Comhairle Contae Chill Dara
Kildare County Council

01st September 2026
Our Ref: ED1404

Louise Perry
C/O Home Modular
Unit 2, Finches Industrial Park
Long Mile Road,
Dublin D12 YNY5

Dear Sir/Madam,

I acknowledge receipt of your Notification under Statutory Instrument 340 [Class 3A] 2026, outlining the proposed *Construction of a detached auxiliary dwelling* at *63 Silken Vale, Maynooth, Co Kildare, W23 P4F3*, which was received in this office on *01st September 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.

Comhairle Contae Chill Dara
Kildare County Council

www.kildarecoco.ie

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	Louise Perry

Location of the proposed development	
Address	63 Silken Vale, Maynooth, Co. Kildare, W23P4F3.
Eircode	W23P4F3

Relevant Dates	
Date notification received	31 Aug 2026
Proposed date of commencement of works[1]	14 Sep 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**	

Proposed development and intended use	The proposed detached auxiliary dwelling is intended to provide additional living accommodation for a member of the household of the principal dwelling at 20 Glenfield Close, Dublin 22, D22Y5N9. It will be occupied only in conjunction with the principal dwelling, will not be sold or subdivided separately, and will not be used for short-term letting.		
Dimensions of proposed development	Width 6m	Depth 6m	Height 3m
Total sqm of proposed development	36m²		
Total sqm onsite of any existing -	Garden Structures	0m²	
	Extensions	0m²	

[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.	N.A.
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	N.A.
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.	N.A.
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.	N.A.
Development has not been carried out on the proposed site under Class 3A (detached auxiliary dwelling to the rear of the main principal dwelling).	N.A.
Site Layout Plan attached.	N.A.

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.	Yes
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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Kildare County Council

www.kildarecoco.ie

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.

1. APPLICANT DETAILS

Name(s)	Louise Perry
Address	63 Silken Vale, Maynooth, Co. Kildare, W23 P4F3
Eircode	W23 P4F3
Contact No.	[redacted]
Email	[redacted]

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

Name	Home Modular (Operated by Celtic Ceramica Limted)
Address	Unit 2, Finches Industrial Park, Long Mile Road, Dublin, D12 YNY5
Eircode	D12 YNY5
Contact No.	[redacted]
Email	[redacted]

