Comhairle Contae Chill Dara
Kildare County Council

Date: 21st September 2026
Our Ref: ED/1398

The Department of Education and Youth,
c/o Gavin Byrne,
Arthur Gibney and Partners Architects,
5 Rosemount Terrace,
Dundrum Road,
Dundrum,
Dublin 14 D14 R129.

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at St. Peter's National School, Drogheda Street, Monasterevin, Co. Kildare W34 K449.

Dear Sir/Madam,

I refer to your correspondence received on 21st August 2026 in connection with the above.

Please find attached declaration made under Section 5 of Planning and Development Acts 2000 (as amended) in this regard.

Yours sincerely,

pp
Senior Executive Officer,
Planning Department.

Comhairle Contae Chill Dara
Kildare County Council

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

ED/1398

WHEREAS a question has arisen as to whether the refurbishment and reconfiguration of existing educational buildings at St. Peter's National School, Drogheda Street, Monasterevin, Co. Kildare comprising:

(i) the demolition of three existing single-storey detached modular buildings, and various other lean-to structures around the site, (these existing structures are no longer required and will clear space for the creation of a Soft Play Area and a Sensory Garden) and the demolition of the existing chimney attached to the rear of Block B (the chimney is no longer structurally sound and is non-functional);
(ii) internal configurations and refurbishments to existing Blocks A and B, all single-storey detached educational buildings to facilitate their new function as a School for children with Special Educational Needs;
(iii) changes to the external appearance of Block B to include new external insulation finished with a painted nap rendered finish, the provision of a new roof covering to replace the existing and the provision of new external door and window screens;
(iv) the demolition of an existing covered link structure between Blocks A and B and the construction in its place of a new extended single-storey link/corridor structure with flat roof above featuring four no. "Ruhm" type flat-roof rooflights. It is further proposed that the front elevation of the new link corridor and the front elevation of Block B, both facing the street, will feature a new raised parapet wall treatment. The existing parapet walls to the northern side of Block A are also proposed to be raised very slightly;
(v) the provision of a new Soft Play Space and of a new Sensory Garden to the new Special School to the rear of Block A and to the south of the rear half of the reconfigured Block B;
(vi) the provision of new mesh metal type fences and gates and some timber fences and gates to prevent flight risks from the School. These proposed fences and gates are all towards the rear of the site;
(vii) the reconfiguration of the existing hard-landscaped play space to the north of the site to form an accessible route to the new entrance of the school, and allowing for 2 no. accessible car-spaces, and 10 no. bicycle spaces;
(viii) all associated siteworks, services and landscaping to facilitate the proposed development

AS INDICATED on the plans and particulars received by the Planning Authority on 21st August 2026

AND WHEREAS the Department of Education and Youth 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 57 of the Planning and Development Regulations 2001 (as amended)
d. The nature, extent and purpose of the works

AND WHEREAS Kildare County Council has concluded that

a. 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 57 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 –

Refurbishment and reconfiguration of existing educational buildings at St. Peter's National School, Drogheda Street, Monasterevin, Co. Kildare comprising:

(i) the demolition of three existing single-storey detached modular buildings, and various other lean-to structures around the site, (these existing structures are no longer required and will clear space for the creation of a Soft Play Area and a Sensory Garden) and the demolition of the existing chimney attached to the rear of Block B (the chimney is no longer structurally sound and is non-functional);
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(vii) the reconfiguration of the existing hard-landscaped play space to the north of the site to form an accessible route to the new entrance of the school, and allowing for 2 no. accessible car-spaces, and 10 no. bicycle spaces;
(viii) all associated siteworks, services and landscaping to facilitate the proposed development ***IS development and IS EXEMPTED development*** pursuant to the provisions of Sections 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended) and Articles 6 and 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.

21st September 2026

PP
Senior Executive Officer,
Planning Department.

KILDARE COUNTY COUNCIL

PLANNING & STRATEGIC DEVELOPMENT DEPARTMENT

Section 5 referral & declaration on development and exempted development

Planning & Development Act 2000, as amended

Reference No. ED/1398

Name Of Applicant(s):	Dept Education and Youth
Address Of Development:	St. Peter's National School, Drogheda Street, Monasterevin, Co. Kildare
Development Description:	Refurbishment and reconfiguration of existing educational buildings
Due date	17/09/2026

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:

Refurbishment and reconfiguration of existing educational buildings comprising:
(i) the demolition of three existing single-storey detached modular buildings, and various other lean-to structures around the site, (these existing structures are no longer required and will clear space for the creation of a Soft Play Area and a Sensory Garden.) and the demolition of the existing chimney attached to the rear Of Block B (the chimney is no longer structurally sound and is non-functional);
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(vii) the reconfiguration of the existing hard-landscaped play space to the north of the site to form an accessible route to the new entrance of the school, and allowing for 2 No. accessible car-spaces, and 10 no. bicycle spaces;
(viii) all associated siteworks, services and landscaping to facilitate the proposed development.

No changes to the existing front boundary wall, railings or gates onto Drogheda Street are proposed as part of these works.

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

Site Location
The site is located on the grounds of St. Peter's National School, Drogheda Street, Monasterevin.

Planning History

ED 1374 – Refused

Planning Application(s)
15/571 – permission granted for one new prefabricated building consisting of classroom and toilets (80 sqm) and all associated site works.
12/775 – permission granted for construction of a standalone annex and covered walkway to the side of the existing school. The development comprises 2 No. 80m2 student classrooms, 3 No. 25m2 resource rooms, toilet facilities and associated site works.
03/555 – permission granted for demolition of the existing remedial room, store room and play shelter and construction of new multi-purpose room library and store room.

Enforcement Case Files – None.

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;

Section 82(1)

Notwithstanding section 4(1)(h), the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

Secondary Legislation: 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.

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.

Assessment

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.

Question 1 - Is it development?

The first question to address is whether or not:

Refurbishment and reconfiguration of existing educational buildings comprising
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(vi) the provision of new mesh metal type fences & gates and some timber fences & gates to prevent flight risks from the School. These proposed fences & gates are all towards the rear of the site;
(vii) the reconfiguration of the existing hard-landscaped play space to the north of the site to form an accessible route to the new entrance of the school, and allowing for 2 No. accessible car-spaces, and 10 no. bicycle spaces;
(viii) all associated siteworks, services and landscaping to facilitate the proposed development.

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: ***construction****,* ***demolition****,* ***extension****,* ***alteration****,* ***repair or renewal***" it is therefore, deemed that such are works and would therefore constitute **development.**

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

Is the development of:

Refurbishment and reconfiguration of existing educational buildings comprising:
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(viii) all associated siteworks, services and landscaping to facilitate the proposed development.

exempted development?

Having regard to:

Primary Legislation

Section 4 (1) of the Planning and Development Act, 2000, as amended states that the following shall be exempted developments for the purposes of this 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

Article 9(1) Restrictions on Exemption – development shall not be exempt if:

(a) if the carrying out of such development would—

(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,

A Heritage Unit Report of 30/07/2026 for ED1374, notes that the proposed works relate to the removal of contemporary modular structures, together with minor building upgrades, infill extension to existing modern buildings, new security fencing, carparking on an existing hard surface to the rear of the site and soft play area and include a new 2.4m high fence and gateway onto Drogheda Street. The proposed car parking area is located to the rear of the site and is sufficiently removed from the adjoining Protected Structure such that no adverse impact on its setting or amenity will arise.

Class 57 of Part 1, of Schedule 2 of the Planning and Development Regulations entitled- '*Exempted Development – General'* applies subject to the following limitations and conditions:

CLASS 57 *The extension of a school, where the school has not been previously extended under a CLASS 57 exemption, by the construction or erection of an extension to the side or rear of the school.*

1. The floor area of any such extension shall not exceed 210 square metres.
2. No such structure shall be above the ground floor.
3. Any extension shall be a distance of not less than 2 metres from any party boundary.
4. An exemption under this class shall only be availed of once.
5. Such structure shall comply with the Department of Education Primary and Post Primary Technical Guidance Documents for the time being in force.

1). The new link corridor comprises a floor area of 157 sq m. This floor area replaces existing c.100 sq m link corridor existing.
2). All new structures are single storey
3). No such structure is less than 2m from any party boundary.
4). No previous exemption availed of on site.
5). Referrer confirms that the proposed extension has been designed in strict accordance with the Dept. of Education & Youth's Technical Guidance Documents active at the date of this application, including room templates, spatial footprints & building performance metrics.

No works are proposed to any of the existing site boundary structures, walls, railings or gates, to Drogheda Street and no new fences are now proposed to be provided to the front of the building or abutting any section of the existing boundary structures onto Drogheda Street. This is a deviation away from what was sought under ED1374.

Conclusion and Recommendation

Having regard to:

- Sections 2, 3 and 4 of the Primary Legislation (Planning and Development Act 2000 (as amended)),
- Articles 6, and 9 of the Secondary Legislation (Planning and Development Regulations, 2001(as amended))
- Class 57, of the Secondary Legislation (Planning and Development Regulations, 2001(as amended and
- The nature, extent and purpose of the works;

it is concluded that:

Refurbishment and reconfiguration of existing educational buildings at St. Peter's National School, Drogheda Street, Monasterevin, Co. Kildare comprising:
(i) the demolition of three existing single-storey detached modular buildings, and various other lean-to structures around the site, (these existing structures are no longer required and will clear space for the creation of a Soft Play Area and a Sensory Garden.) and the demolition of the existing chimney attached to the rear Of Block B (the chimney is no longer structurally sound and is non-functional);
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(viii) all associated siteworks, services and landscaping to facilitate the proposed development,

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).

Signed Fiona Breen
Fiona Breen
Executive Planner 21/09/2026

Martin Ryan
Senior Executive Planner
21/09/2026

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

Refurbishment and reconfiguration of existing educational buildings comprising:
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AS INDICATED on the plans and particulars received by the Planning Authority on 21/08/2026

AND WHEREAS *The Department of Education and Youth has* 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 57 of the Planning and Development Regulations 2001(as amended)
d. The nature, extent and purpose of the works

AND WHEREAS Kildare County Council has concluded that:

a. 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 57 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 -

Refurbishment and reconfiguration of existing educational buildings comprising:
(i) the demolition of three existing single-storey detached modular buildings, and various other lean-to structures around the site, (these existing structures are no longer required and will clear space for the creation of a Soft Play Area and a Sensory Garden.) and the demolition of the existing chimney attached to the rear Of Block B (the chimney is no longer structurally sound and is non-functional);
(ii) internal reconfigurations and refurbishments to existing Blocks A & B, all single-storey detached educational buildings to facilitate their new function as a School for children with Special Educational Needs;
(iii) changes to the external appearance of Block B to include new external insulation finished with a painted nap rendered finish, the provision of a new roof covering to replace the existing and the provision of new external door & window screens;
(iv) the demolition of an existing covered link structure between Blocks A & B and the construction in its place of a new extended Single-storey link / corridor structure with flat roof above featuring four No. "Ruhm" type flat-roof rooflights. It is further proposed that the front elevation of the new new link corridor and the front elevation of Block B, both facing the street, will feature a new raised parapet wall treatment. The existing parapet walls to the northem side of Block A are also proposed to be raised very slightly;
(v) the provision of a new Soft Play Space and of a new Sensory Garden to the new Special School to the to the rear of Block A and to the south of the rear half of the reconfigured Block B;
(vi) the provision of new mesh metal type fences & gates and some timber fences & gates to prevent flight risks from the School. These proposed fences & gates are all towards the rear of the site;
(vii) the reconfiguration of the existing hard-landscaped play space to the north of the site to form an accessible route to the new entrance of the school, and allowing for 2 No. accessible car-spaces, and 10 no. bicycle spaces;
(viii) all associated siteworks, services and landscaping to facilitate the proposed development.

IS development and IS EXEMPTED development pursuant to Section (2, 3, 4 and 5) of the Planning and Development Act, 2000, as amended and Article 6, Article 9 of the Planning and Development Regulations, 2001, as amended.

Please note that any person issued with a declaration under Section 5 of the Planning and Development Act 2000 (as amended) may on payment to 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

APPROPRIATE ASSESSMENT SCREENING REPORT
AND
DETERMINATION

(A) Project Details	
Planning File Ref	ED1398
Applicant name	Dept Education and Youth
Development Location	St. Peter's National School, Drogheda Street, Monasterevin, Co. Kildare
Site size	n/a
Application accompanied by an EIAR (Yes/NO)	No
Distance from Natura 2000 site in km	200m east of River Barrow Nore SAC
Description of the project/proposed development – Refurbishment school buildings.	

