Comhairle Contae Chill Dara
Kildare County Council

Date: 23rd September 2026
Our Ref: ED/1399

Kieran McHugh,
C/O Mark Daly,
DalyHudson,
Market Square,
Kildare Town

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 31 Leinster Square, Kildare Town, Co Kildare. R51 YW95.

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

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

ED/1399

WHEREAS a question has arisen as to whether the construction of a rear single storey extension, bedroom and wet-room to disability standards at 31 Leinster Square, Kildare Town R51 YW95 is exempt development,

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

AND WHEREAS Kieran McHugh 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. The nature, extent and purpose of the works/development,

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

a. The construction of the single storey extension involves the carrying out of works, which constitutes development under Section 3 of the Planning and Development Act 2000 (as amended)

b. The development complies with the scope and thresholds of exempted development provided by Article 6(1) and contained in Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

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

the construction of a rear single storey extension, bedroom and wet-room to disability standards at 31 Leinster Square, Kildare Town R51 YW95

IS development and IS 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.

23rd 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/1399

Name Of Applicant(s):	Kieran McHugh
Address Of Development:	31 Leinster Square, Kildare Town R51 YW95
Question to which this Declaration is sought:	Single storey extension, bedroom and wet-room to disability standards

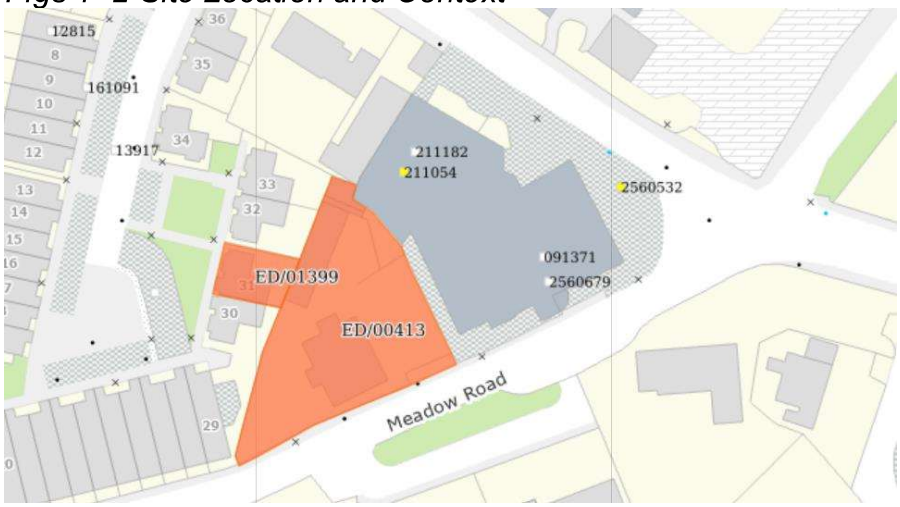
Declaration Question

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 a single storey extension measuring 23sqm to the rear of dwelling **is** or **is not** development and **is** or **is not** exempted development.

Site Location

The site is located at the residential development of Leinster Square in Kildare Town to the east of the town centre area.

Figs 1- 2 Site Location and Context





Planning History

16/1091: Permission **granted** to Masonbrook Holdings for the demolition of the existing single storey former school buildings facing Meadow Road and associated outbuildings, and construction of 37 No. single, two and two/three storey dwellings and central open space, dwellings comprising 2 No. 3 bedroom and 1 No. 2 bedroom detached houses, 6 No. 2 bedroom semi-detached houses, 19 No. 3 bedroom terraced houses and 9 No. 3 bedroom own door two/three storey apartments with balconies facing Meadow Road, over semi-basement car park, all with optional solar panels, gated vehicular entrance and pedestrian access from Dublin Street to new access road and 43 No. car parking spaces and new vehicular and pedestrian access from Meadow Road to 34 No. semi-basement car parking spaces, all associated public open space, cycle parking, landscaping, lighting, boundary treatments, site and development works on part of the former Presentation Secondary School Site, measuring Circa 0.75ha. As revised by Significant Further Information which consists of the omission of the entrance to a semi-basement carpark from Meadow Road with new access via ramp from central open space; 27 No. semi-basement carparking spaces; widened public pedestrian access from meadow road; omission of house no. 20; widened footpaths to access road; revisions to proposed apartment block facing Meadow Road to comprise 10 no. 2 bed room two/three storey apartments with balconies; reconfigured surface carparking arrangement; and provision of communal bin storage areas and all associated site works.