Correspondence

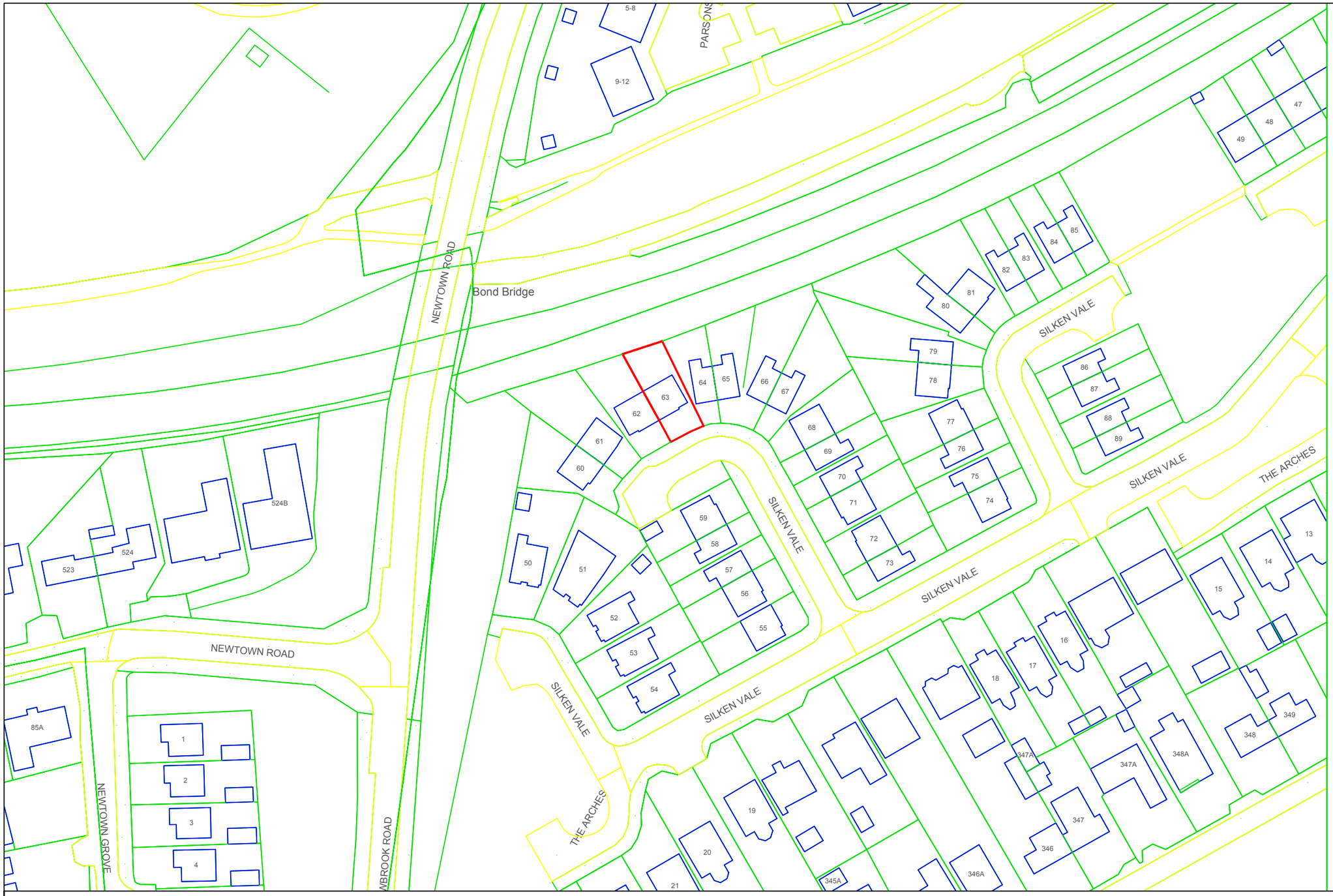
Please indicate where all correspondence should be sent:

☐ Applicant's Address

☒ Agent's Address

Applicant(s) Signature: L. J

Date: 31/8/26



Site Location Boundary

Eircode: W23 P4F3

N

SITE LOCATION PLAN

Scale 1:1000 @ A3

Home Modular

Operated by
Celtic Ceramica Ltd.
Registered in Ireland
No. 776670

Unit 2, Finches Industrial Park,
Long Mile Road, Dublin,
D12 YNY5, Ireland
sales@homemodular.ie

Issue: Class 3A Exemption Notification

No.	Description	Date
R01	Initial Version	Aug 16

Client: Louise Perry

Job: New 36 m^2 Detached Auxiliary Dwelling (Class 3A exempted development, S.I. No. 340 of 2026) to rear garden of 63 Silken Vale, Maynooth, Co. Kildare, W23 P4F3.

Description: Site Location Plan

Project No.	002-26	HM-2026-0002-DR-A-100	
Date	Aug 16		
Drawn By	ZZ		
Checked By		Scale	1:1000 @ A3



Site Boundary

Eircode: W23 P4F3

N

EXISTING SITE LAYOUT PLAN

Scale 1:100 @ A3

Home Modular

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sales@homemodular.ie

Issue: Class 3A Exemption Notification

No.	Description	Date
R01	Initial Version	Aug 16

Client: Louise Perry

Job: New 36 m² Detached Auxiliary Dwelling (Class 3A exempted development, S.I. No. 340 of 2026) to rear garden of 63 Silken Vale, Maynooth, Co. Kildare, W23 P4F3.