(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**	*Is the development within a Special Area of Conservation whose*	YES

	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	*qualifying interests 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

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 EIS	**NO**

Conclusion:
If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.
No further assessment in relation to habitats or birds is required.
If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT *Selected relevant category for project assessed by ticking box.*		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Justify why it falls into relevant category above (based on information in above tables)		
Having regard to the scale and nature of the proposed works, it is not considered that there will be any impact on the nearest SAC.		
Name:	Fiona Breen	
Position:	Executive Planner	
Date:	21/09/2026	

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: DO67954 **Section:** Planning

SUBJECT: The Department of Education and Youth, c/o Gavin Byrne Arthur Gibney and Partners Architects, 5 Rosemount Terrace, Dundrum Road, Dundrum, Dublin 14 D14 R129. Exempt Development Refurbishment and reconfiguration of existing educational buildings at St. Peter's National School, at St. Peter's National School, Drogheda Street, Monasterevin, Co. Kildare comprising:

(i) the demolition of three existing single-storey detached modular buildings, and various other lean-to structures around the site, (these existing structures are no longer required and will clear space for the creation of a Soft Play Area and a Sensory Garden) and the demolition of the existing chimney attached to the rear of Block B (the chimney is no longer structurally sound and is non-functional);

(ii) internal reconfigurations and refurbishments to existing Blocks A and B, all single-storey detached educational buildings to facilitate their new function as a School for children with Special Educational Needs;

(iii) changes to the external appearance of Block B to include new external insulation finished with a painted nap rendered finish, the provision of a new roof covering to replace the existing and the provision of new external door and window screens;

(iv) the demolition of an existing covered link structure between Blocks A and B and the construction in its place of a new extended single-storey link/corridor structure with flat roof above featuring four no. "Ruhm" type flat-roof rooflights. It is further proposed that the front elevation of the new link corridor and the front elevation of Block B, both facing the street, will feature a new raised parapet wall treatment. The existing parapet walls to the northem side of Block A are also proposed to be raised very slightly;

(v) the provision of a new Soft Play Space and of a new Sensory Garden to the new Special School to the rear of Block A and to the south of the rear half of the reconfigured Block B;

(vi) the provision of new mesh metal type fences and gates and some timber fences and gates to prevent flight risks from the School. These proposed fences and gates are all towards the rear of the site;

(vii) the reconfiguration of the existing hard-landscaped play space to the north of the site to form an accessible route to the new entrance of the school, and allowing for 2 no. accessible car-spaces, and 10 no. bicycle spaces;
(viii) all associated siteworks, services and landscaping to facilitate the proposed development

SUBMITTED: File Ref. ED1398 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 exempted development.

MADE THIS 21st DAY

OF September YEAR 2026

SIGNED: _____

DIRECTOR OF SERVICES

Comhairle Contae Chill Dara
Kildare County Council

Date: 21st August 2026
Our Ref: ED/1398

The Department of Education and Youth,
c/o Gavin Byrne,
Arthur Gibney and Partners Architects,
5 Rosemount Terrace,
Dundrum Road,
Dundrum,
Dublin 14 D14 R129.

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at St. Peter's National School, Drogheda Street, Monasterevin, Co. Kildare W34 K449.

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 21st August 2026 in connection with the above.

Please find enclosed Receipt no. FIN1/0/527655 for €80 application fee.

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

1. Name of Applicant(s) A. Surname THE DEPT. OF EDUCATION + YOUTH Forenames
Phone No [redacted] E-Mail Address [redacted]
2. Address MARLBOROUGH STREET, DUBLIN 1, D01 RC96

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

1. Name of Person/Agent: Surname BYRNE Forenames GAVIN
Phone No [redacted] E-Mail Address [redacted]
2. Address ARTHUR GIBNEY + PARTNERS ARCHITECTS, 5 ROSEMOUNT TERRACE, DUNDRUM ROAD, DUNDRUM, DUBLIN 14, D14 R129

Section 3	Company Details (if applicable) AS FOR 2. ABOVE

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 SECTION 5 ED/1374 APPLICATION - REFUSED 05/08/2026
2. Address of Subject Site (including Eircode) ST. PETER'S NATIONAL SCHOOL, DROGHEDA STREET, MONASTEREVIN, Co. KILDARE W34 K449
3. Ordnance Survey Sheet No. 3715-04
4. Please state the Applicants interest in the site IN THE PROCESS OF PURCHASING THE SITE FROM THE DIOCESE OF LEIGHLIN + KILDARE. (SEE ATTACHED LANDOWNER LETTER OF CONSENT)

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

SEE ATTACHED PAGE FOR DESCRIPTION OF PROPOSED WORKS + ATTACHED COVER LETTER FOR THE QUESTIONS BEING ASKED.

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)* S.I. 114 2021 - CLASS 57 ~~EXTERNAL~~ EXTENSIONS TO EDUCATIONAL BLDGS INC. CHANGES TO THE EXTERNAL APPEARANCE OF THE EXISTING BUILDING IN AN ARCHITECTURAL CONSERVATION AREA

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

SEE ATTACHED PAGE.

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) 1:200	✓
2.	A Site Layout Plan (Scale 1:~~500~~) in full compliance with Article 23 of Planning and Development Regulations 2001 as amended 1:100	✓
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, GAVIN BYRNE certify that all of the above information is correct and I have submitted all the required documents as outlined at Section 6 above.

Signature: Gavin Byrne Date: 19.08.2026

AGENT :- FOR ARTHUR GIBNEY + PARTNERS ARCHITECTS.

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Arthur Gibney & Partners
ARCHITECTURE

5 Rosemount Terrace,
Dundrum Road,
Dundrum, Dublin 14
D14 R129
[redacted]

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19th August 2026.

Kildare County Council.
Planning Dept.
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare.
W91 X77F

Re: Application for a Section 5 Declaration of Exempted Development for Proposed Works to Convert an Existing National School Building into a New Start-Up Special School Building. All at St. Peter's National School, Drogheda Street, Monasterevin, Co. Kildare, W34 K449. On behalf of The Minister of Education and Youth.

To Whom It May Concern,

We write to you with regard to the above project and we herein attach for your attention the following drawings and documents by way of making an application for a Section 5 Declaration of Exemption for the proposed works:-

- A copy of the completed Section 5 Declaration Application Form, signed and dated, with a Description of the Proposed Development attached.
- Two copies each of our drawings No.'s 20609H-X-ZZZ-DR-AGP-AR-1000, -1150, - 1151, -1500, -1501, -2202, -2220, -3000 & -3001, the Site Location OS Map, proposed Site Layout Plan and the detail floor plans, sections & elevations etc., describing the proposed works.
- A copy of a Letter of Consent from the current Landowner, the Diocese of Kildare and Leighlin, giving the Applicant, the Dept. of Education & Youth, permission to make the application, and for us to act as their Agent in this matter. Please note that the Dept. are in the process of purchasing the site from the Diocese, but this process has not been completed at the time of writing.
- A cheque in the sum of €80.00 by way of Section 5 Declaration application fee.

Background & Context

The project proposes the refurbishment, reconfiguration and extension of a series of existing educational buildings, currently in use as a National School, for use as a new start-up Special School, "Ros Glas Community Special School". The existing St. Peter's National School have now vacated the premises, having decanted to their newly constructed facility further along Drogheda Street. The Dept. now wishes to re-purpose the existing buildings to provide much needed Special Educational Needs places in the town.



Figs. 1 -4 : (Clockwise from Top LHS) View of existing front gable wall of Block A; View of existing Rear Yard looking west, the side wall of Block B is to the RHS, with the existing portacabins proposed to be demolished to the LHS; View of the existing hard-landscaped play space to the north of the site looking west, proposed to become the new car-park and drop-off area, and; View of the existing link structure looking towards Drogheda St. This structure is proposed to be demolished & replaced.

None of the existing buildings on the site are Protected Structures, or proposed Protected Structures. The neighbouring buildings to both sides are Protected Structures, including the Monastery to the south. There are other Protected Structures nearby, including some directly across the street from the existing building.

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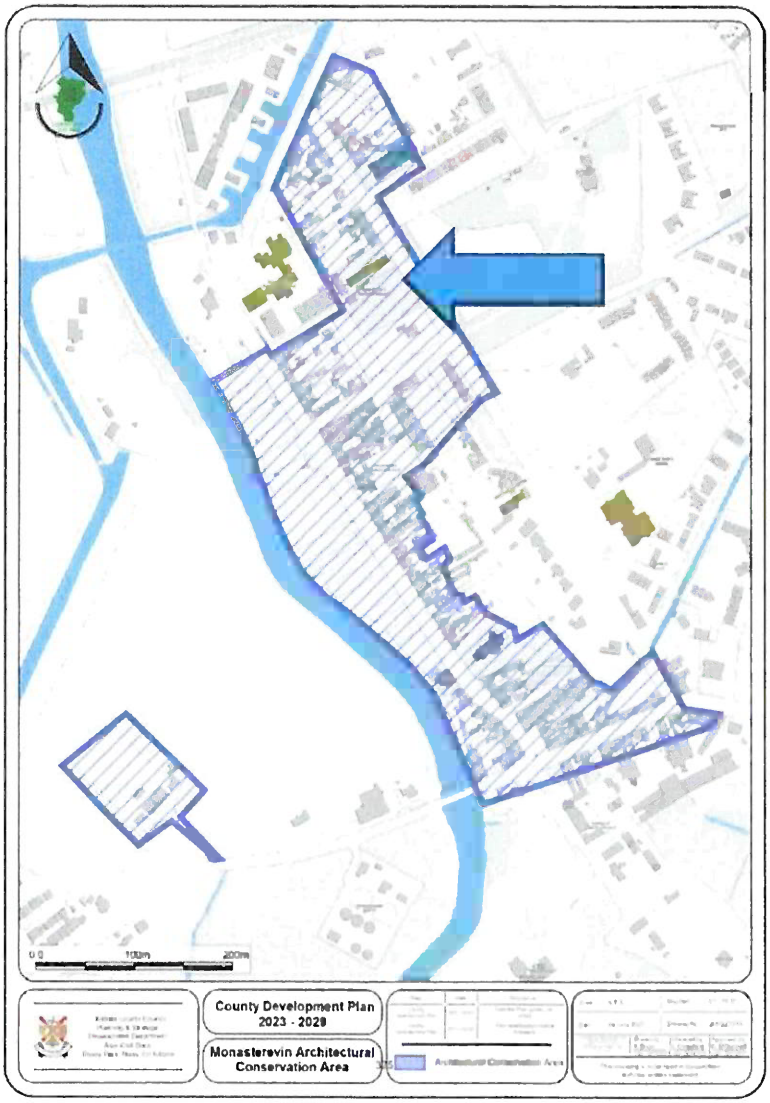
Fig. 2 : Google Streetview image of the existing buildings showing the full-height existing boundary wall (LHS of the image) and the newer boundary wall with railings (RHS of the image).



Fig. 3 : Existing full-height boundary wall viewed from inside the site from the space in front of Block A.

The site sits with the Monasterevin Architectural Conservation Area.

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Fig 4: The Monasterevin ACA with the site of the proposed development indicated by the blue arrow.

General Outline of Proposed Works

The proposed works will consist of:-

(i) the demolition of three existing single-storey detached modular buildings, and various other lean-to structures around the site, (these existing structures are no longer required and will clear space for the creation of a Soft Play Area and a Sensory Garden.) and the demolition of the existing chimney attached to the rear of Block B (the chimney is no longer structurally sound and is non-functional);

(ii) internal reconfigurations and refurbishments to existing Blocks A & B, both single-storey detached educational buildings to facilitate their new function as a School for children with Special Educational Needs;

(iii) changes to the external appearance of Block B to include new external insulation finished with a painted nap rendered finish, the provision of a new roof covering to replace the existing and the provision of new external door & window screens;

(iv) the demolition of an existing covered link structure between Blocks A & B and the construction in its place of a new extended single-storey link / corridor structure with flat roof above featuring four No. "Ruhm" type flat-roof rooflights. It is further proposed that the front elevation of the new link corridor and the front elevation of Block B, both facing the street, will feature a new raised parapet wall treatment. The existing parapet walls to the northern side of Block A are also proposed to be raised very slightly;

(v) the provision of a new Soft Play space and of a new Sensory Garden to the new Special School to the to the rear of Block A and to the south of the rear half of the reconfigured Block B;

(vi) the provision of new mesh metal type fences & gates and some timber fences & gates to prevent flight risks from the School. These proposed fences & gates are all towards the rear of the site;

(vii) the reconfiguration of the existing hard-landscaped play space to the north of the site to form an accessible route to the new entrance of the school, and allowing for 2 No. accessible car-spaces, and 10 No. bicycle spaces;

(viii) all associated siteworks, services and landscaping to facilitate the proposed development.

