Comhairle Contae Chill Dara
Kildare County Council

Date: 28th August 2026
Our Ref: ED1402

Collette O'Connell
C/O Tom O'Loughlin
Redmills House
Kildare Town
Co Kildare R51 N886

Dear Sir/Madam,

I acknowledge receipt of your Notification under Statutory Instrument 339 [Class 1A] 2026, outlining the proposed Subdivision of Existing Dwelling at 79 Mountain View, Naas, Co Kildare W91 P2TT which was received in this office on 27th 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

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.

Kildare County Council
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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	COLETTE Ó CONNELL

Location of the proposed development	
Address	79 MOUNTAIN VIEW NAAS, CO. KILDARE
Eircode	W91 P2TT.

Relevant Dates	
Date notification received	27.08.26
Proposed date of commencement of works[1]	17.9.26

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	TO SUBDIVIDE AN EXISTING DWELLING INTO 2 UNITS TO BE OWNER OCCUPIER		
Dimensions of proposed development	Width 9.18	Depth 10.3	Height 7.57
Total sqm of proposed development	140 SQ.M IN TOTAL		
Total sqm onsite of any existing -	Garden Structures	—	
	Extensions	—	

[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.	YES
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	YES
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.	YES
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.	YES
Development has not been carried out on the proposed site under Class 3A (detached auxiliary dwelling to the rear of the main principal dwelling).	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)	COLETTE Ó CONNELL
Address	79 MOUNTAIN VIEW NAAS CO. KILDARE
Eircode	W91P2TT
Contact No.	[redacted]
Email	[redacted]

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

Name	TOM Ó LONGÁIN
Address	REDHILLS HSE KILDARE, CO. KILDARE
Eircode	R51N886
Contact No.	[redacted]
Email	[redacted]

Correspondence

Please indicate where all correspondence should be sent:

☐ Applicant's Address

☑ Agent's Address

Applicant(s) Signature: AS AGENT

Date: 27.8.26

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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.	
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.	
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	
The detached auxiliary dwelling structure is not temporary in nature such as a caravan or mobile home.	
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.	
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.	
Development has not been carried out on the proposed site under Class 1A (subdivision of the principal house).	
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.	
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.	
There will be no separate connection to utilities, including wate or wastewater utilities.	
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.	
The structure will be a distance of not less than 0.6 metres from any wall or party boundary.	
Any windows proposed in the structure will be at least 0.6 metres from the boundary they face.	
The detached auxiliary dwelling will not be used for the purpose of short-term letting.	
The principal dwelling house is the sole or main residence of the property owner at the time the development is commenced.	
Site layout plan attached.	



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EXISTING CONSTRUCTION

PROPOSED CONSTRUCTION

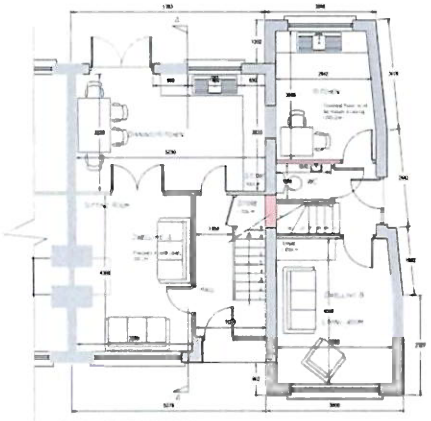
DWELLING A (ORIGINAL DWELLING)