Description: Existing Site Layout Plan

Project No.	002-26	HM-2026-0002-DR-A-101	
Date	Aug 16		
Drawn By	ZZ		
Checked By		Scale	1:100 @ A3



Site Boundary

Eircode: W23 P4F3

PROPOSED SITE LAYOUT PLAN

Scale 1:100 @ A3

Home Modular

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sales@homemodular.ie

Issue: Class 3A Exemption Notification

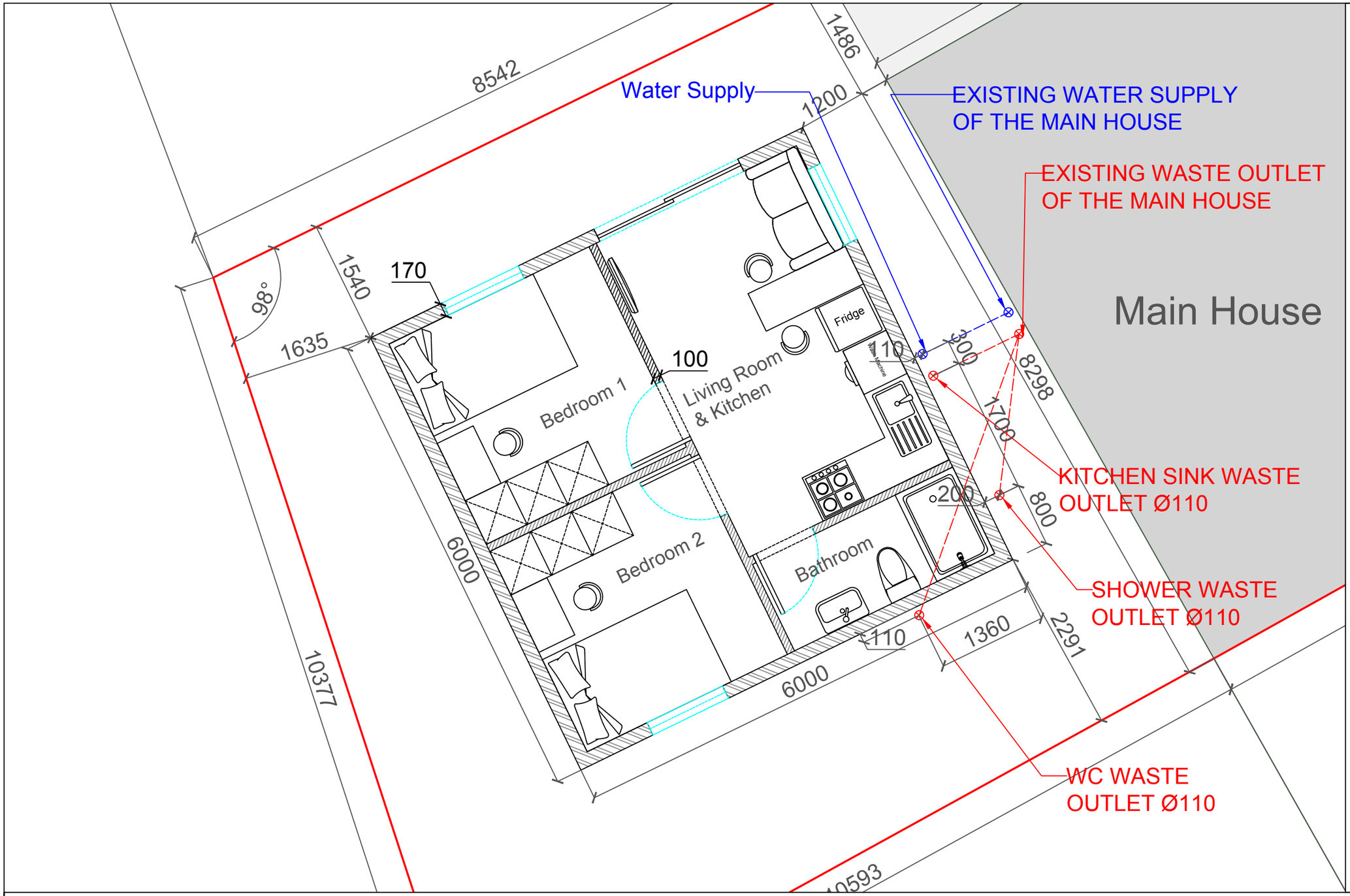
No.	Description	Date
R01	Initial Version	Aug 16

