Comhairle Contae Chill Dara
Kildare County Council

Date: 26th August 2026
Our Ref: ED1400

Pavlo Prodanchuk,
69 Woodlawn,
Allenwood,
Co. Kildare W91 V2Y7.

Dear Sir,

I acknowledge receipt of your Notification under Statutory Instrument 340 [Class 3A] 2026, outlining the proposed Auxiliary Dwelling at 69 Woodlawn, Allenwood, Co. Kildare W91 V2Y7, which was received in this office on 25th August 2026.

For clarity, this acknowledgement is provided solely to confirm receipt of the notification. It does not constitute a determination, confirmation, or agreement by Kildare County Council that the proposed works are exempted development, nor does it confirm compliance with the requirements of the Building Regulations or any other statutory requirements.

Responsibility for ensuring compliance with all building control legislation rests with the owner and/or developer, including the submission of a Commencement Notice (CN), the nomination of a Design Certifier, Assigner Certifier, competent builder, a Certificate of Compliance on Completion (CCC) and Fire Safety Certificate (where applicable). For further information see www.kildarecoco.ie/AllServices/BuildingandDevelopmentControl/BuildingControl/YourObligations. **Please find enclosed Auxiliary Dwellings Information Note on the application of Building Regulations and Building Control Regulations 2026.**

In accordance with Section 5 of Planning and Development Act, 2000 any person on payment of the fee (€80.00) may request a declaration as to whether development is exempted from the requirement for planning permission or not. See the Kildare County Council website for further information and guidance. https://kildarecoco.ie/AllServices/Planning/PlanningEnforcementandExemptDevelopment/

Yours faithfully,

PP
Senior Executive Officer
Planning Department.

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PLANNING AND DEVELOPMENT REGULATIONS 2001 (S.I. NO. 600 OF 2001), AS AMENDED.

Notification to Kildare County Council of intention to avail of exemption under Part 1 of Schedule 2

Class 1A – subdivision of a house and the restoration of a house to its original form if subdivided under this Class

Or

Class 3A - construction, erection or placing of a detached house in the rear garden of a principal house

Completed notification and Site Layout Plan to be sent to plancerts@kildarecoco.ie

Applicant Details	
Applicant Name	Pavlo Prodanchuk

Location of the proposed development	
Address	69 Woodlawn, Allenwood, Co. Kildare
Eircode	W91 V2Y7

Relevant Dates	
Date notification received	25/08/2026
Proposed date of commencement of works[1]	10/09/2026

Details of Proposed Development (Mark 'x' as appropriate)				
Exemption being notified	**1A**		**3A**	X
Does the site and proposed development that is subject of this notification meet all requirements set out in the Regulations[2]	**Yes**	X	**No**	

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Proposed development and intended use	Detached single-storey auxiliary dwelling for use as granny flat for older relative		
Dimensions of proposed development	Width 9m	Depth 5m	Height 4m
Total sqm of proposed development	45 sq.m		
Total sqm onsite of any existing -	Garden Structures	None	
	Extensions	None	

[1]A minimum of 14 days' notice is required to be furnished to the Planning Authority prior to commencement.
[2]Planning and Development Regulations, 2001 (as amended) (S.I. 600 of 2001)

Checklist for compliance with requirements of the relevant Regulations

In the case of Class 1A (subdivision of a house)

Relevant Requirements	Yes/No
The proposed development will be completed before 31st December 2030.	
The works will comply with Building Regulations and Building Control Regulations, including the submission of a Commencement Notice (CN), including the nomination of a Design Certifier, Assigner Certifier, competent builder, a Certificate of Compliance on Completion (CCC) and Fire Safety Certificate (where applicable). Please see the attached for further guidance Bringing Back Homes Manual	
The subdivision of the principal dwelling will not result in the principal dwelling as more than 2 units in total, each of which must have a minimum floor space of at least 32 sq./m.	
Each subdivided unit within the principal dwelling will be self-contained and not reliant on the use of shared internal space other than for access.	
Development has not been carried out on the proposed site under Class 3A (detached auxiliary dwelling to the rear of the main principal dwelling).	
Site Layout Plan attached.	

