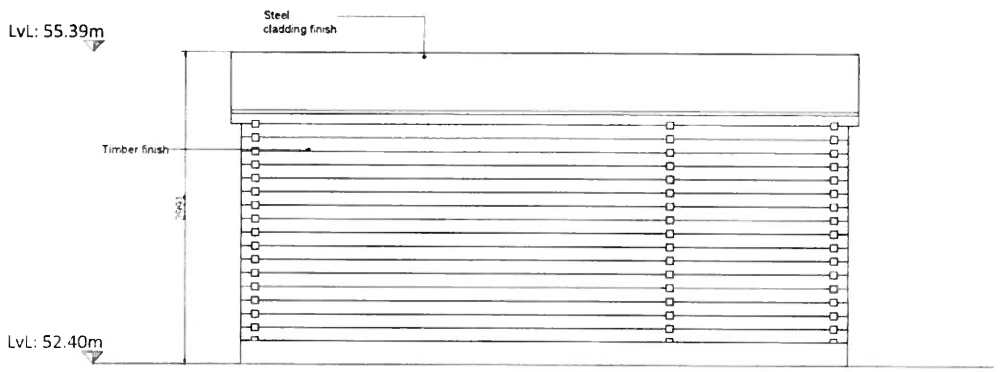
July 2024



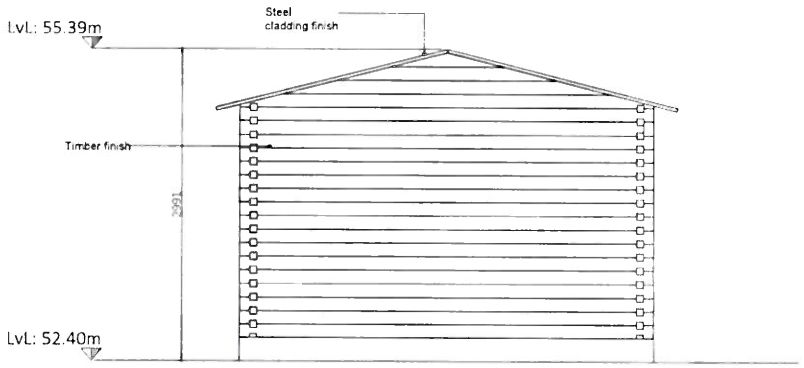
00-0-01 / 01 Proposed Front South Facing Elevation
Scale: 1:50



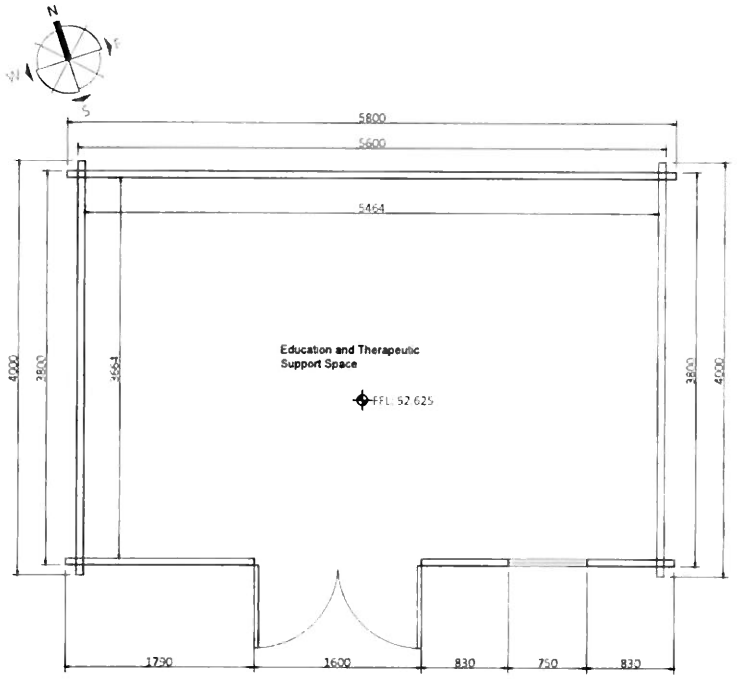
00-0-01 / 01 Proposed Side East Facing Elevation
Scale: 1:50



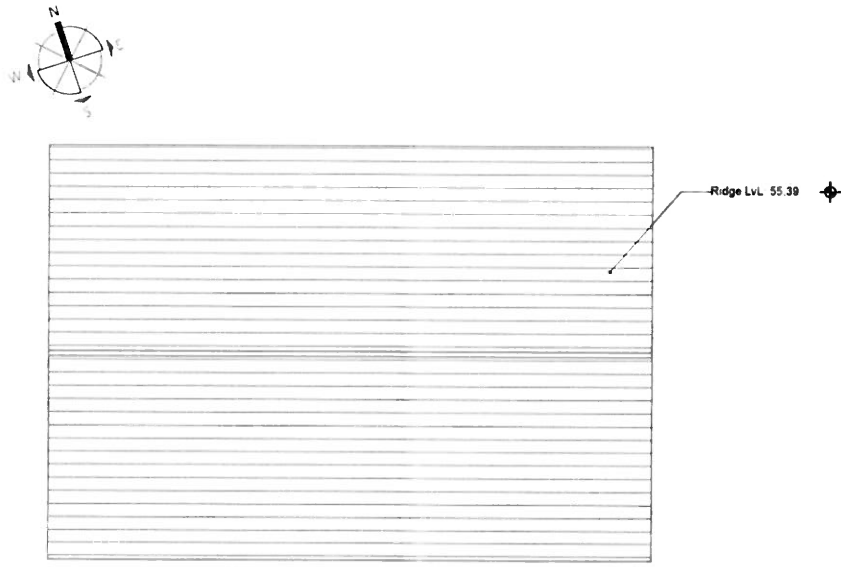
00-0-01 / 01 Proposed Rear North Facing Elevation
Scale: 1:50



00-0-01 / 01 Proposed Side West Facing Elevation
Scale: 1:50



00-0-01 / 01 Proposed Floor Plan
Scale: 1:50



00-0-01 / 01 Proposed Roof Plan
Scale: 1:50

Area Information	
Site Area	1094sqm 0.27acres 0.10Ha
Proposed Internal Floor Area	20sqm

Drawing Legend

Existing building

Proposed building

KAS Architects

Project: Leixlip Youth Premises Group CLG
Leixlip Youth & Community Centre Family Resource Centre
Newtown House, Captain's Hill,
Leixlip, Co Kildare. W23 T6W5

PROPOSED PLANS AND ELEVATIONS

Project Number: 2608

Drawing Number: 20-100

Date: July 2026

Status: Planning

Scale @ A1: As Indicated@A2

Revision Notes:

BOIHSR	365 SECTION 5 APP	80.00			BANK	2028628	1	0		22/07/2026

22/07/2026 — 365 Section 5 applic — + €80.00

Payee Name:	Kildare County Council
Payee IBAN:	IE69 BOFI 9012 3911 0668 06
Originator Name:	NORTHPOINT DESIGN LTD
Amount:	+ €80.00
Value Date:	22/07/2026
Payment Reference:	365 Section 5 applic
Originator Reference Party:	Not provided by sender
ID code or Originating reference party:	Not provided by sender
Originator ID:	Not provided by sender
Purposes of the Credit Transfer:	Not provided by sender
Payee Reference Party Name:	Not provided by sender
ID code of Payee Reference Party:	Not provided by sender
Remittance Information:	Section 5 application fee - Leixlip Youth and Community Centre