Client: Louise Perry

Job: New 36 m² Detached Auxiliary Dwelling (Class 3A exempted development, S.I. No. 340 of 2026) to rear garden of 63 Silken Vale, Maynooth, Co. Kildare, W23 P4F3.

Description: Proposed Site Layout Plan

Project No.	002-26	HM-2026-0002-DR-A-102	
Date	Aug 16		
Drawn By	ZZ		
Checked By		Scale	1:100 @ A3



NOTE

Water supply of the detached auxiliary dwelling connects to the existing water supply of the main house.

Waste outlets of the detached auxiliary dwelling connects to the existing waste outlet of the main house.

- Site Boundary
- Internal Wall
- External Wall

Eircode: W23 P4F3

N

SITE SERVICES LAYOUT

Scale 1:50 @ A3

Home Modular

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sales@homemodular.ie

Issue: Class 3A Exemption Notification

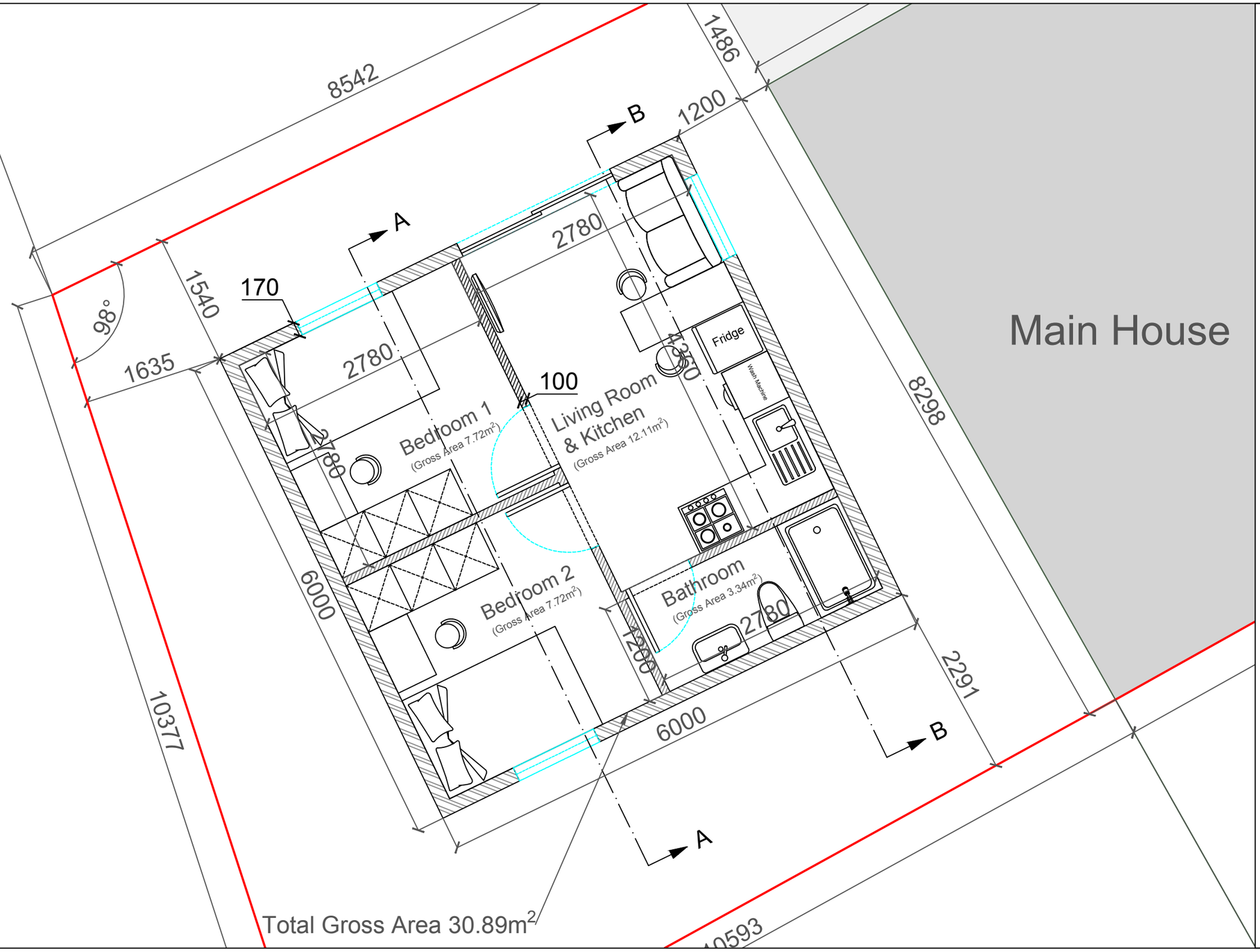
No.	Description	Date
R01	Initial Version	Aug 16