Please note that no changes to the existing front boundary wall, railings or gates onto Drogheda Street are proposed as part of these works.

Specific Questions re: Exemption of Works Which are the Subject of this Application for a Section 5 Declaration

Q1. Can the proposed extension & refurbishment works to the School, including the construction of the proposed new link corridor structure, the internal alterations to Block B and the refurbishment of the external envelope of Block B, be undertaken as Exempted Development in the context of the Architectural Conservation Area, where the proposed works do not, in our opinion, materially affect the character of the A.C.A.?

Section 4 (1) of the *Planning & Development Act 2000* advises that:-

"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; "

The proposed interior works therefore meet the requirement to be considered as exempted development.

We respectfully submit that the proposed works to the exterior cannot be reasonably said to materially affect the external appearance of the overall structure. The proposed new external wall finish, being a nap finished painted render, matches that currently provided to Block A which was previously assessed and approved under grant of Planning Permission (Reg. Ref. No. 12/775). The proposed new window and doors to Block B & the Link Corridor structure are of a style that match those that currently exist in Block B, i.e. full height glazed screens with opaque spandrel panels to their lowermost sections. We are therefore effectively matching and being entirely consistent with the character of the existing structure.

Section 82 (1) of the *Planning & Development Act 2000* further advises that:-

"Notwithstanding section 4(1)(h), the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area."

The proposed new Link Corridor structure to be provided between Blocks A & B is effectively an enclosed & upgraded version of the open link structure that existed previously and was approved under the previously granted Planning Permission (Reg. Ref. No. 12/775) A structure of this nature and in this location has therefore been previously assessed by the Planning Authority as not materially affecting the character of the A.C.A.

Given that the proposed external works to the external envelope of Block B and the proposed new external envelope of the Link Corridor structure effectively match the materials, finishes and appearance of the existing buildings, as noted above, which have been previously assessed and approved as not materially affecting the character of the area, the works to which this application relates cannot therefore be reasonably said to now affect the character of the area.

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Please note that no works are proposed to any of the existing site boundary structures, walls, railings or gates, to Drogheda Street, so again no impact on the character of the area.

No new fences are now proposed to be provided to the front of the building or abutting any section of the existing boundary structures onto Drogheda Street, so again no impact on the character of the area.

None of the existing buildings on the site are Protected Structures or Proposed Protected Structures.

The proposed exterior works therefore also meet the requirement to be considered as exempted development.

Q2. Can the proposed extension works to the School (new link corridor) be undertaken as Exempted Development?

In our opinion, the proposed extension works can be undertaken as Exempted Development under the terms of Class 57 Exempted Development.

S.I. 114 of 2021 defines Class 57 Exempted Development as *"...the extension of a school, where the school has not been previously extended under a CLASS 57 exemption, by the construction or erection of an extension to the side or rear of the school...."* Column 2 of Class 57 development describes five criteria which must be met as follows:-

1. *The floor area of any such extension shall not exceed 210 square metres.*

The floor area of the proposed new link structure is 157 sq. m., i.e. less than 210 sq. m.

2. *No such structure shall be above the ground floor.*

The proposed new link structure is single-storey only located at ground floor level. See attached section and elevation drawings by way of confirmation.

3. *Any extension shall be a distance of not less than 2 metres from any party boundary.*

The distance from the front (north-east) wall of the proposed new link extension to the existing party street boundary (i.e. the closest point that the proposed new link structure comes to any party boundary of the site) is 3.875m, i.e. not less than 2m. See attached proposed Site Layout Plan drawing by way of confirmation of this, and of the distances to all other site boundaries.

4. *An exemption under this class shall only be availed of once.*

We herein confirm that no previous extensions to this School have been undertaken as Class 57 Exempted Development.

5. *Such structure shall comply with the Department of Education Primary and Post Primary Technical Guidance Documents for the time being in force.*

We herein confirm that the proposed extension has been designed in strict accordance with the Dept. of Education & Youth's Technical Guidance Documents active at the date of this application, including room templates, spatial footprints & building performance metrics.

We trust that you find the attached application to be complete and sufficient to allow you to fully consider this matter.

We look forward to a successful outcome at your earliest opportunity.

In the meantime, if you have any queries on any of the above or the attached, or if you require clarification on any point, please do not hesitate to contact us.

Kildare County Council
Planning Department
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Yours sincerely,

Gavin Byrne

GAVIN BYRNE, Architect
For Arthur Gibney & Partners

Kildare County Council
Planning Department
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The refurbishment and reconfiguration of a series of existing educational buildings, currently in use as a National School, for use as a new start-up Special School, "Ros Glas Community Special School", to include the following proposed works: (i) the demolition of three existing single-storey detached modular buildings, and various other lean-to structures around the site, (these existing structures are no longer required and will clear space for the creation of a Soft Play Area and a Sensory Garden.) and the demolition of the existing chimney attached to the rear of Block B (the chimney is no longer structurally sound and is non-functional); (ii) internal reconfigurations and refurbishments to existing Blocks A & B, all single-storey detached educational buildings to facilitate their new function as a School for children with Special Educational Needs; (iii) changes to the external appearance of Block B to include new external insulation finished with a painted nap rendered finish, the provision of a new roof covering to replace the existing and the provision of new external door & window screens; (iv) the demolition of an existing covered link structure between Blocks A & B and the construction in its place of a new extended single-storey link / corridor structure with flat roof above featuring four No. "Ruhm" type flat-roof rooflights. It is further proposed that the front elevation of the new new link corridor and the front elevation of Block B, both facing the street, will feature a new raised parapet wall treatment. The existing parapet walls to the northern side of Block A are also proposed to be raised very slightly; (v) the provision of a new Soft Play space and of a new Sensory Garden to the new Special School to the to the rear of Block A and to the south of the rear half of the reconfigured Block B; (vi) the provision of new mesh metal type fences & gates and some timber fences & gates to prevent flight risks from the School. These proposed fences & gates are all towards the rear of the site; (vii) the reconfiguration of the existing hard-landscaped play space to the north of the site to form an accessible route to the new entrance of the school, and allowing for 2 No. accessible car-spaces, and 10 No. bicycle spaces; (viii) all associated siteworks, services and landscaping to facilitate the proposed development.

Please note that **no changes** to the existing front boundary wall, railings or gates onto Drogheda Street are proposed as part of these works.

We believe that the formation of the new link corridor structure would otherwise constitute exempted development under the terms of Sections 2(c) & (d) of SI 114 : 2021. The internal reconfigurations and consequent external works would also otherwise constitute exempted development. However, as the building sits within the Monasterevin Architectural Conservation Area, no works which would change the external appearance of the building are permitted without prior approval. Please note that none of the buildings on the site are Protected Structures, but the neighbouring buildings to the north & south are both Protected Structures.

All of the above at the existing St. Peter's National School, Drogheda Street, Monasterevin, Co. Kildare, W34 K449. On behalf of the Minister of Education & Youth.

Kildare County Council
Planning Department
21 AUG 2026
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Diocese of Kildare & Leighlin

Bishop's House, Old Dublin Road, Carlow, R93 F6D5. Tel: 059-9176725

Stephen Dowling
Department of Education
Portlaoise Road
Tullamore
Co Offaly

25th June 2026

Re: St. Peter's National School, Monasterevin, Co Kildare

Dear Mr Dowling,

The Trustees of the Diocese of Kildare and Leighlin, do hereby give consent to the Minister of Education and Youth, or her agents, to enter onto the lands comprised in Folio KE15984 at Monasterevin, Co. Kildare under licence to commence work on the school building, furthermore permission is granted to the Minister of Education and Youth, or her agents, to submit planning applications for the lands comprised in Folio KE15984.

This licence is subject to the following:

The Minister, or her agents, giving 5 days' notice, or such lesser period agreed between the parties, to the Trustees of the Parish of any intended entry onto the lands.

The Minister, or her agents, procuring to the satisfaction of the Trustees' insurers that satisfactory employer's liability and public liability and all other insurances deemed necessary in relation to the proposed construction work, site assessments, and technical surveys shall be put in place and maintained by the Minister or her agents, for the duration of such works and copies of such insurance policies being furnished to the Trustees of the Parish.

The Minister and her agents indemnifying and keeping Kildare and Leighlin Diocesan Trust and Monasterevin Parish fully and effectually indemnified from and against any actions proceedings claims demands losses damages and liabilities whatsoever arising in any way directly or indirectly out of the said works.

Only in the event that the sale is not completed, shall the department be obliged to make all reasonable efforts to ensure that any damage caused to the lands as a result of any construction work or surveys carried out is rectified.

It is noted that a Contract for Sale is not yet in place between the parties. No contract will be deemed to be in effect until formal contract documents are exchanged between the parties. This letter shall not be deemed to be a note or memorandum for the purposes of Section 51 of the Land & Conveyancing Law Reform Act 2009.

With every Blessing.

✠ Denis Nulty
Bishop of Kildare and Leighlin

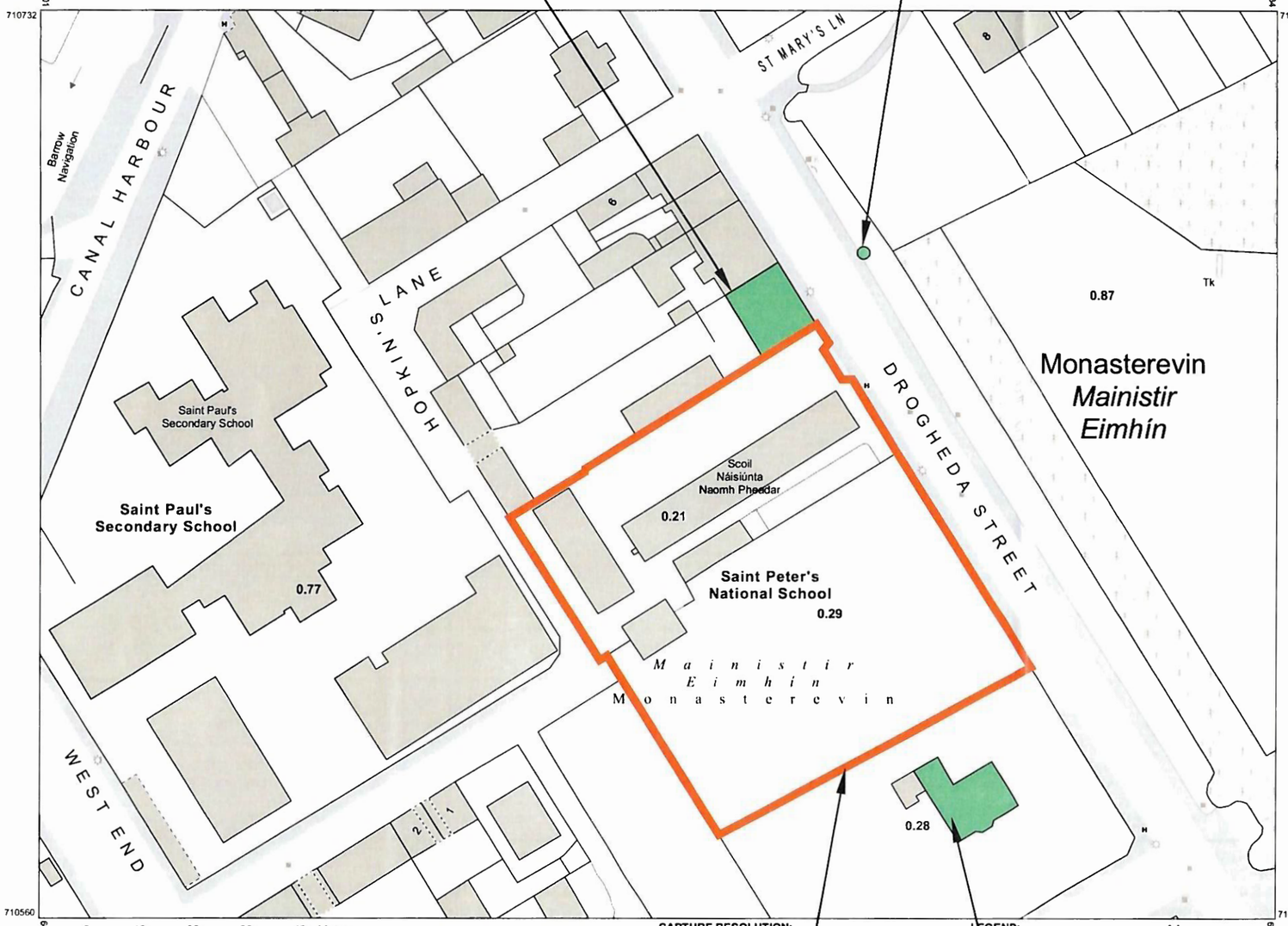
Most Rev. Denis Nulty
Bishop of Kildare & Leighlin