Permisison granted for 37 no. Units.

Fig 3 Permitted Site Layout Plan



The permission was subject to 40 no. conditions. No restrictive conditions applied.

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

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.

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

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

	constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 45 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres. 3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary. 4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house. (b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house. (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling. 5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

	6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. (b) Any window proposed above ground level in any such extension shall not be less than 8 metres from the boundary it faces. (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 8 metres from the boundary it faces. 7. The roof of any extension shall not be used as a balcony or roof garden.

EIA and AA Screening

Section 5(7) EIA Screening
The proposed development is not specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. In any event, it is considered, having regard to nature, size and location, the proposed development would not be likely to have significant effects on the environment. Therefore, EIA is not required.

An Appropriate Assessment Screening accompanies this report.

Assessment

Question 1 - Is it development?

The first question to address is whether or not the construction of a rear single storey extension measuring 23sqm 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 the construction of an extension, it is therefore considered that this constitutes works as defined by Section 3 and would therefore constitute **development.**

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

Is the development of a rear single storey extension measuring 23sqm exempted development?

Fig 4 Proposed Elevations and Layout



An assessment under Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amened), Class 1 is as follows:

Development within the curtilage of a house- The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

Conditions & Stipulations:

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 square metres.

The house has not been previously extended. The floor area of the proposed extension does not exceed 45sqm.

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

The extension is single storey only.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

The house is semi-detached.

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

The house has not been previously extended.

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

The house has not been previously extended.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

The house is semi-detached.

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

The proposed extension is single storey.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

The ground floor extension does not exceed the height of the rear wall of the existing house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

Not applicable as the rear wall of the dwelling does not include a gable.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

The proposed extension is single storey to the rear of an existing two storey dwelling, the height of the roof of the extension does not therefore extend beyond that of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

The proposed development does not reduce the area of private open space, reserved exclusively for the use of the occupants of the houses, to the rear of the house to less than 25sqm.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

There are no windows less than 1m from the boundary they face.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

There is no first-floor extension.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

Not applicable the dwelling is not detached.

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

The proposed works do not include a balcony or roof garden.

It is considered that the development meets the limitations under Class 1 (Exempted Development - General), in Part 1, of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Conclusion & Recommendation

Having regard to:

- Sections 2, 3, 4, and 5 of the Planning and Development Act 2000 (as amended);
- Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended);
- Class 1 of Part 1 in Schedule 2 of the Planning and Development Regulations 2001 (as amended) and
- The nature and extent of the works;

It is considered that the proposed works constitutes *development* as defined in Section 3(1) of the Planning and Development Act 2000 (as amended) and *is exempted development* as defined by the Planning and Development Act 2001 (as amended)

Signed:

Elaine Donohoe
Executive Planner

22/09/2026

Martin Ryan
Senior Executive Planner
23/09/2026

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 construction of a rear single storey extension, bedroom and wet-room to disability standards at 31 Leinster Square, Kildare Town R51 YW95 is exempt development,

AS INDICATED on the plans and particulars received by the Planning Authority on 21/08/2026,

AND WHEREAS Kieran McHugh 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. The nature, extent and purpose of the works/development,

AND WHEREAS Kildare County Council has concluded that:

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

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

the construction of a rear single storey extension, bedroom and wet-room to disability standards at 31 Leinster Square, Kildare Town R51 YW95