Client: Louise Perry

Job: New 36 m^2 Detached Auxiliary Dwelling (Class 3A exempted development, S.I. No. 340 of 2026) to rear garden of 63 Silken Vale, Maynooth, Co. Kildare, W23 P4F3.

Description: Site Services Layout

Project No.	002-26	HM-2026-0002-DR-A-103	
Date	Aug 16		
Drawn By	ZZ		
Checked By		Scale	1:50 @ A3



- Site Boundary
- Internal Wall
- External Wall

Eircode: W23 P4F3

FLOOR PLAN

Scale 1:50 @ A3

Home Modular

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sales@homemodular.ie

Issue: Class 3A Exemption Notification

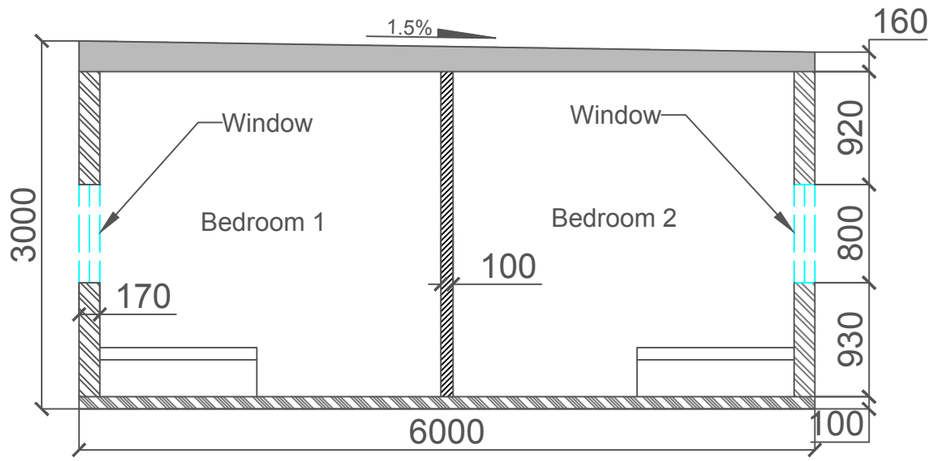
No.	Description	Date
R01	Initial Version	Aug 16

Client: Louise Perry

Job: New 36 m² Detached Auxiliary Dwelling (Class 3A exempted development, S.I. No. 340 of 2026) to rear garden of 63 Silken Vale, Maynooth, Co. Kildare, W23 P4F3.