Kildare County Council
Planning Department
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LOCATION OF PROTECTED STRUCTURE ON ADJACENT SITE (NOT PART OF PROPOSED WORKS) R.P.S. NO. B21-20

LOCATION OF PROTECTED STRUCTURE ON ADJACENT SITE (NOT PART OF PROPOSED WORKS) NIAH REF. 11816106

Planning Pack Map



Tailte Éireann

CENTRE COORDINATES:
ITM 662518,710646

PUBLISHED: 15/06/2026
ORDER NO.: 50541966_1

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MAP SHEETS: 3715-04

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LOCATION OF PROPOSED WORKS (RED LINE)

LOCATION OF PROTECTED STRUCTURE ON ADJACENT SITE (NOT PART OF PROPOSED WORKS) R.P.S. NO. B26-44

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01 / 1000 SITE LOCATION MAP
SCALE 1:1000 @ A3

CYAL50511441
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RED DASHED LINE INDICATES AREA TO WHICH PROPOSAL RELATES

GREEN HATCH INDICATES PROTECTED STRUCTURES SURROUNDING THE SITE

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ARCHITECTURE
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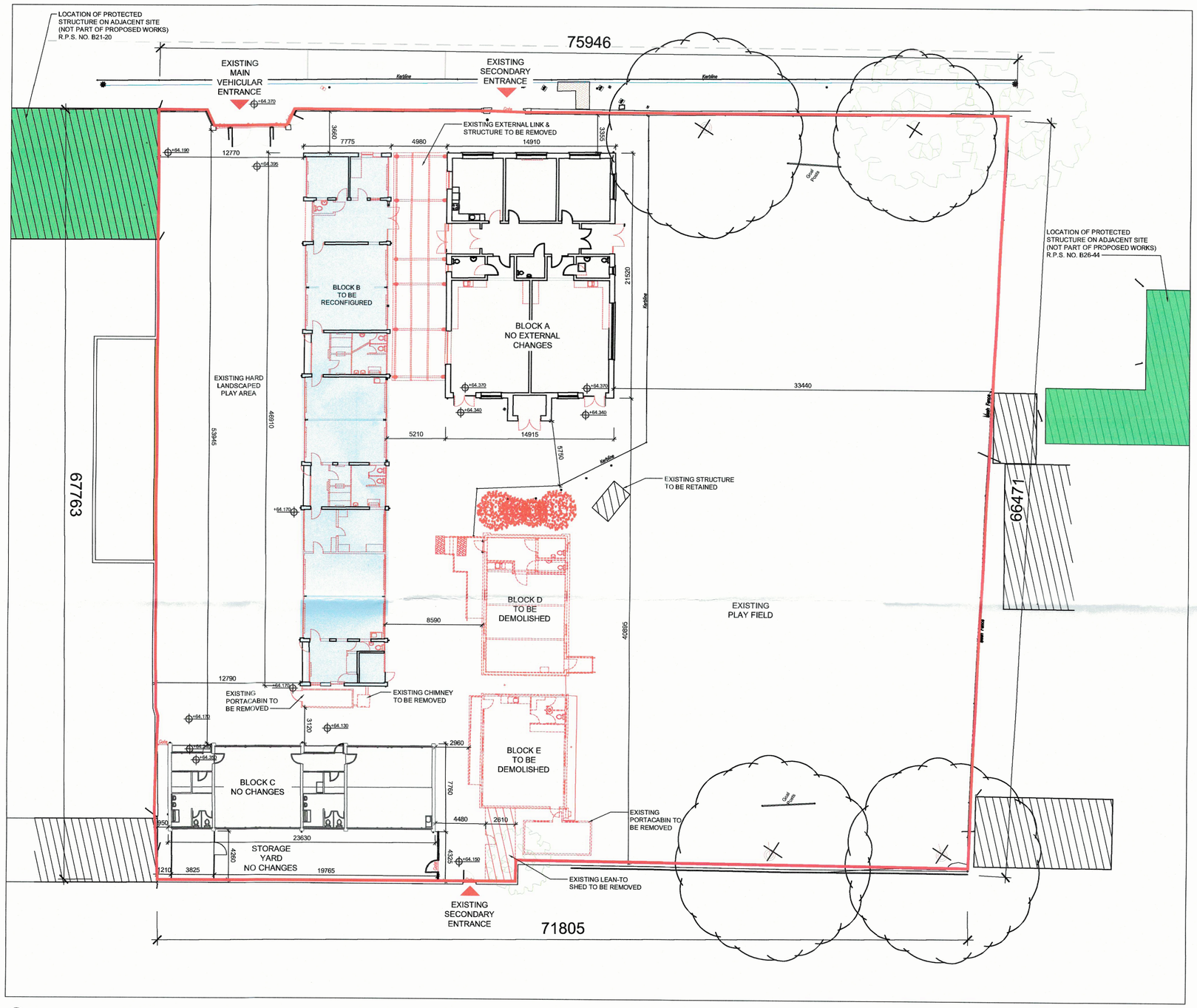
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PROJECT: NEW START-UP ROS GLAS COMMUNITY SPECIAL SCHOOL

DRAWING TITLE: SITE LOCATION MAP

PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
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1 / 1151 DEMOLITION SITE LAYOUT PLAN
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SITE PLAN LEGEND

- ALTERATIONS TO EXTERIOR OF EXISTING BUILDINGS
- EXISTING STRUCTURES TO BE RETAINED
- EXISTING STRUCTURES TO BE DEMOLISHED
- NEIGHBOURING PROTECTED STRUCTURE

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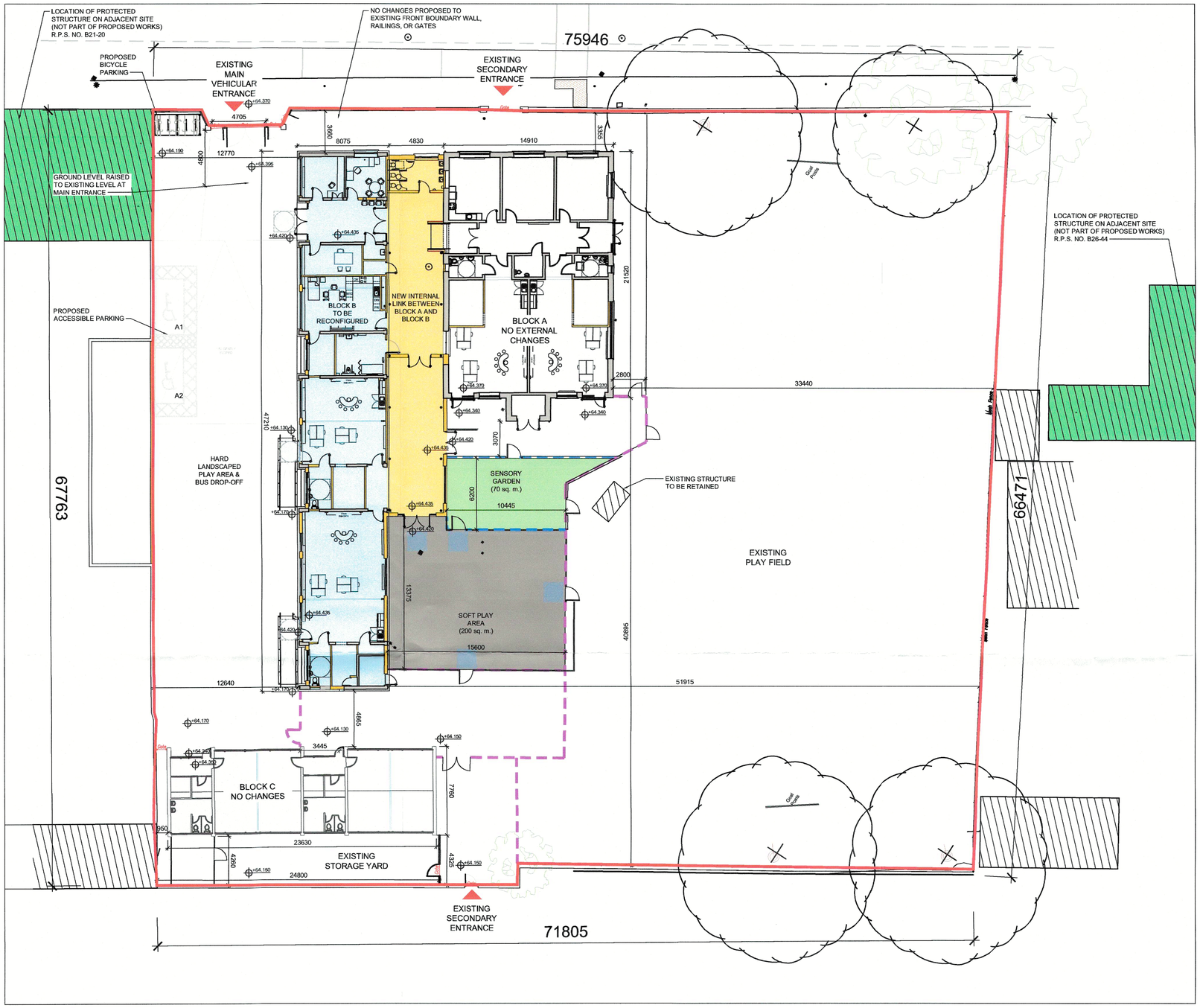
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PROJECT: NEW START-UP ROS GLAS COMMUNITY SPECIAL SCHOOL

DRAWING TITLE: DEMOLITION SITE PLAN

PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
20609H	1151	P	P3	2



1 / 1150 PROPOSED SITE LAYOUT PLAN
SCALE 1:200 @ A1

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SITE PLAN LEGEND

- NEW BUILD WORKS & ALTERATIONS TO EXTERIOR OF EXISTING BUILDINGS
- EXISTING STRUCTURES TO BE RETAINED
- EXISTING STRUCTURES TO BE REFURBISHED
- 2400mm HIGH MESH FENCES & GATES
- 1800mm HIGH TIMBER FENCES & GATES
- PROPOSED SOFT PLAY
- PROPOSED SENSORY GARDEN
- NEIGHBOURING PROTECTED STRUCTURE
- 1800 X 1800mm CLEAR SPACE

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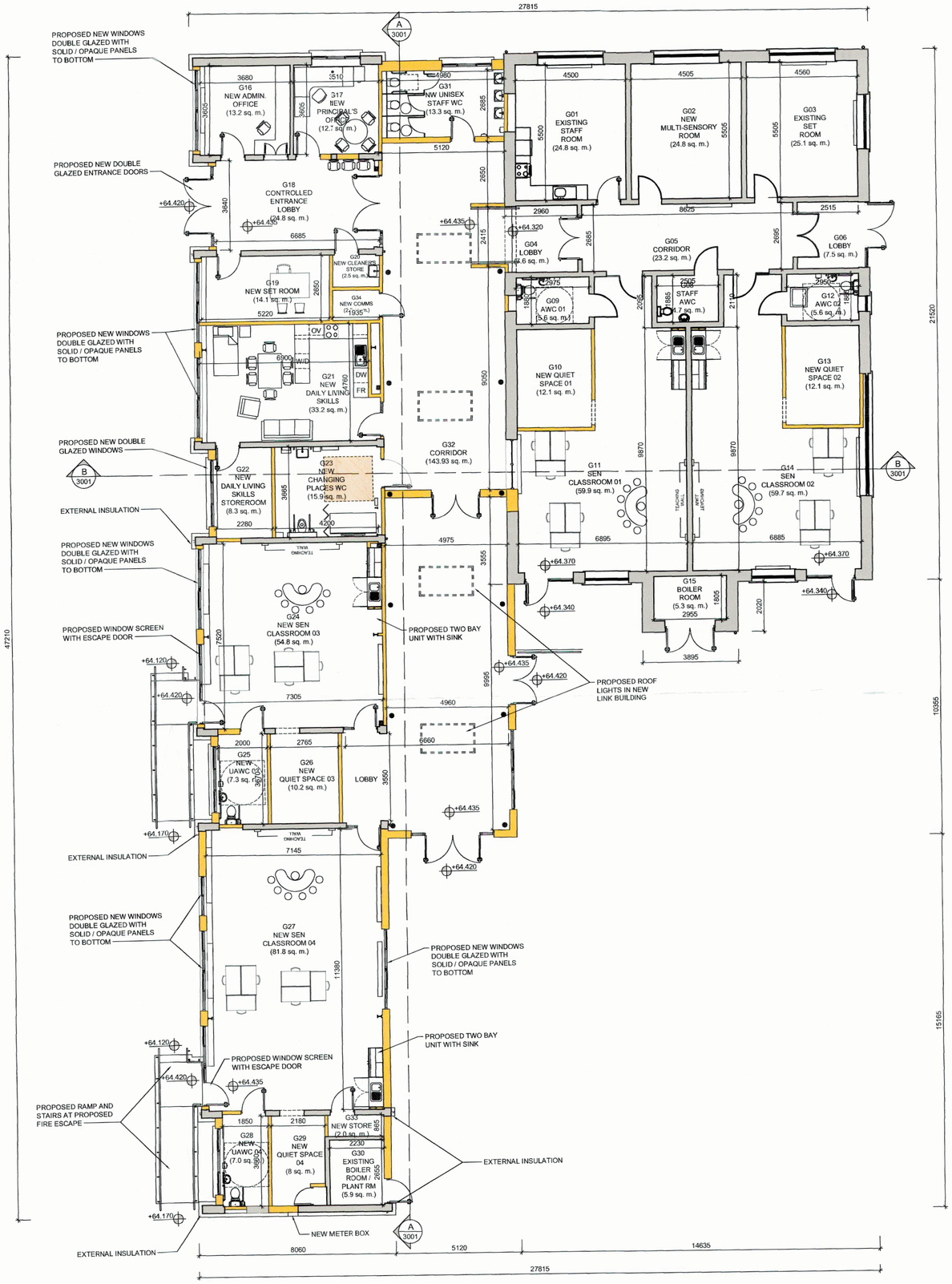
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PROJECT: NEW START-UP ROS GLAS COMMUNITY SPECIAL SCHOOL