IS development and IS 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	ED1399
Applicant name	Kieran McHugh
Development Location	31 Leinster Square, Kildare Town R51 YW95
Site size	n/a
Application accompanied by an EIAR (Yes/NO)	No
Distance from Natura 2000 site in km	The site is located approximately 6km from Pollardstown Fen SAC
Description of the project/proposed development – Construction of single storey extension	

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

	Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	*marsh, fen or heath), or within 1 km of same?*	
3	**Impacts on designated terrestrial habitats.** Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	*Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?*	No
4	**Impacts on birds in SPAs** Sites to consider: Poulaphouca Resevoir	*Is the development within a Special Protection Area, or within 5 km of same?*	No

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT *Selected relevant category for project assessed by ticking box.*		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	x
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Justify why it falls into relevant category above (based on information in above tables)		
Having regard to 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:	22/09/2026	

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: DO68009 **Section:** Planning

SUBJECT: ED/1399
Kieran McHugh, C/O Mark Daly. DalyHudson, Market Square, Kildare Town. Exempt Development a rear single storey extension, bedroom and wet-room to disability standards at 31 Leinster Square, Kildare Town R51 YW95

SUBMITTED: File Ref. ED1399 with recommendation from the Senior Executive Planner and reports from the Council's Technical Officers.

ORDER: **I hereby order the following** Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended) hereby decides that the proposed development is development and is exempted development.

MADE THIS 23RD DAY OF SEPTEMBER YEAR 2026.

SIGNED: Alan Dunney

DIRECTOR OF SERVICES

Comhairle Contae Chill Dara
Kildare County Council

Date: 24th August 2026.
Our Ref: ED/1399.

Kieran McHugh
C/O Mark Daly,
DalyHudson,
Market Square,
Kildare Town

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 31 Leinster Square, Kildare Town, Co. Kildare. R51 YW95

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.

Yours sincerely,

Senior Executive Officer,
Planning Department.

Kildare County Council

Declaration of Exempt Development under Section 5, of the Planning and Development Act 2000 as amended

Incomplete application forms will be deemed invalid and returned

All responses must be in block letters

Section 1	Details of Applicants

1. Name of Applicant(s) A. Surname McHugh Forenames Kieran
Phone No [redacted] E-Mail Address [redacted]
2. Address 31 Leinster Square, Kildare Town, Co. Kildare, R51YW95

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

1. Name of Person/Agent: Surname Daly Forenames Mark
Phone No [redacted] E-Mail Address [redacted]
2. Address

Section 3	Company Details (if applicable)

1. Name of Company N/A
Phone No E-Mail Address
2. Company Reg. No
3. Address

Section 4	Details of Site

1. Planning History of Site Pl. Ref. 16/1091_ No previous planning applications or works after original planning grant
2. Address of Subject Site (including Eircode) 31 Leinster Sqaure, Kildare Town, Co. Kildare, R51YW95.
3. Ordnance Survey Sheet No. KE022
4. Please state the Applicants interest in the site Owner

Kildare County Council
Planning Department
21 AUG 2026
RECEIVED

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

Confirmation that the proposed extension is exempt from planning permission

Based on the proposed floor area of 23m2 and the open space remaining of 25m2.

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. 600/2001 Planning & Development Act Schedule 2 Part 1, Class 1

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

The propsoed extension is for the owner in order to provide disabilty access, in the means of a ground floor bedroom and and accompanying wet-room to disability standards.

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

(Please Tick)

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

Section 6	**Declaration**

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

Signature: Mark Daly

Date: 29/07/2026

Kildare County Council
Planning Department
21 AUG 2026
RECEIVED

DALYHUDSON

Building Surveying & Architecture

Kildare County Council,
Planning Department,
Devoy Park,
Naas,
Co. Kildare.
W91 X77F

30th July 2026

Re: Proposed Extension @ 31 Leinster Square, Kildare Town.
Section 5 Declaration on Exempted Development

Dear Sir / Madam,

The applicant, Mr. Kieran McHugh of 31 Leinster Square, Kildare Town, Co. Kildare is applying for a Section 5 declaration in respect of an existing dwelling and proposed single storey extension at 31 Leinster Square, Kildare Town.