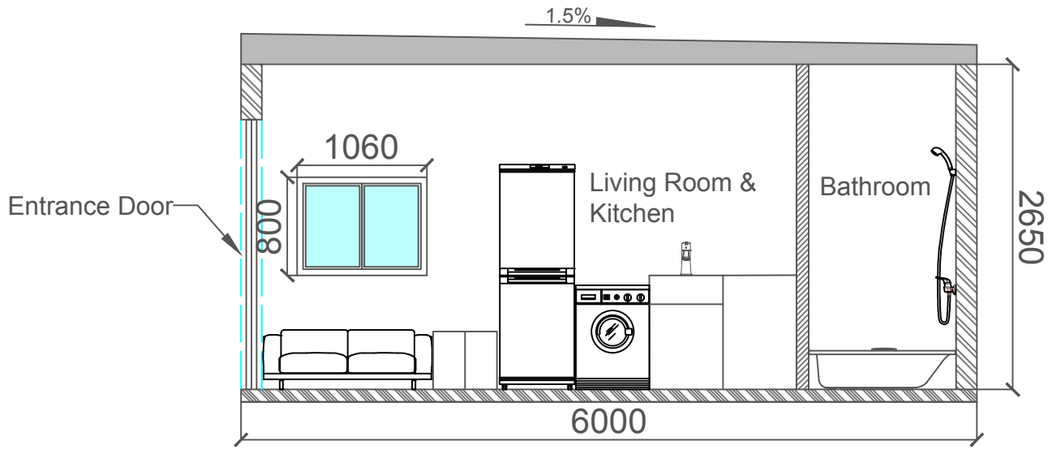
Description: Floor Plan

Project No.	002-26	HM-2026-0002-DR-A-104
Date	Aug 16	
Drawn By	ZZ	
Checked By		Scale 1:50 @ A3



Sectional A-A

Scale 1:50 @ A3



Sectional B-B

Scale 1:50 @ A3

- Roof
- Flooring
- Internal Wall
- External Wall

Eircode: W23 P4F3

SECTION A-A & SECTION B-B

Scale 1:50 @ A3

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Issue: Class 3A Exemption Notification

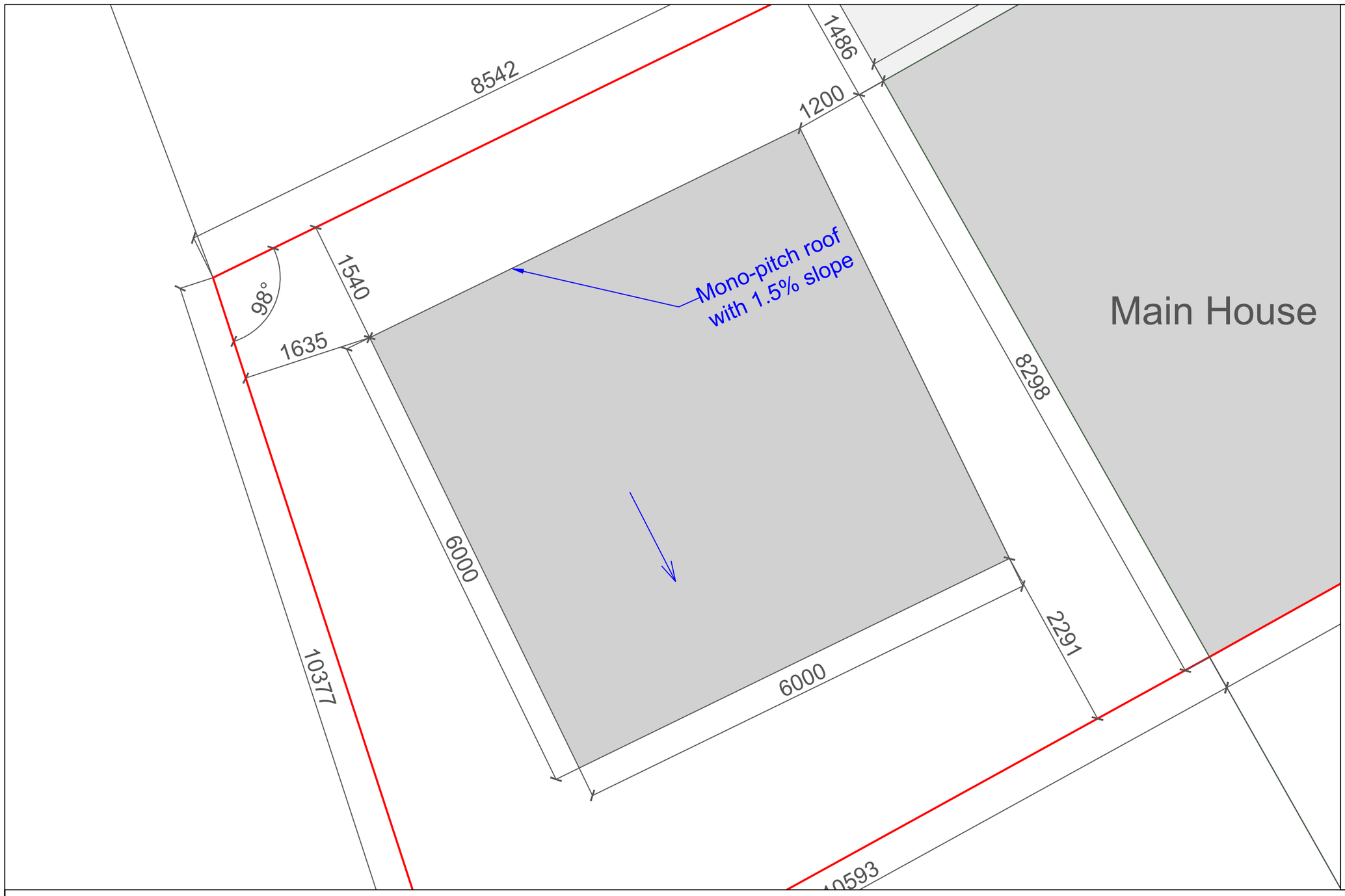
No.	Description	Date
R01	Initial Version	Aug 17