TOTAL AREA 82.0SQ.M
STORAGE AREA 5SQ.M
PRIVATE OPEN SPACE AREA 54SQ.M

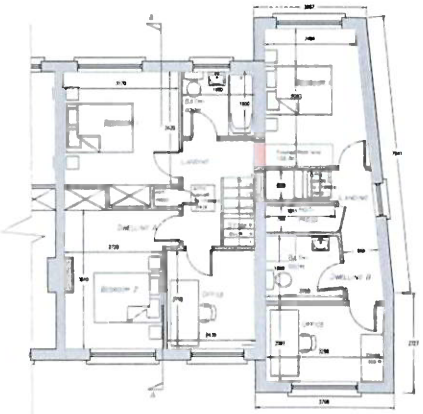
PROPOSED DWELLING B

TOTAL AREA 55SQ.M
STORAGE AREA 2SQ.M
PRIVATE OPEN SPACE AREA 48SQ.M

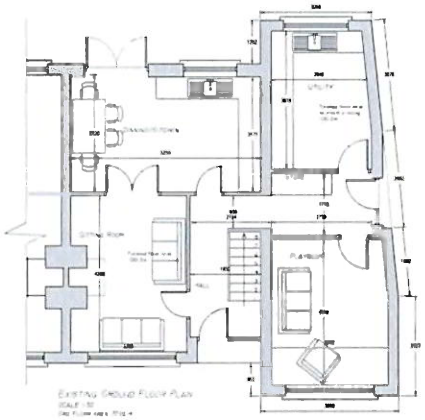
N



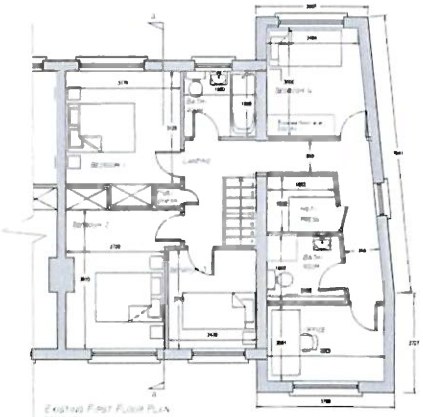
PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



EXISTING GROUND FLOOR PLAN
SCALE 1:50



EXISTING FIRST FLOOR PLAN
SCALE 1:50

O'LOUGHLIN ARCHITECTS LTD.

REVISION

NO.	DESCRIPTION	DATE

PLANNING ISSUE

O'LOUGHLIN ARCHITECTS LTD
NEWHILLS HSE,
KILDARE,
CO. KILDARE.
TEL: 087 7958874

DULETTE O'CONNELL INTENDS TO APPLY FOR A DECLARATION OF EXEMPT DEVELOPMENT UNDER SECTION 5 FOR THE SUBDIVISION OF AN EXISTING DWELLING AND ASSOCIATED SITE WORKS AT NO. 14 TUNTAIN VIEW, NAAS, CO. KILDARE.

EXISTING & PROPOSED PLANS

SCALE: 1:50 @ A3

DRAWING No. 03

Kildare County Council
Planning Department
27 AUG 2026
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EXISTING CONSTRUCTION

PROPOSED CONSTRUCTION

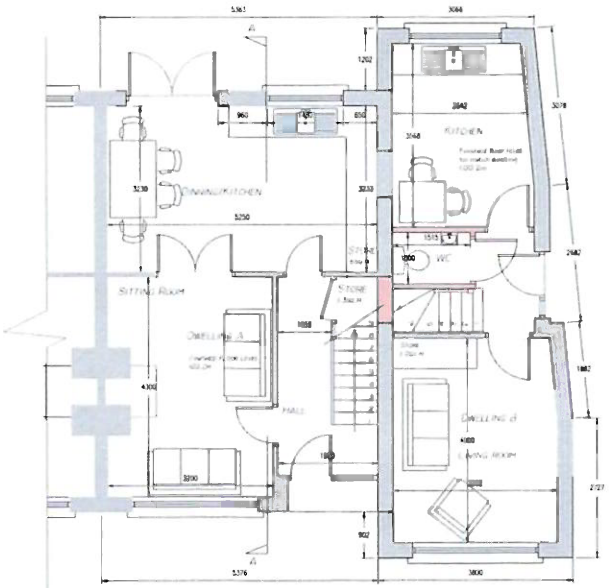
DWELLING A (ORIGINAL DWELLING)