In support of the application please find enclosed the following documents;

- 2 no. copies of application form
- 2 no. copies of proposed drawings, inc. elevations, floor plan and section A-A
- 2 no. copies of proposed Site Layout Plan
- 2 no. Copies of Site Location Map

Please contact [redacted] for payment details, or to instruct on how to make a payment via EFT.
Hoping the enclosed is to your satisfaction.
Should you require any further information, please do not hesitate to contact me.

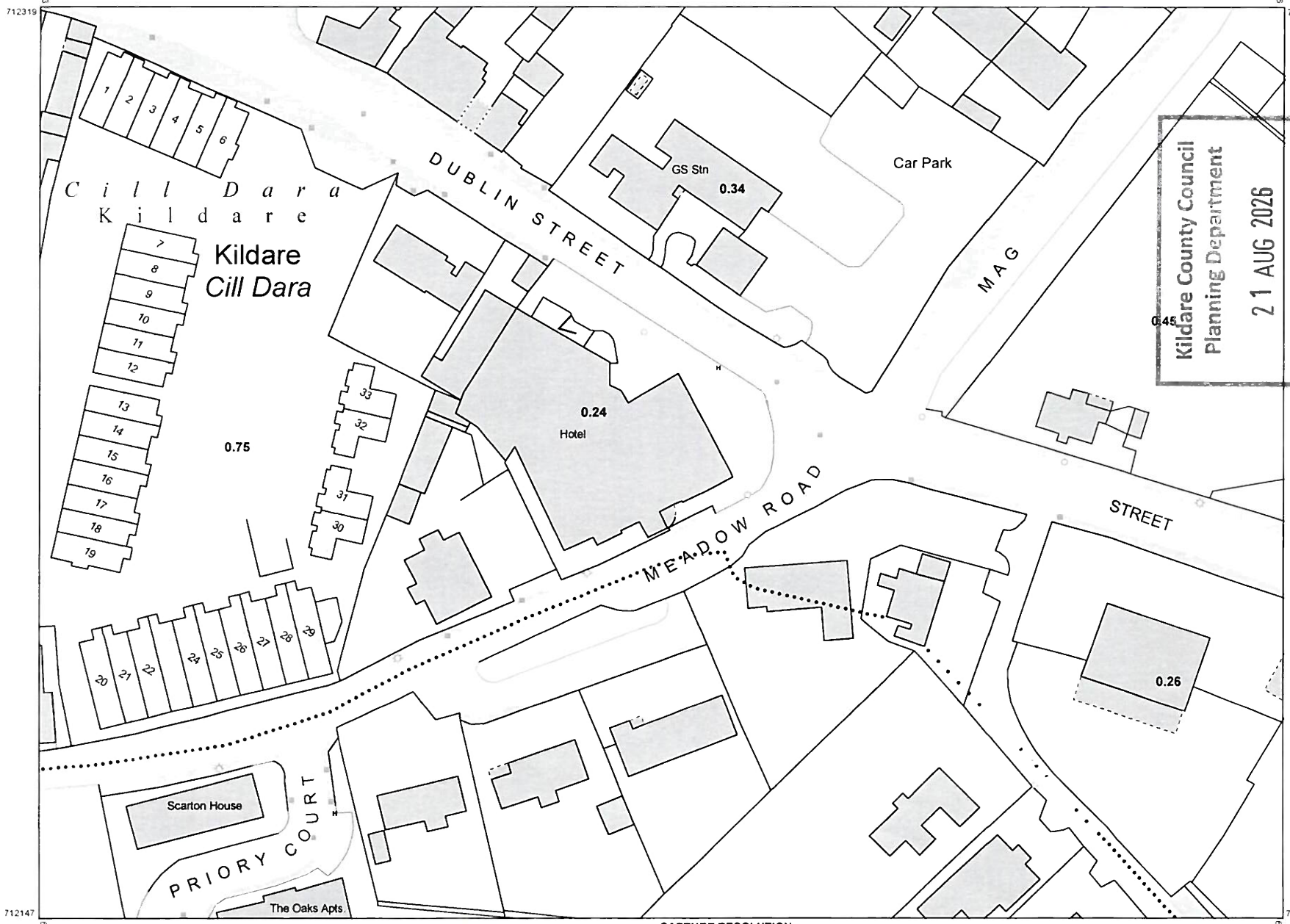
Yours truly,

Jolene Daly
BSc Arch.Tech. RIAI Arch.tech. RIAI PSDP

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Barrett House, Market Square, Kildare Town, Co. Kildare.
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Planning Pack Map