Client: Louise Perry

Job: New 36 m^2 Detached Auxiliary Dwelling (Class 3A exempted development, S.I. No. 340 of 2026) to rear garden of 63 Silken Vale, Maynooth, Co. Kildare, W23 P4F3.

Description: Section A-A & Section B-B

Project No.	002-26	HM-2026-0002-DR-A-105	
Date	Aug 17		
Drawn By	ZZ		
Checked By		Scale	1:50 @ A3



- Site Boundary

Eircode: W23 P4F3

N

ROOF PLAN

Scale 1:50 @ A3

Home Modular

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No. 776670

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D12 YNY5, Ireland
sales@homemodular.ie

Issue: Class 3A Exemption Notification

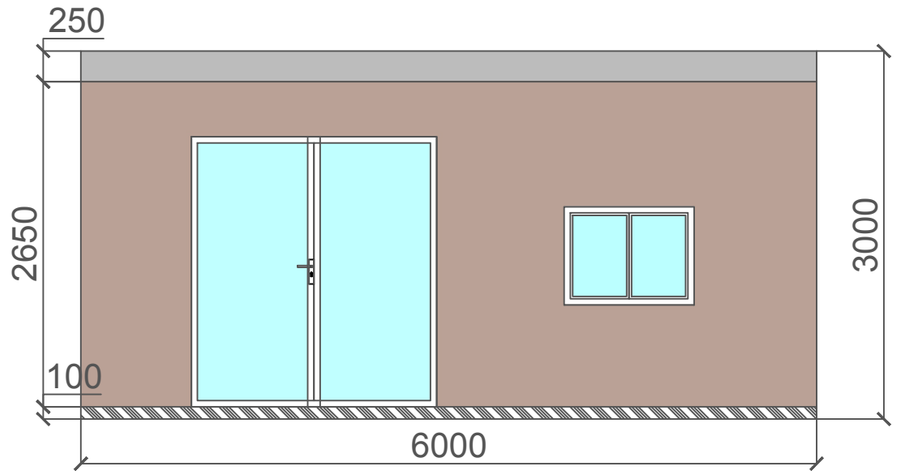
No.	Description	Date
R01	Initial Version	Aug 16

Client: Louise Perry

Job: New 36 m^2 Detached Auxiliary Dwelling (Class 3A exempted development, S.I. No. 340 of 2026) to rear garden of 63 Silken Vale, Maynooth, Co. Kildare, W23 P4F3.