DRAWING TITLE: PROPOSED SITE LAYOUT PLAN

PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
16707I	1150	P	P3	2



1 / 2202 PROPOSED FLOOR PLAN
SCALE 1:100

GENERAL NOTES

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FLOOR PLAN LEGEND

- NEW BUILD ELEMENTS
- EXISTING STRUCTURES
- NEW EXTERNAL INSULATION

PROPOSED MATERIALS & FINISHES:-

WALLS - BLOCK A:-
THE EXISTING EXTERNAL MASONRY WALLS TO BLOCK A ARE FORMED FROM TYPICAL CAVITY WALL CONSTRUCTION AND ARE SAND / CEMENT RENDERED EXTERNALLY NAP FINISHED AND PAINTED TO A SELECTED COLOUR. NO CHANGES TO THE EXTERNAL APPEARANCE OF BLOCK A ARE PROPOSED.

WALLS - BLOCK B & NEW LINK CORRIDOR:-
THE EXISTING MASONRY "INK" WALLS & STEEL PORTAL FRAME STRUCTURES ARE TO BE RETAINED.

THE EXPOSED EXTERNAL SECTIONS OF THE EXISTING BRICK "INK" WALLS AND THE BRICK GABLE WALLS AT EACH END, ARE TO BE EXTERNALLY INSULATED WITH 150mm OF RIGID PHENOLIC INSULATION MECHANICALLY FIXED TO THE EXISTING WALLS, AND RENDERED EXTERNALLY WITH A NAP FINISHED SAND / CEMENT RENDER PAINTED TO A SELECTED COLOUR.

THE NEW EXTERNAL INFILL WALL PANELS BETWEEN THE RETAINED MASONRY "INK" WALLS ARE PROPOSED TO BE FORMED FROM TIMBER FRAME CONSTRUCTION, THE WALLS ARE TO BE FORMED FROM 140 X 54mm TREATED S/WOOD STUDS AT 400mm CENTRES, THE VOIDS BETWEEN THE STUDS ARE TO BE FULLY FILLED WITH 150mm OF MINERAL FIBRE INSULATION, AN 18mm LAYER OF T&G OSB3 WRACKING SHEATHING IS TO BE PROVIDED TO THE OUTSIDE OF THE STUDS, A BREATHABLE WATER PROOF MEMBRANE, "TYVEK" O.E.A., IS TO BE FIXED TO THE OUTSIDE OF THE OSB LAYER. THE WALLS ARE THEN TO BE BATTENED & COUNTER BATTENED WITH 25 x 25mm TREATED S/WOOD BATTENS TO FORM A 50mm VENTILATION CAVITY OUTSIDE THE OSB / WATER PROOF MEMBRANE, THE WALLS EXTERNALLY ARE TO BE CLAD WITH A PROPRIETARY CEMENTIOUS BOARD WHICH IS TO BE SAND CEMENT RENDERED WITH A NAP FINISH TO MATCH THAT PROVIDED TO THE EXTERNAL INSULATION AND TO THE EXISTING BLOCK A WALLS. TO HELP TIE THE BUILDINGS TOGETHER VISUALLY, INTERNALLY THE NEW TIMBER FRAMED EXTERNAL WALLS ARE TO BE LINED WITH A VAPOUR BARRIER FIXED TO THE INSIDE OF THE STUDS, AN 18mm T&G OSB3 LAYER IS TO BE PROVIDED TO THE INSIDE OF THE VAPOUR BARRIER AS GROUNDS FOR FIXING EQUIPMENT OR ART etc. THE GROUNDS LAYER IS TO BE FINISHED INTERNALLY WITH A 12.5mm A1 FOIL-BACKED PLASTERBOARD, SCREW-FIXED TO THE OSB AND IS TO BE SKIMMED AND PAINTED.

NEW INTERNAL PARTITIONS ARE TO BE FORMED FROM 70mm METAL C-SECTION STUDS AT 400MM CENTRES, WITH THE VOIDS BETWEEN THE STUDS BEING FILLED WITH MINERAL FIBRE QUILT ACOUSTIC INSULATION. THE STUD WALLS ARE TO BE LINED WITH A DOUBLE LAYER OF 12.5mm FOIL-BACKED PLASTERBOARD TO EACH SIDE, SEAM-FINISHED AND PAINTED. THE JOINTS BETWEEN BOARDS IN THE DIFFERENT LAYERS ARE TO BE STAGGERED.

WALLS - BLOCK C:-
BLOCK C IS INTENDED TO BE USED FOR STORGAE ONLY, AS SUCH NO CHANGES TO THE EXTERNAL APPEARANCE OF BLOCK C ARE PROPOSED AS PART OF THIS APPLICATION.

ROOFS - BLOCK A:-
THE EXISTING PITCHED ROOFS TO BLOCK A ARE PROPOSED TO BE RETAINED AS S.

ROOFS - BLOCK B & NEW LINK CORRIDOR:-
THE EXISTING ROOF FINISH TO BLOCK B IS PROPOSED TO BE REMOVED AND STRIPPED BACK TO THE STRUCTURAL MAIN STRUCTURAL ELEMENTS. EXISTING JOISTS SPANNING BETWEEN RN STRUCTURAL STEEL FRAMES ARE TO BE RETAINED WHERE THEIR WALLS AND STEEL FRAMES ARE TO BE RETAINED WHERE THEIR CONDITION PERMITS, OR ARE TO BE REMOVED AND REPLACED LIKE-FOR-LIKE WHERE REQUIRED. THE VOIDS BETWEEN THE ROOF JOISTS ARE TO BE INSULATED WITH FULL FILL MINERAL FIBRE QUILT INSULATION. A VENTILATED CAVITY IS TO BE FORMED ABOVE THE INSULATION WITH 25 x 25mm TREATED S/WOOD BATENS AND COUNTER BATTENS, THE CAVITY IS TO BE VENTILATED THROUGH PROPRIETARY EAVES STRIP VENTILATORS TO THE FULL LENGTH OF BOTH SIDES OF THE ROOF TO BLOCK B, A NEW ROOF DECK IS TO FORMED ABOVE THE VENTILATED CAVITY BY PROVIDING AN 18mm LAYER OF T&G OSB3 SCREW FIXED BACK THROUGH TO THE JOISTS, A NEW PVC DARK GREY COLOURED FLAT ROOF MEMBRANE IS TO BE BONDED TO THE TOP OF THE NEW DECK, "IKO 'ARMOURPLAN'", "SIKA 'TROCAL'", OR EQUIVALENT APPROVED. THE FLAT ROOF MEMBRANE IS TO BE PROVIDED WITH PROPRIETARY SYSTEM FAUX STANDING SEAM JOINTS TO GIVE THE APPEARANCE OF BEING A METAL CLAD ROOF.

THESE NEW ROOF STRUCTURE ARE TO LINED INTERNALLY WITH A BREATHABLE VAPOUR BARRIER FIXED TO THE UNDERSIDE OF THE JOISTS AND FINISHED WITH A LAYER OF INSULATED FOIL-BACKED PLASTERBOARD, WITH 25mm MIN. RIGID INSULATION, SEAM FINISHED & PAINTED INTERNALLY.

ROOFS - BLOCK C:-
NO CHANGES TO THE EXTERNAL APPEARANCE OF BLOCK C ARE PROPOSED AS PART OF THIS APPLICATION, NO WORKS TO THE ROOF TO BLOCK C ARE THEREFORE PROPOSED.

WINDOWS & DOORS - BLOCK A:-
THE EXISTING WINDOWS AND EXTERNAL DOORS TO BLOCK A ARE TO BE RETAINED AS THEY ARE UNLESS THEY ARE REQUIRED TO BE REMOVED TO FACILIRATE THE PROPOSED NEW LINK CORRIDOR.

WINDOWS & DOORS - BLOCK B:-
ALL OF THE EXISTING WINDOWS & EXTERNAL DOOR SCREENS TO BLOCK B ARE PROPOSED TO BE REMOVED AND REPLACED. THE PROPOSED NEW WINDOW AND DOOR SCREENS ARE TO BE FRAMED SECTIONS AND ARE TO BE GLAZED WITH DOUBLE-GLAZED UNITS. ALL NEW WINDOW & EXTERNAL DOOR FRAMES ARE TO BE COLOURED DARK "BLUE - GREY" TO MATCH THE EXISTING WINDOWS TO BLOCK A.

FOUR NEW 'RUPAT' TYPE FLAT ROOF ROOFLIGHTS ARE TO BE PROVIDED, EVENLY SPACED TO THE NEW ROOF OVER THE LINK CORRIDOR.

WINDOWS & DOORS - BLOCK C:-
NO CHANGES TO THE EXTERNAL APPEARANCE OF BLOCK C ARE PROPOSED AS PART OF THIS APPLICATION, NO WORKS TO THE EXISTING WINDOWS & DOORS TO BLOCK C ARE THEREFORE PROPOSED.

FLOORS - BLOCK A:-
THE EXISTING INSULATED GROUND BEARING CONCRETE FLOOR SLAB TO BLOCK A IS TO BE RETAINED AS IS.

FLOORS - BLOCK B:-
THE EXISTING UNINSULATED GROUND BEARING CONCRETE FLOOR SLAB TO BLOCK B IS TO BE RETAINED. A LAYER OF 25mm OF VACUUM-PACKED HIGH-PERFORMANCE RIGID INSULATION, "XINGPAN PIR-TW-R", OR EQUIVALENT APPROVED, IS TO BE PROVIDED ON TOP OF THE EXISTGN SLAB. A 75mm SCREED IS THEN TO BE PROVIDED ON TOP OF THE NEW INSULATION, FLOATED AND LEFT READY FOR NEW VINYL FLOORING.

FLOORS - NEW LINK CORRIDOR:-
THE PROPOSED NEW GROUND FLOOR STRUCTURE TO THE NEW LINK CORRIDOR IS TO BE A GROUND BEARING SOLID FLOOR CONSISTING OF A 75mm SCREED, ON 150mm OF RIGID INSULATION BOARD, ON A 150mm REINFORCED CONCRETE SLAB, ON A PROPRIETARY RADON BARRIER / DPM, ON 25mm OF SAND BLINDING, ON 225mm OF COMPACTED PYRITES-FREE HARDCORE. THE FLOOR STRUCTURE IS ALSO TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAIL & SPECIFICATION IN TERMS OF CONCRETE STRENGTH GRADE AND REINFORCEMENT.

FLOORS - BLOCK C:-
NO CHANGES TO THE EXISTING FLOOR STRUCTURE OF BLOCK C ARE PROPOSED AS PART OF THIS APPLICATION.

RAINWATER GOODS, FASCIA'S & SOFFITS:-
EXISTING RAINWATER GOODS TO BLOCK A ARE TO BE RETAINED AS THEY ARE.

ALL NEW RAINWATER GOODS ARE TO BE PROVIDED TO BLOCK B AND ARE TO BE BLACK WITH BOX SECTION GUTTERS & CIRCULAR SECTION DOWNPIPES, TO MATCH THE GENERAL EXISTING STYLE OF RAINWATER GOODS TO BLOCK A.