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In the case of Class 3A (detached auxiliary dwelling)

Relevant Requirements	Yes/No
The proposed development will be completed before 31st December 2030.	Yes
The detached auxiliary dwelling will only be occupied in conjunction with the main dwelling house and will not be sold or subdivided separate to the principal dwelling.	Yes
The auxiliary dwelling will comply with Building Regulations and Building Control Regulations, including the submission of a Commencement Notice (CN), including the nomination of a Design Certifier, Assigner Certifier, competent builder and a Certificate of Compliance on Completion (CCC). Please see the attached for further guidance Application of the Building Regulations and the Building Control Regulations to Auxiliary Dwellings	Yes
The detached auxiliary dwelling structure is not temporary in nature such as a caravan or mobile home.	Yes
The height will not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.	Yes
The total area of such structures constructed, erected or placed within the rear garden of the curtilage of a detached house will not be less than 32 square metres. Taken together with any other structures previously constructed, erected or placed under Class 3 within the said curtilage, will not exceed 45 square metres.	Yes
Development has not been carried out on the proposed site under Class 1A (subdivision of the principal house).	Yes
The construction, erection or placing within the curtilage of the principal house of any such structure will not reduce the total amount of private open space reserved exclusively for the use of the occupants of the house to less than 25 square metres.	Yes
Independent pedestrian and/or wheelchair access to the detached house will be provided for within the curtilage of the principal house and no new vehicle or pedestrian access on to a road will be constructed under this exemption.	Yes
There will be no separate connection to utilities, including wate or wastewater utilities.	Yes
In the case of non-piped wastewater treatment, the structure will not encroach on any approved percolation area. On site wastewater, treatment shall be of sufficient capacity to meet the additional loading and shall comply with the EPA Code of Practice for Domestic Wastewater Treatment Systems. There will be no additional wastewater treatment units installed as part of this class.	N/A
The structure will be a distance of not less than 0.6 metres from any wall or party boundary.	Yes
Any windows proposed in the structure will be at least 0.6 metres from the boundary they face.	Yes
The detached auxiliary dwelling will not be used for the purpose of short-term letting.	Yes
The principal dwelling house is the sole or main residence of the property owner at the time the development is commenced.	Yes
Site layout plan attached.	Yes

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CONTACT INFORMATION

Please Note:

- The applicant's address, including eircode, contact number and email address must be provided on this page.
- This page is for administrative purposes only and does not form part of the public notification.

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1. APPLICANT DETAILS

Name(s)	Pavlo Prodanchuk
Address	69 Woodlawn, Allenwood, Co. Kildare
Eircode	W91 V2Y7
Contact No.	[redacted]
Email	[redacted]

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2. AGENT / CONSULTANT ACTING ON BEHALF OF THE APPLICANT (IF APPLICABLE)

Name	
Address	
Eircode	
Contact No.	
Email	

Correspondence

Please indicate where all correspondence should be sent:

☒ Applicant's Address

☐ Agent's Address

Applicant(s) Signature: _____

Date: 25.08.2026


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NORTH
Allenwood
The Willows
Woodlawn
Whitethorn Pk
R403