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OUTPUT SCALE: 1:1,000

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The map objects are only accurate to the resolution at which they were captured.
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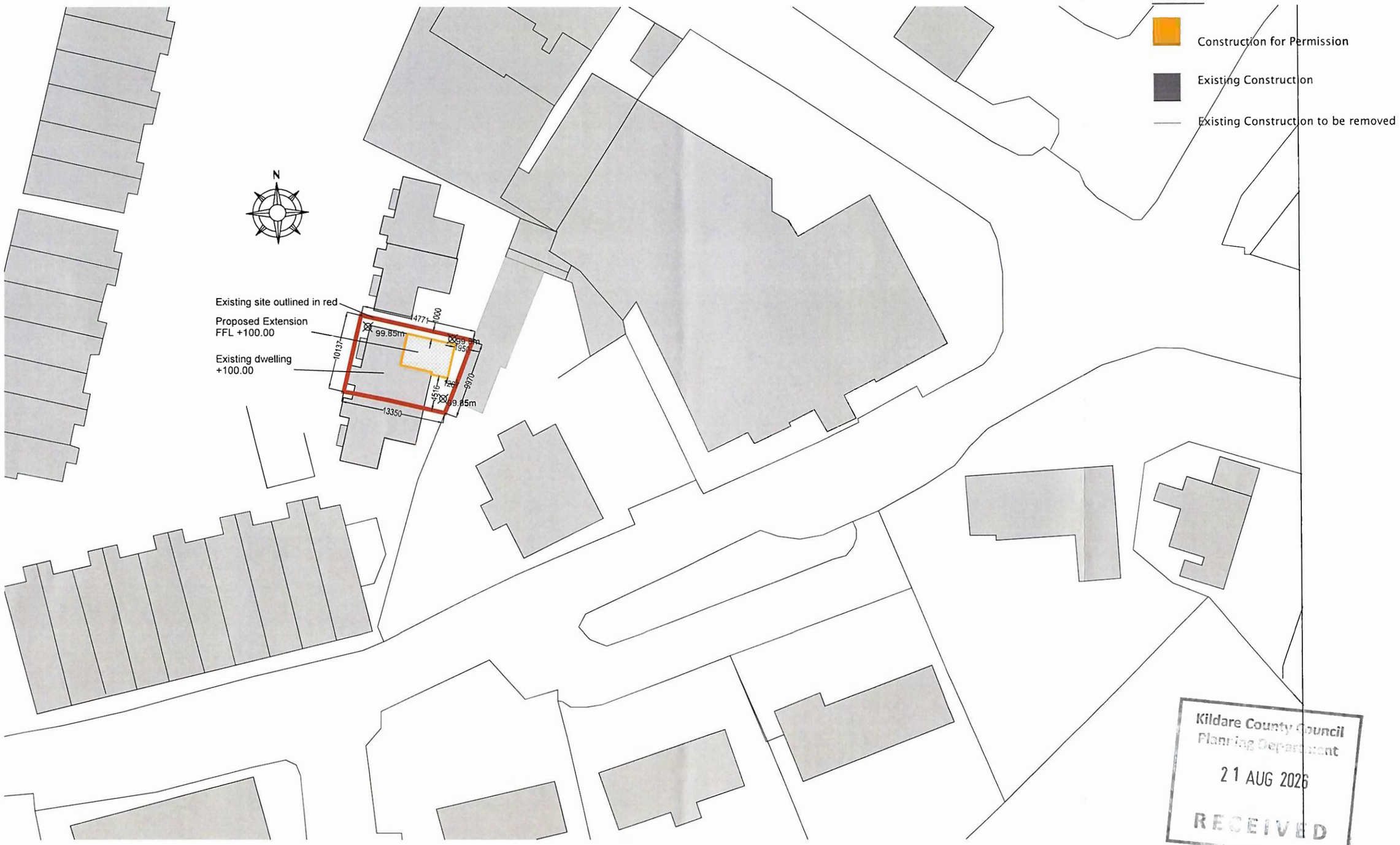
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LEGEND:
http://www.osi.ie;
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ISSUE:	TITLE:			
SECTION 5	SITE LAYOUT PLAN			
PROJECT NO:	DRAWING NO:	REV NO:	CLIENT:	PROJECT
26082	S5-003		Keiran McHugh	Addition of ground floor extension to rear and minor works to existing dwelling house.
DRAWN / CHECKED	SCALE:	DATE	LOCATION:	
MD	1:500@A3	29/07/2026	31 Leinster Square, Kildare Town, Co. Kildare (R51YW95)	