TOTAL AREA 80.0SQ.M
STORAGE AREA 15SQ.M
PRIVATE OPEN SPACE AREA 68SQ.M

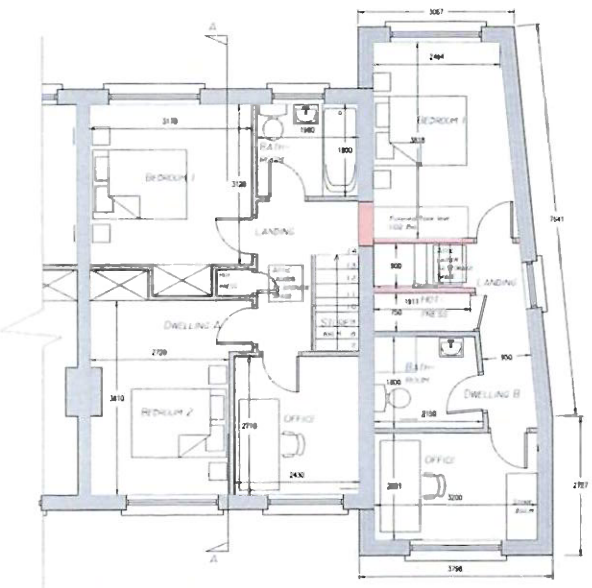
PROPOSED DWELLING B

TOTAL AREA 55SQ.M
STORAGE AREA 3SQ.M
PRIVATE OPEN SPACE AREA 49SQ.M

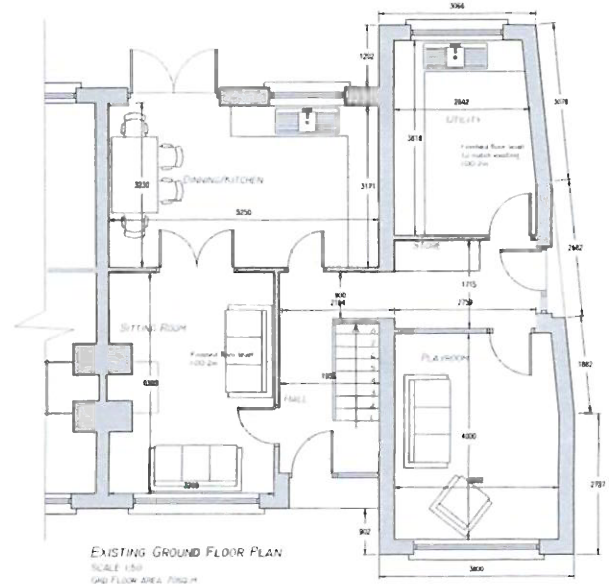
N



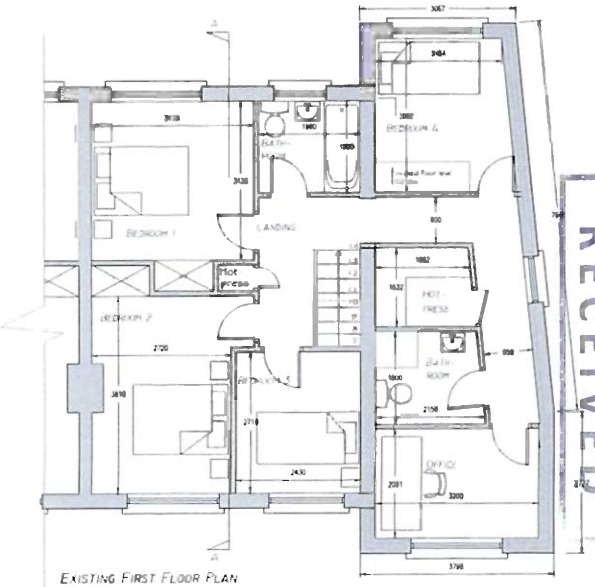
PROPOSED GROUND FLOOR PLAN
SCALE 1:50
DWELLING A GRD FLOOR AREA 40SQ.M
DWELLING B GRD FLOOR AREA 28.2SQ.M



PROPOSED FIRST FLOOR PLAN
SCALE 1:50
DWELLING A FIRST FLOOR AREA 40SQ.M
DWELLING B FIRST FLOOR AREA 20.8SQ.M



EXISTING GROUND FLOOR PLAN
SCALE 1:50
GRD FLOOR AREA 70SQ.M



EXISTING FIRST FLOOR PLAN
SCALE 1:50
FIRST FLOOR AREA 70SQ.M

O'LOUGHLIN ARCHITECTS LTD.

REVISION

NO.	REVISION ISSUE	DATE

PLANNING ISSUE

O'LOUGHLIN ARCHITECTS LTD.
REDHILLS HSE,
KILDARE,
CO. KILDARE
MOB. 087 9958936

COLLETTE O'CONNELL INTENDS TO APPLY FOR A DECLARATION OF EXEMPT DEVELOPMENT UNDER SECTION 5 FOR THE SUBDIVISION OF AN EXISTING DWELLING AND ASSOCIATED SITE WORKS AT 10,79 MOUNTAIN VIEW, NAAS, CO KILDARE