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NORTH
Allenwood
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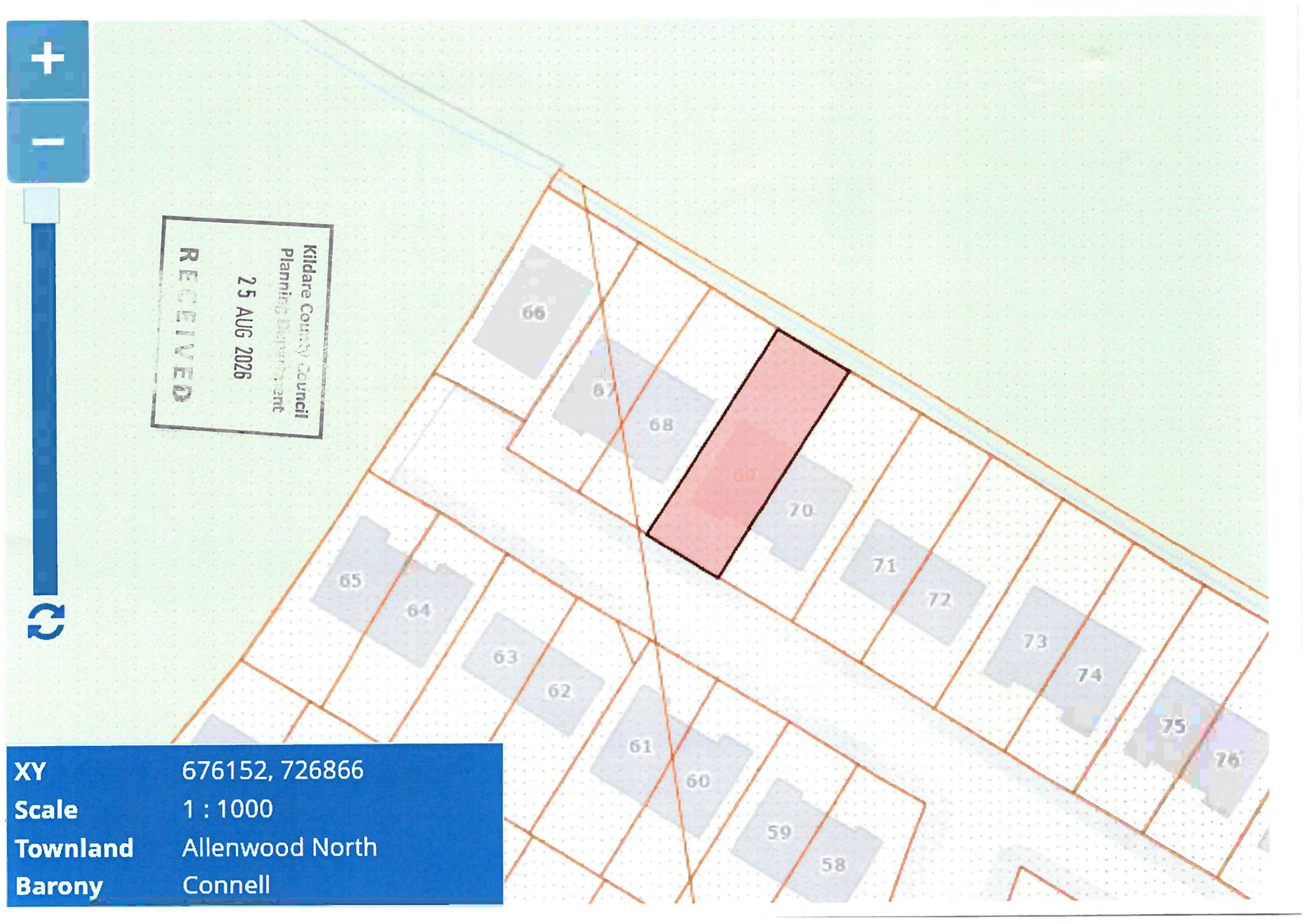
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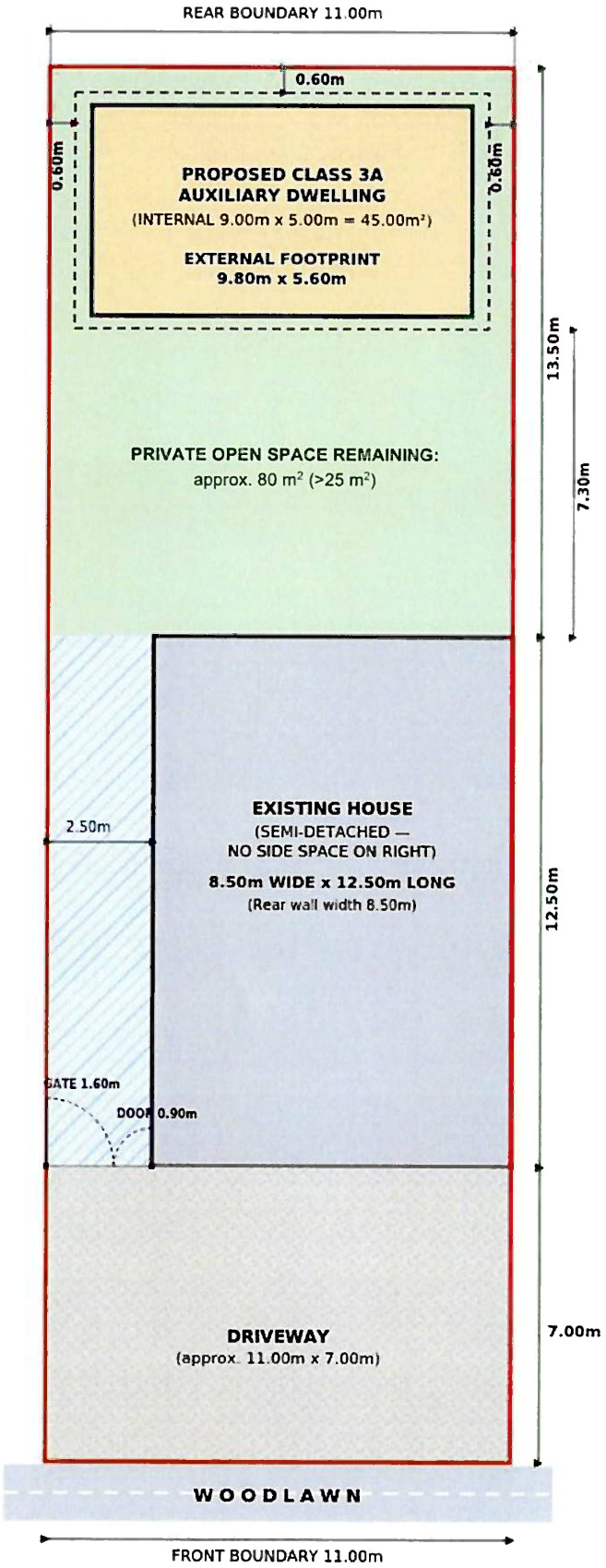