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ISSUE: SECTION 5	TITLE: SITE LAYOUT PLAN			
PROJECT NO: 26082	DRAWING NO: S5-003	REV NO:	CLIENT: Keiran McHugh	PROJECT: Addition of ground floor extension to rear and minor works to existing dwelling house.
DRAWN / CHECKED: MD	SCALE: 1:500@A3	DATE: 29/07/2026	LOCATION: 31 Leinster Square, Kildare Town, Co. Kildare (R51YW95)	

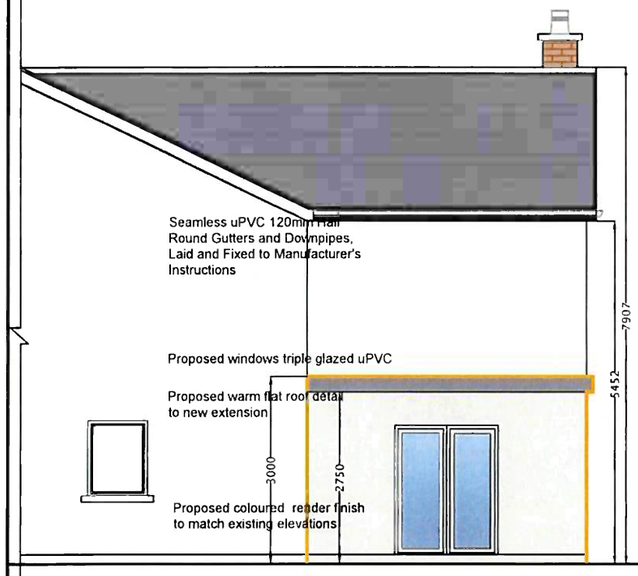
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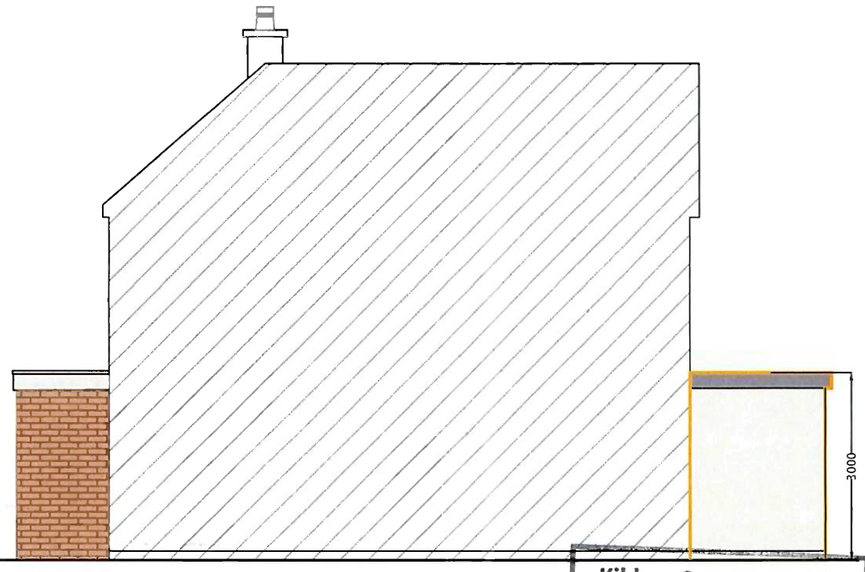
2 FRONT ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3