EXISTING & PROPOSED PLANS
AUG 2026
1:50
PL 1164.05
T. O'LOUGHLIN

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27 AUG 2026
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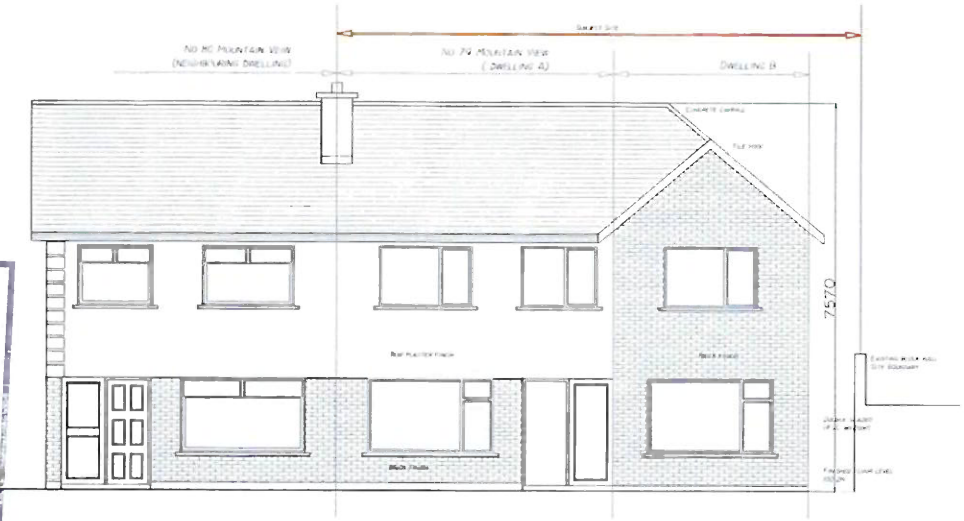
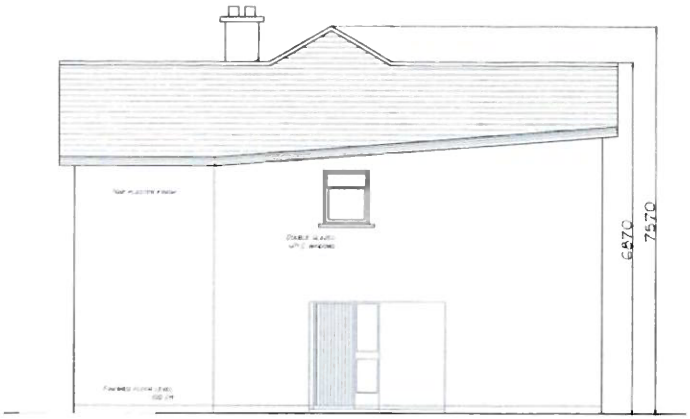
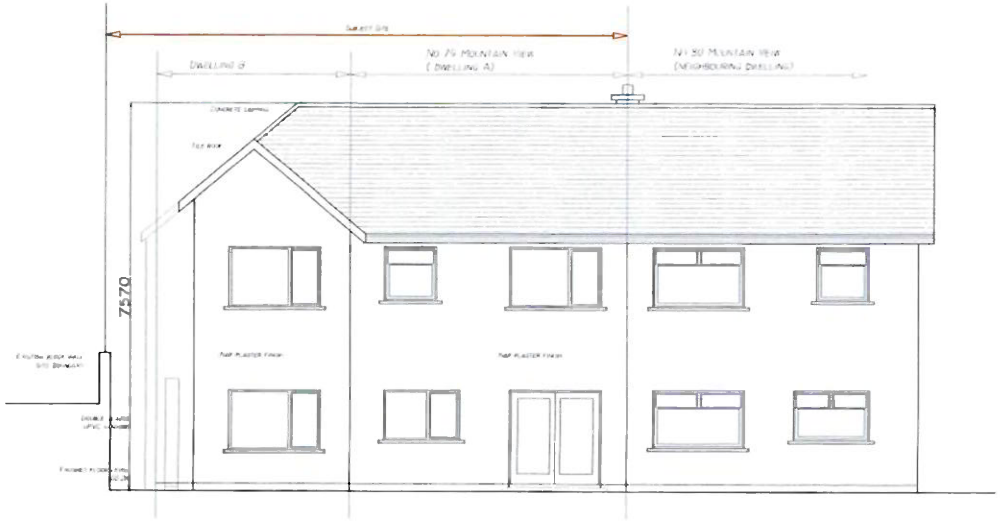
Kildare County Council
Planning Department
27 AUG 2026
RECEIVED



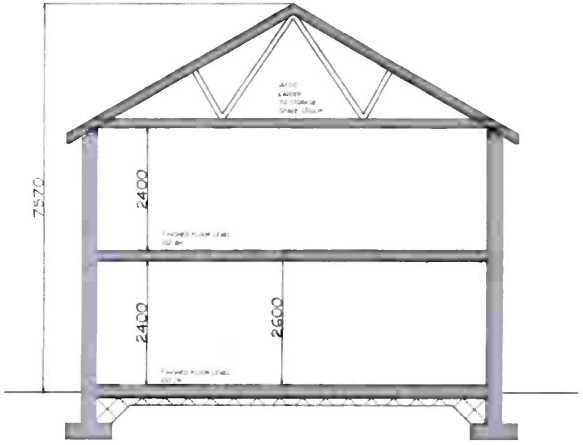
Existing Front Elevation
Scale 1:50



Existing Side Elevation
Scale 1:50



Existing Rear Elevation
Scale 1:50



Section A-A
Scale 1:50

O'LOUGHLIN ARCHITECTS LTD.

Revision

No	Revisions	Date

PLANNING ISSUE

O'Loughlin Architects Ltd.
Redhills Hse.,
Kildare,
Co. Kildare
Mob 087 9858826

Collette O'Connell intends to apply for a Declaration of Exempt Development under Section 5 for the subdivision of an existing dwelling and associated site works at No.79 Mountain View, Naas, Co Kildare

Existing Elevations & Section
Aug 2026
1:50
Pl 1164.04
T O'Loughlin