EXISTING RAINWATER GOODS TO BLOCK C ARE TO BE RETAINED AS THEY ARE.

NEW FASCIA & SOFFITS ARE TO BE PROVIDED TO THE NEW BLOCK B & LINK CORRIDOR ROOFS, AND ARE TO BE FORMED FROM TIMBER AND OSB3, AND ARE TO BE CLAD EXTERNALLY WITH SHEETS COLOURED TO GENERALLY MATCH THE NEW ROOF MEMBRANE COLOUR.

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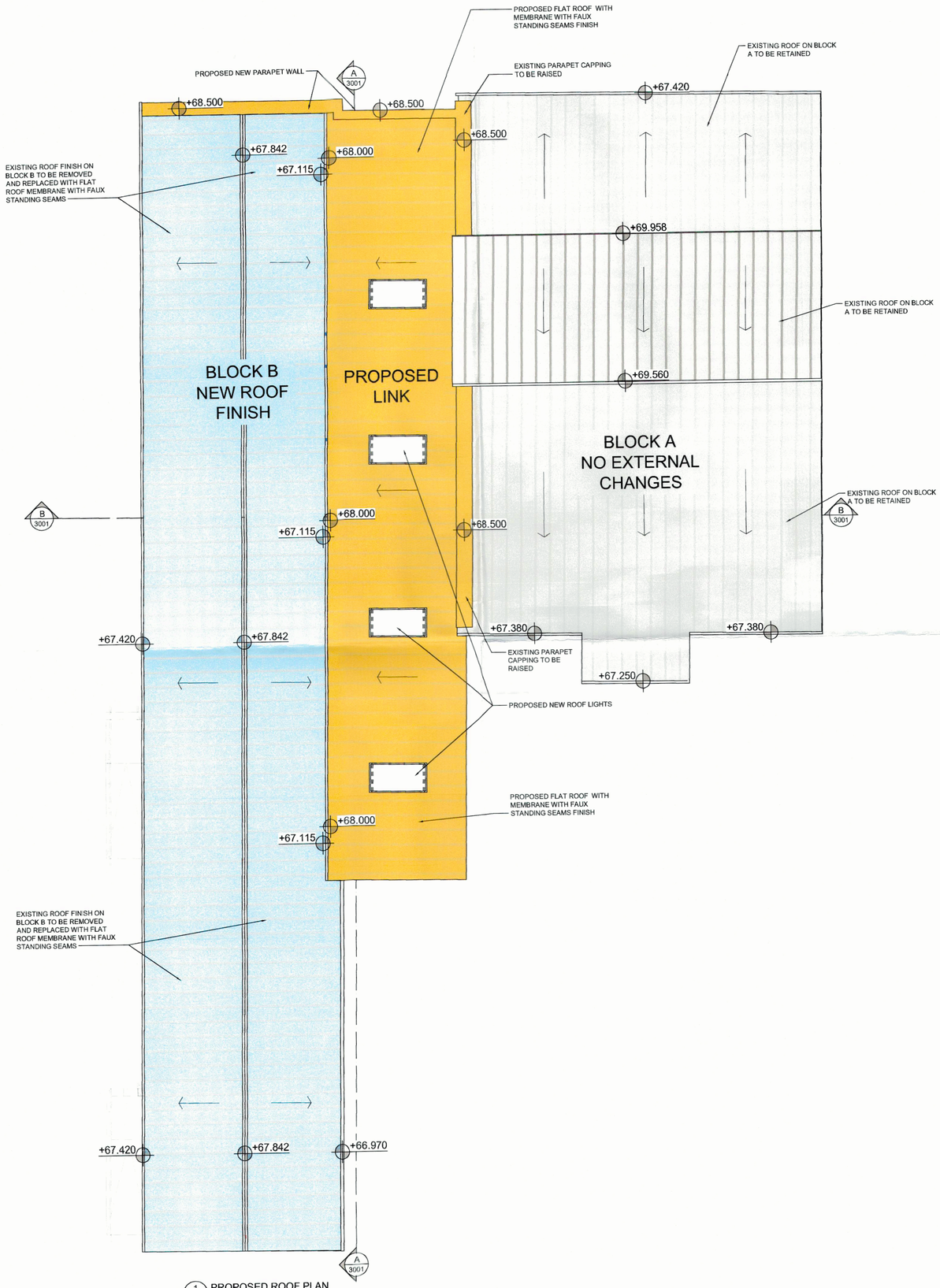
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PROJECT: NEW START-UP ROS GLAS COMMUNITY SPECIAL SCHOOL

DRAWING TITLE: PROPOSED GROUND FLOOR PLAN

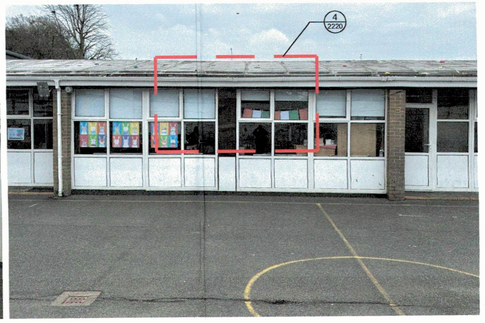
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1 2220 PROPOSED ROOF PLAN
SCALE 1:100



2 2220 EXISTING BLOCK B (LEFT) & EXISTING BLOCK C (RIGHT)
NTS



3 2220 EXISTING BLOCK B
NTS

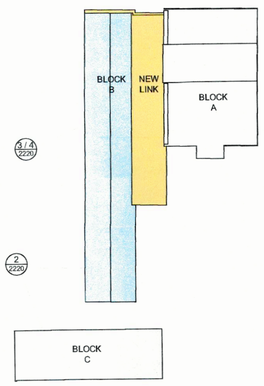


4 2220 EXISTING BLOCK B ROOF
NTS





5 2220 EXAMPLE FLAT ROOF MEMBRANE WITH FAUX STANDING SEAMS
NTS



6 2220 KEY PLAN
SCALE 1:500

PROPOSED MATERIALS & FINISHES:-

ROOFS - BLOCK A:-
THE EXISTING PITCHED ROOFS TO BLOCK A ARE PROPOSED TO BE RETAINED AS IS.

ROOFS - BLOCK B & NEW LINK CORRIDOR:-
THE EXISTING ROOF FINISH TO BLOCK B IS PROPOSED TO BE REMOVED AND STRIPPED BACK TO THE STRUCTURAL MAIN STRUCTURAL ELEMENTS. EXISTING JOISTS SPANNING BETWEEN FIN WALLS AND STEEL FRAMES ARE TO BE RETAINED WHERE THEIR CONDITION PERMITS, OR ARE TO BE REMOVED AND REPLACED LIKE-FOR-LIKE WHERE REQUIRED. THE VOIDS BETWEEN THE ROOF JOISTS ARE TO BE INSULATED WITH FULL FILL MINERAL FIBRE QUILT INSULATION. A VENTILATED CAVITY IS TO BE FORMED ABOVE THE INSULATION WITH 25 x 25mm TREATED SPWOOD BATTENS AND COUNTER-BATTENS. THE CAVITY IS TO BE VENTILATED THROUGH PROPRIETARY EAVES STRIP VENTILATORS TO THE FULL LENGTH OF BOTH SIDES OF THE ROOF TO BLOCK B. A NEW ROOF DECK IS TO FORMED ABOVE THE VENTILATED CAVITY BY PROVIDING AN 18mm LAYER OF T&G OSB3 SCREW-FIXED BACK THROUGH TO THE JOISTS. A NEW PVC DARK GREY COLPOURED FLAT ROOF MEMBRANE IS TO BE BONDED TO THE TOP OF THE NEW DECK, "ICO "ARMOURPLAN", "SIKA TROCAL", OR EQUIVALENT APPROVED. THE FLAT ROOF MEMBRANE IS TO BE PROVIDED WITH PROPRIETARY SYSTEM FAUX STANDING SEAM JOINTS TO GIVE THE APPEARANCE OF BEING A METAL CLAD ROOF.

THESE NEW ROOF STRUCTURE ARE TO LINED INTERNALLY WITH A BREATHABLE VAPOUR BARRIER FIXED TO THE UNDERSIDE OF THE JOISTS AND FINISHED WITH A LAYER OF INSULATED FOIL-BACKED PLASTERBOARD, WITH 25mm MIN. PIOD INSULATION. SEAL FINISHED & PAINTED INTERNALLY.

ROOFS - BLOCK C:-
NO CHANGES TO THE EXTERNAL APPEARANCE OF BLOCK C ARE PROPOSED AS PART OF THIS APPLICATION. NO WORKS TO THE ROOF TO BLOCK C ARE THEREFORE PROPOSED.

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ROOF PLAN LEGEND

- EXISTING ROOF TO BE REFURBISHED
- NEW LINK CORRIDOR ROOF AND PARAPET
- EXISTING STRUCTURES

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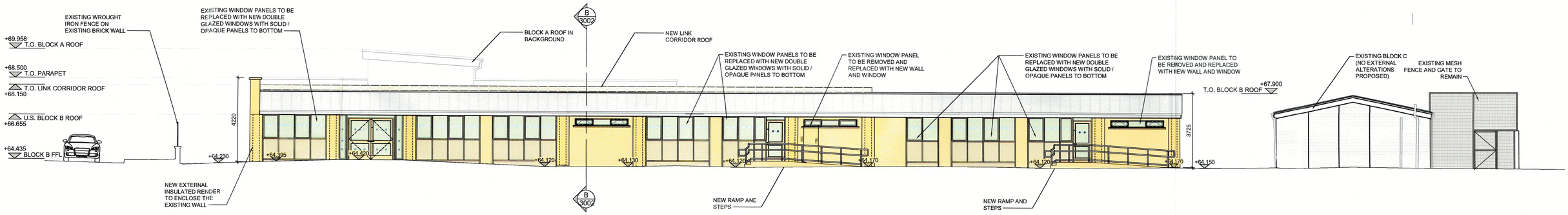
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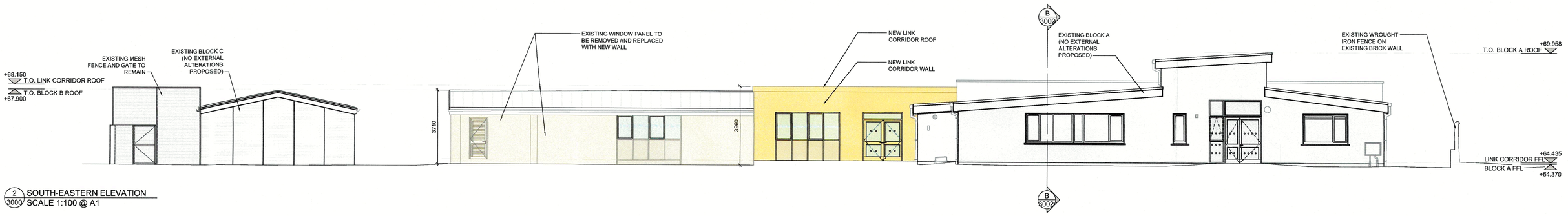
PROJECT:
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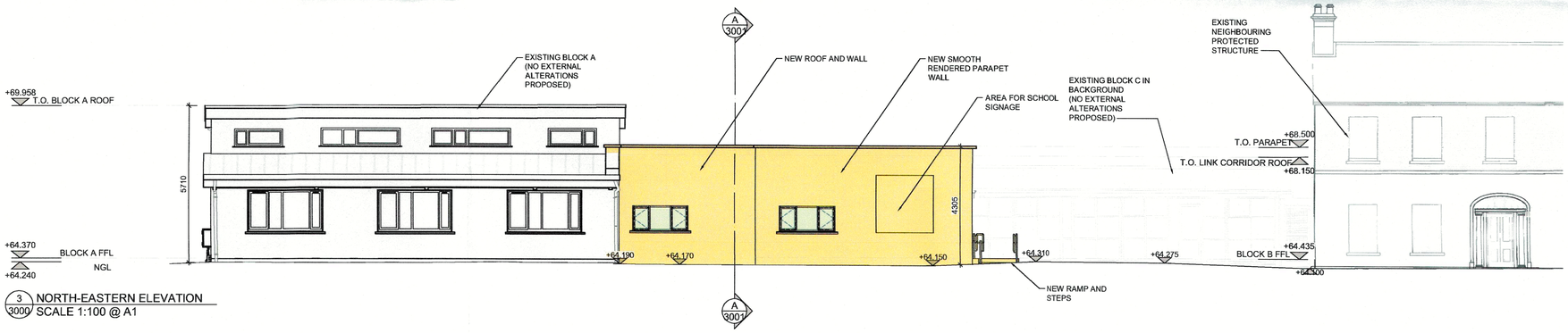
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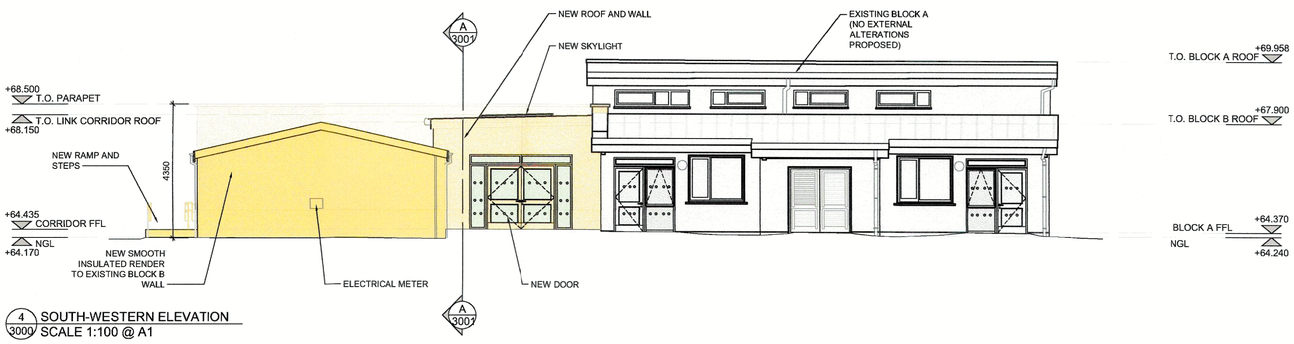
1 3000 NORTHWESTERN ELEVATION
SCALE 1:100 @ A1