4 SIDE ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3



3 REAR ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3



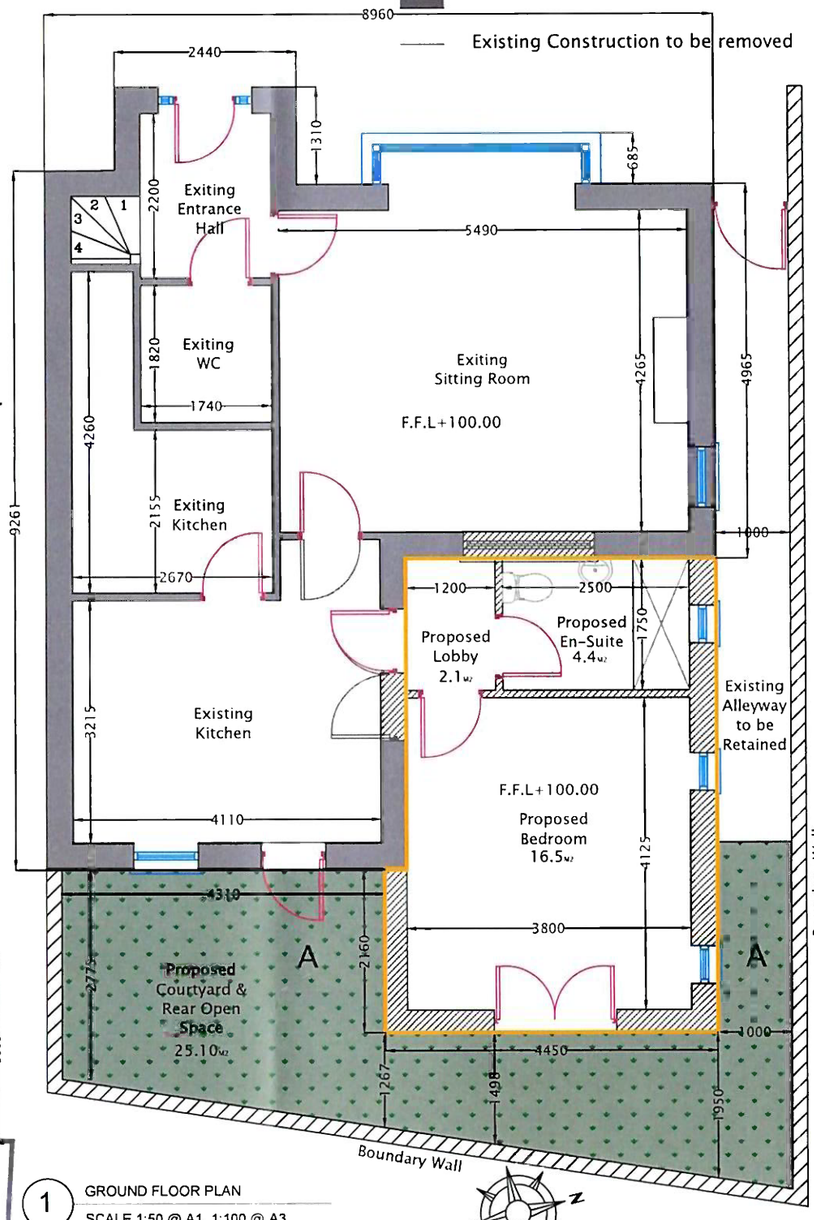
5 SIDE ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3