SCALE 1:100 (uniform 30px = 1m)

0 1 2 3 4/5 10m

LEGEND

- TITLE BOUNDARY (Folio KE56058F)
- EXISTING HOUSE
- PROPOSED CLASS 3A AUXILIARY DWELLING (internal)
- EXTERNAL FOOTPRINT OF CABIN (9.80 x 5.60m)
- SIDE PASSAGE — 0.90m door + 1.60m gate
- GARDEN AREA
- DRIVEWAY (11.00m x 7.00m)

SITE DIMENSIONS & SETBACKS

- Front / rear boundary width: 11.00m
- Rear garden length (house wall to rear bdy): 13.50m
- House (external): 8.50m wide x 12.50m long
- Driveway: 7.00m
- Side entrance: 0.90m door + 1.60m gate = 2.50m
- Cabin: 9.00m x 5.00m internal (45.00m²), 9.80 x 5.60m ext.
- Setbacks to cabin exterior: 0.60m sides / 0.60m rear
- House rear wall to cabin (south face): 7.30m

NOTES

1. All dimensions in metres; setbacks min. 0.60m (Class 3A).
2. Side passage gives independent pedestrian/wheelchair access.

SITE LAYOUT PLAN

69 Woodlawn, Allenwood, Co. Kildare, W91 V2Y7
SCALE: 1:100 (A3) — corrected, uniform scale

DATE: 25/08/2026	DRAWN BY: PP (rev.)
PLAN REF: 69WL-SLP-01	REV: E (cleaned up)

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