2 3000 SOUTH-EASTERN ELEVATION
SCALE 1:100 @ A1



3 3000 NORTH-EASTERN ELEVATION
SCALE 1:100 @ A1



4 3000 SOUTH-WESTERN ELEVATION
SCALE 1:100 @ A1

NEW BUILD WORKS & ALTERATIONS TO EXTERIOR OF EXISTING BUILDING

EXISTING STRUCTURES TO BE RETAINED - NO EXTERNAL WORKS PROPOSED

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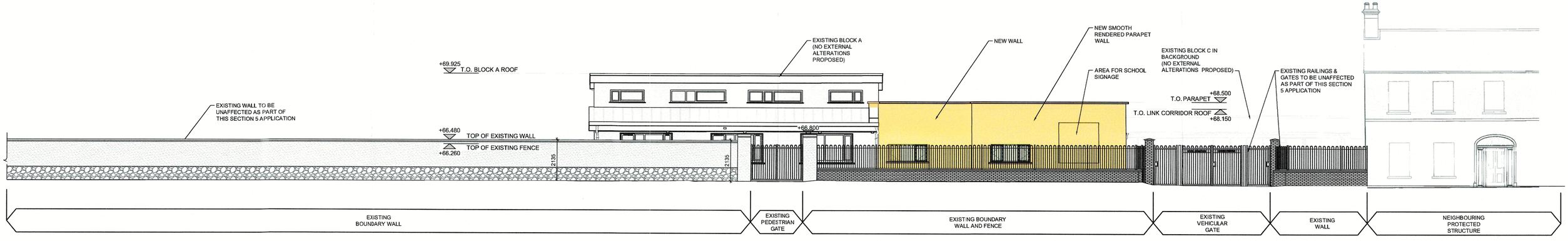
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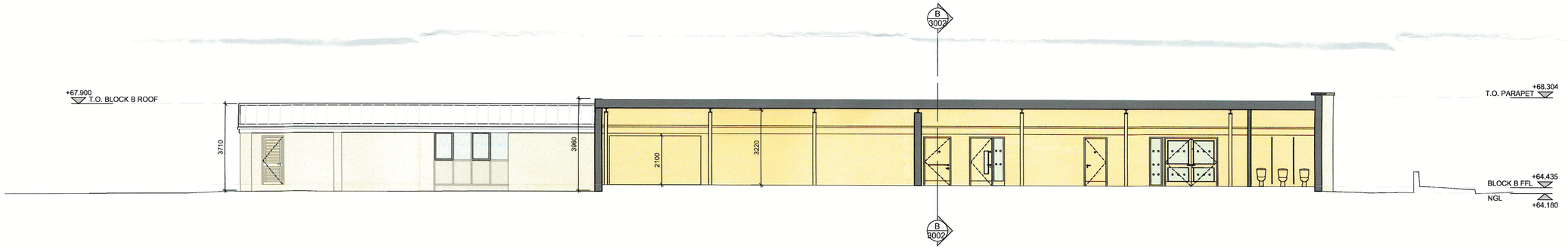
PROJECT: NEW START-UP ROS GLAS COMMUNITY SPECIAL SCHOOL

DRAWING TITLE: PROPOSED ELEVATIONS

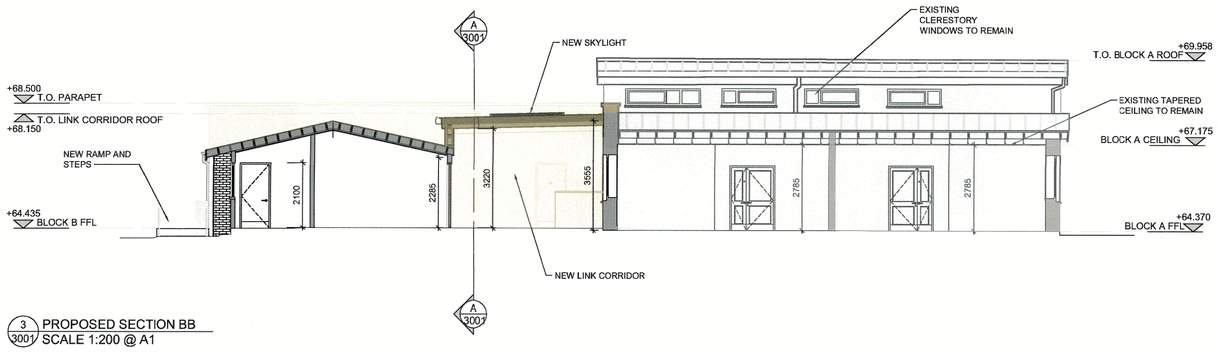
PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
20609H	3000	P	P3	2



1 / 3001 PROPOSED STREET FACING ELEVATION
SCALE 1:100 @ A1



2 / 3001 PROPOSED SECTION AA
SCALE 1:200 @ A1



3 / 3001 PROPOSED SECTION BB
SCALE 1:200 @ A1

NEW BUILD WORKS & ALTERATIONS TO EXTERIOR OF EXISTING BUILDING

EXISTING STRUCTURES TO BE RETAINED - NO EXTERNAL WORKS PROPOSED

Kildare County Council
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GENERAL NOTES

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DATE:	REV:	REVISION DESCRIPTION:	BY:
18.08.2026	02	ISSUED FOR SECTION 5	CS
03.07.2026	01	ISSUED FOR SECTION 5	CS

ISSUED FOR:
SECTION 5

Arthur Gibney & Partners
ARCHITECTURE
5 Rosemount Terrace,
Dundrum Road,
Dundrum,
Dublin 14.
[redacted]

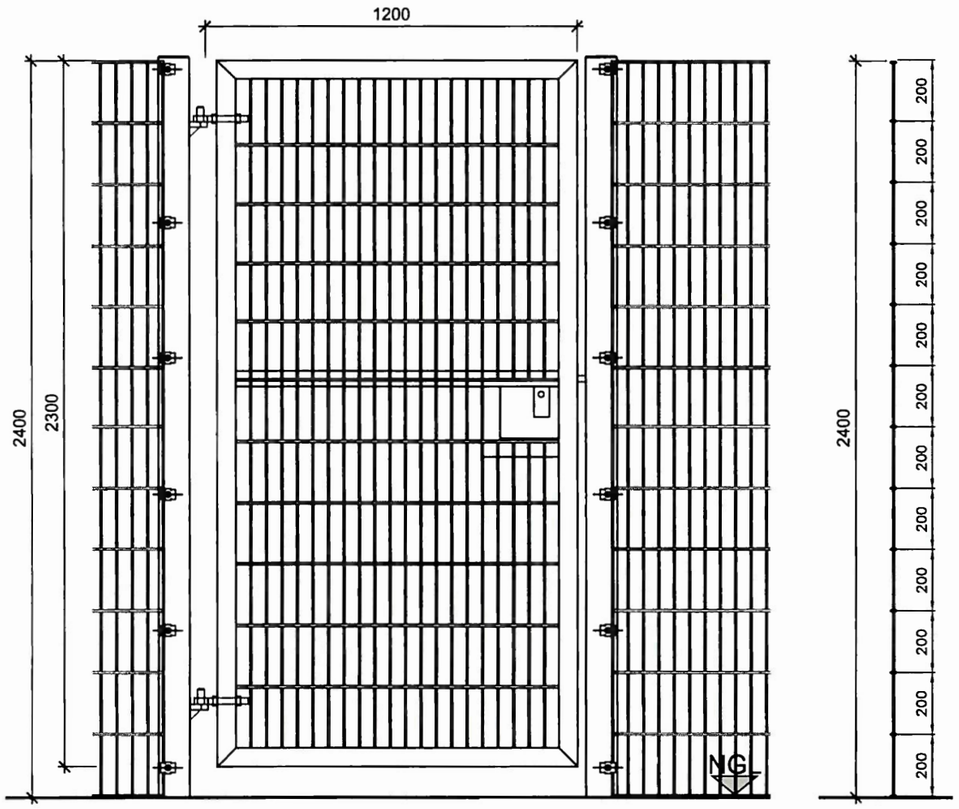
CLIENT:
DEPARTMENT OF EDUCATION AND YOUTH

SCALE:	DRAWN BY:	CHECKED BY:
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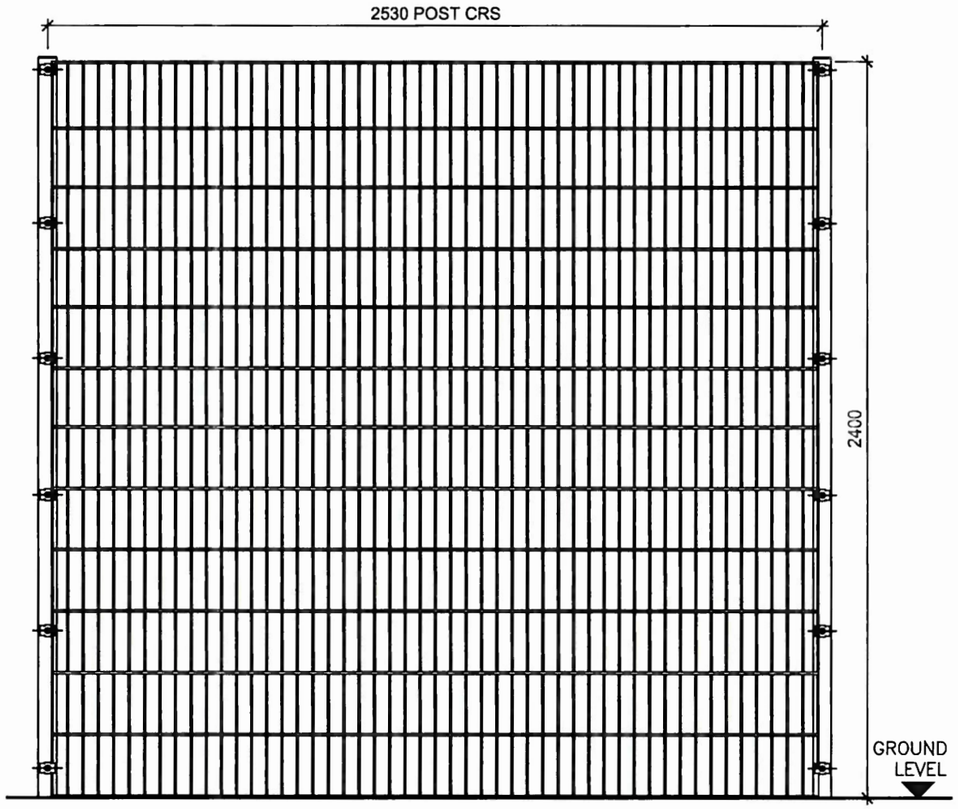
PROJECT:
NEW START-UP ROS GLAS COMMUNITY SPECIAL SCHOOL

DRAWING TITLE:
PROPOSED STREET ELEVATION AND SECTIONS

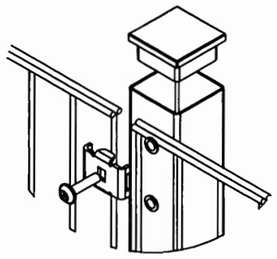
PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
20609H	3001	P	P3	2



1/1500 NEW 2.4m HIGH METAL GATE TO MATCH MESH & POST FENCE AND GATE
SCALE 1:20 @ A3



2/1500 TYPICAL ELEVATION OF NEW 2.4m HIGH METAL MESH & POST FENCE
SCALE 1:20 @ A3

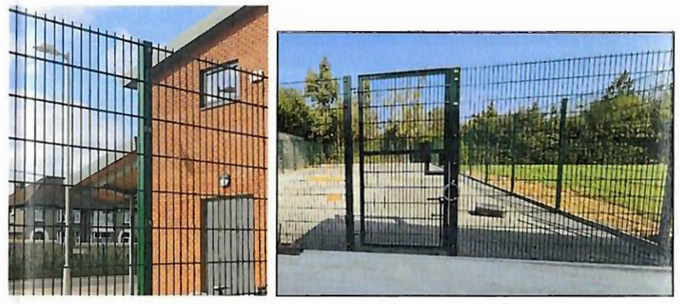


3/107 TYPICAL FIXING ASSEMBLY DETAIL
SCALE NTS

KINSALE 868 STRONG TWIN WIRE MESH BY
IRISH FENCING SERVICES OR SIMILAR APPROVED

Product Code	Post Size (mm)	Height (mm)	Post Ctrs (mm)	Horizontal Wires (QTY)	*Notes: All size panels*
A03-868-18	60 x 60	1200 or 1800	2530	7 or 10	Vertical Wires Ø6mm Horizontal Wires Ø8mm Aperture 50mm x 200mm

4/1500 TWIN WIRE MESH FENCE SPECIFICATIONS
SCALE N.T.S.