LEGEND:-

Construction for Permission

Existing Construction

Existing Construction to be removed



1 GROUND FLOOR PLAN
SCALE 1:50 @ A1, 1:100 @ A3
Total Area of Extension: 23.4M2

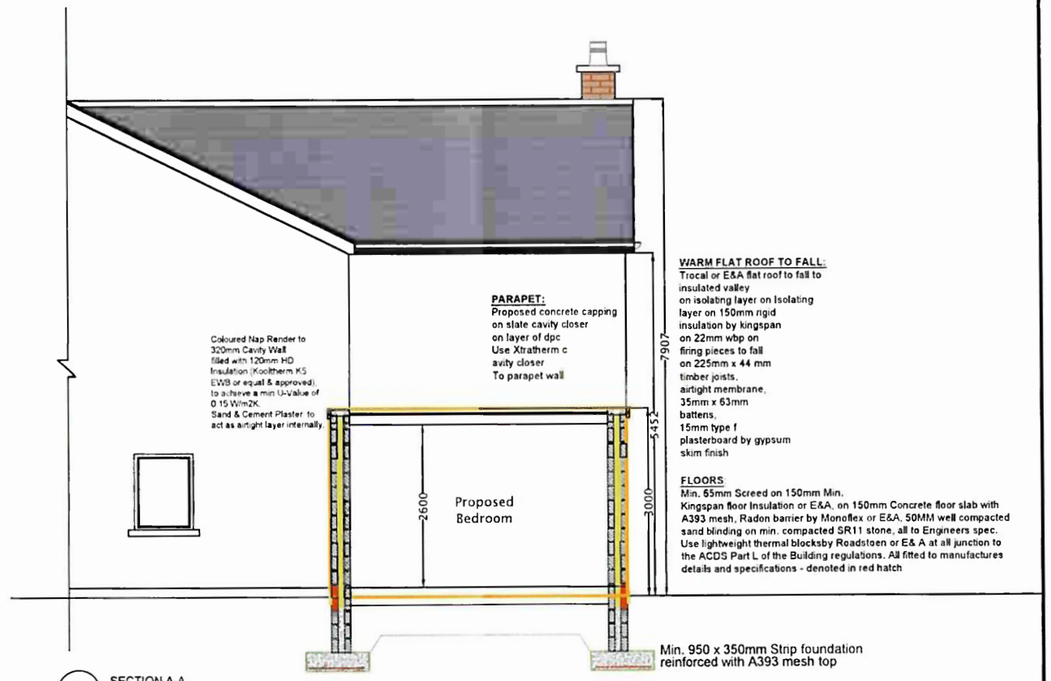
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ISSUE:	TITLE:			
SECTION 5	PROPOSED GROUND FLOOR PLAN & ELEVATIONS			
PROJECT NO:	DRAWING NO:	REV NO:	CLIENT:	PROJECT
26082	S5-001		Keiran McHugh	Addition of ground floor extension to rear and minor works to existing dwelling house.
DRAWN / CHECKED	SCALE:	DATE	LOCATION:	
MD	1:100@A3	29/07/2026	31 Leinster Square, Kildare Town, Co. Kildare (R51YW95)	

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2 CONTIGUOUS ELEVATION
SCALE 1:100 @ A3



1 SECTION A-A
SCALE 1:50 @ A1, 1:100 @ A3

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ISSUE: SECTION 5	TITLE: PROPOSED SECTION A-A & CONTIGUOUS ELEVATION			
PROJECT NO: 26082	DRAWING NO: S5-002	REV NO:	CLIENT: Keiran McHugh	PROJECT: Addition of ground floor extension to rear and minor works to existing dwelling house.
DRAWN / CHECKED MD	SCALE: 1:100@A3	DATE 29/07/2026	LOCATION: 31 Leinster Square, Kildare Town, Co. Kildare (R51YW95)	

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Payee IBAN:	IE69 BOFI 9012 3911 0668 06
Originator Name:	DALY HUDSON LTD
Amount:	+ €80.00
Value Date:	21/08/2026
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 Kieran McHugh