5/1500 PHOTOS OF COMPLETED EXAMPLE OF FENCE & GATE
SCALE N.T.S.

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DATE:	REV:	REVISION DESCRIPTION:	BY:
18/08/2026	02	ISSUED FOR SECTION 5	CS
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ISSUED FOR:
SECTION 5

Arthur Gibney & Partners
ARCHITECTURE
5 Rosemount Terrace,
Dundrum Road,
Dundrum,
[redacted]

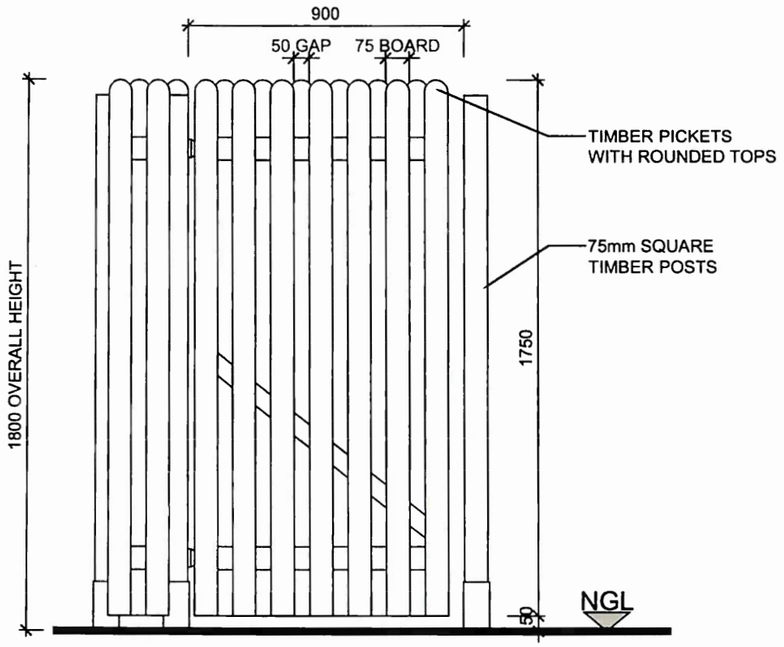
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SCALE:	DRAWN BY:	CHECKED BY:
1:20 @ A3	CS	GB

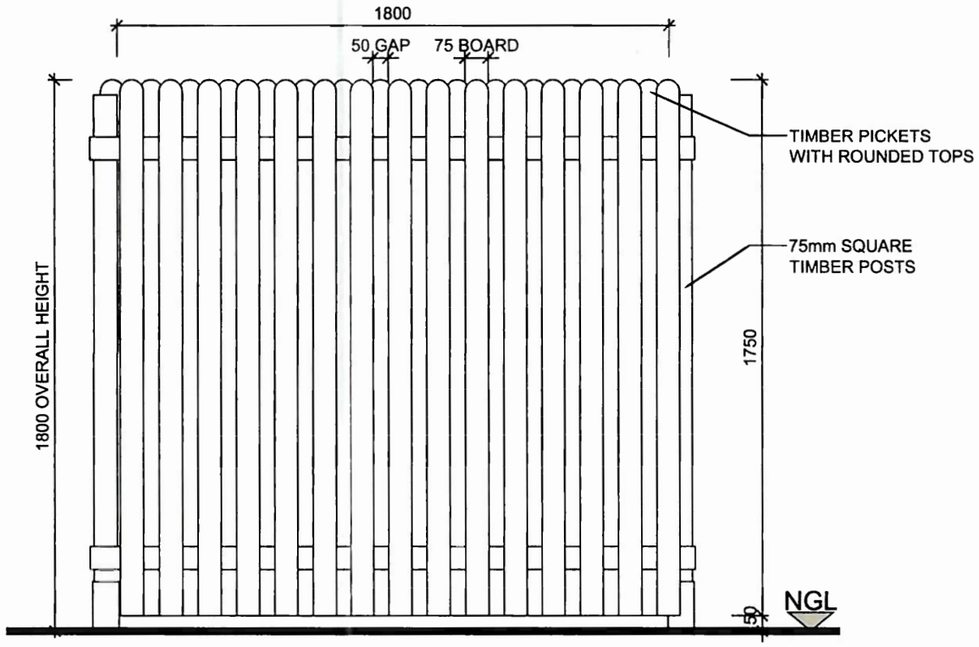
PROJECT:
NEW START-UP ROS GLAS COMMUNITY SPECIAL SCHOOL

DRAWING TITLE:
MESH FENCING DETAILS

PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
20609H	1500	P	P3	1

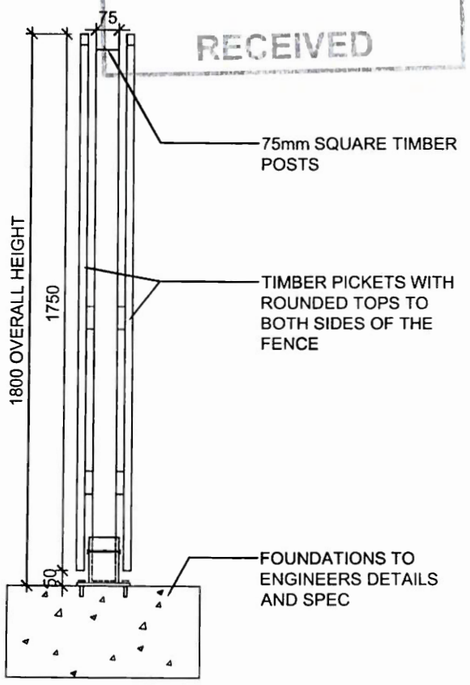


1/1501 ELEVATION OF NEW 1.8m HIGH TIMBER PICKET GATE
SCALE 1:20 @ A3

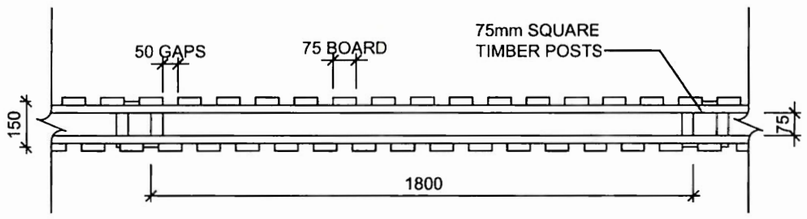


2/1501 ELEVATION OF NEW 1.8m HIGH TIMBER PICKET FENCE
SCALE 1:20 @ A3

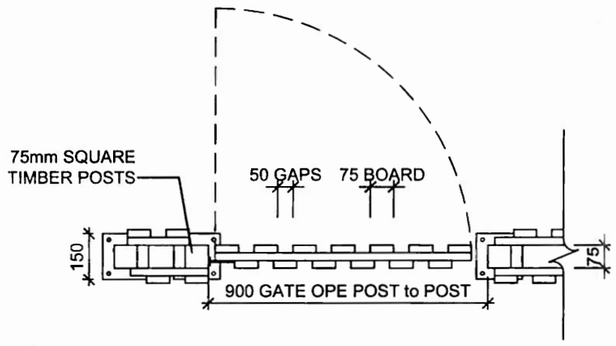
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4/1501 SECTION OF NEW 1.8m HIGH TIMBER PICKET FENCE
SCALE 1:20 @ A3

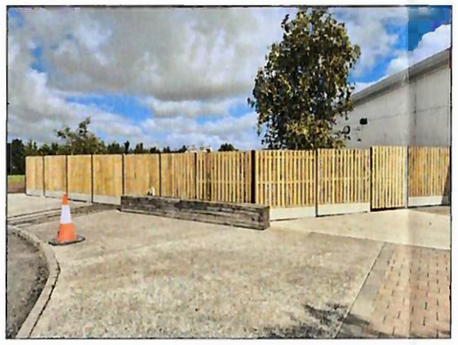


3/1501 PLAN OF NEW 1.8m HIGH TIMBER PICKET FENCE
SCALE 1:20 @ A3



6/1501 PLAN OF NEW 1.8m HIGH TIMBER PICKET GATE
SCALE 1:20 @ A3

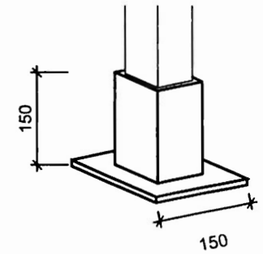




7/1501 PHOTOS OF EXAMPLE OF FENCE
SCALE N.T.S.

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5/1501 TIMBER POST BASE DETAIL
SCALE 1:10 @ A3

DATE:	REV:	REVISION DESCRIPTION:	BY:
18/08/2026	02	ISSUED FOR SECTION 5	CS
03/07/2026	01	ISSUED FOR SECTION 5	CS

ISSUED FOR:
SECTION 5

Arthur Gibney & Partners
ARCHITECTURE
5 Rosemount Terrace,
Dundrum Road,
Dundrum,
Dublin 14
[redacted]

CLIENT:
DEPARTMENT OF EDUCATION AND YOUTH

SCALE:	DRAWN BY:	CHECKED BY:
1:20 @ A3	CS	GB

PROJECT:
NEW START-UP ROS GLAS COMMUNITY SPECIAL SCHOOL

DRAWING TITLE:
TIMBER FENCING DETAILS

PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
20609H	1501	P	P3	2

DRAWING REGISTER & ISSUE RECORD

Project:
Ros Glas Community SS
Project No.:
20609H
Client:
The Dept. of Education & Youth

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5 Rosemount Terrace,
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	Current				Planning	
	Drg. Nº	Phase	Purpose	Revision	03/07/2026	18/08/2026
Drawing Title:					Revisions	
Issue Sheet	001	P	P3	2	1	2
Site Location Map	1000	P	P3	2	1	2
Proposed Site Plan	1150	P	P3	2	1	2
Demolition Site Plan	1151	P	P3	2	1	2
Mesh Fencing Details	1500	P	P3	2	1	2
Timber Fencing Details	1501	P	P3	2	1	2
Proposed Ground Floor Plan	2202	P	P1	2	1	2
Proposed Roof Plan	2220	P	P3	2	1	2
Proposed Elevations	3000	P	P3	2	1	2
Proposed Street Elevation and Sections	3001	P	P3	2	1	2
NOTE: M2 - CAD / M3 - REVIT / DR - PDF / Z - MULTIPLE						
CLIENT					DR	DR
PROJECT MANANGER					DR	DR
PLANNER					DR	DR
CIVIL ENGINEER						
STRUCT ENGINEER						
M&E ENGINEER						
CONTRACTOR						
ARCHITECT'S FILE					DR	DR
					G. Byrne	G. Byrne

FINANCE CASH OFFICE
Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare
21/08/2026 12:09:17

Receipt No. : FIN1/0/527655

Arthur Gibney & Co

PLANNING EXEMPT DEVELOP FEES		80.00
GOODS	80.00	
VAT Exempt/Non-vatable		

Total : 80.00 EUR

Tendered :
Cheque 80.00

Change : 0.00

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