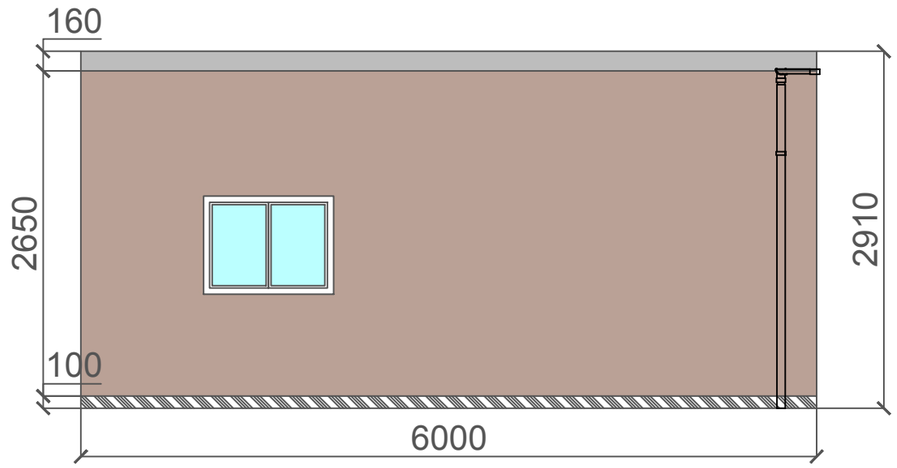
Description: Roof Plan

Project No.	002-26	HM-2026-0002-DR-A-106
Date	Aug 16	
Drawn By	ZZ	
Checked By		Scale 1:50 @ A3



East Facing Elevation

Scale 1:50 @ A3



West Facing Elevation

Scale 1:50 @ A3

- Roof

- Flooring

Eircode: W23 P4F3

Entranc

E & W FACING ELEVATION

Scale 1:50 @ A3

Home Modular

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Registered in Ireland
No. 776670

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D12 YNY5, Ireland
sales@homemodular.ie

Issue: Class 3A Exemption Notification

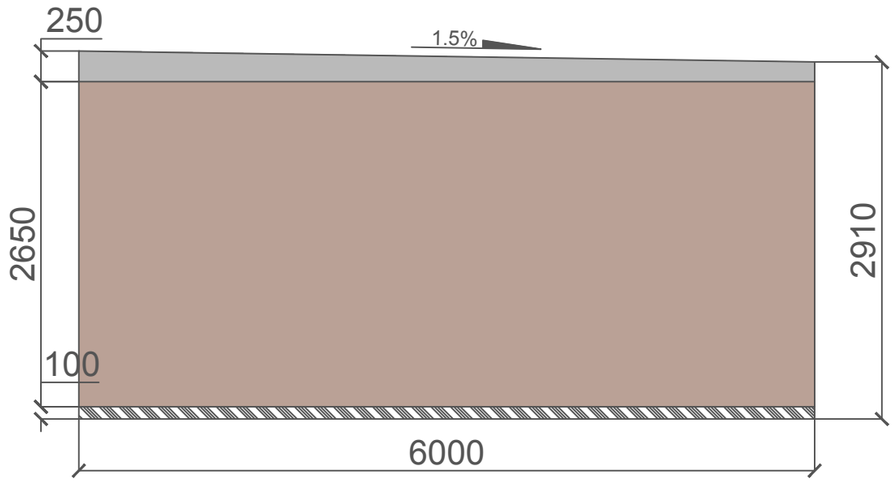
No.	Description	Date
R01	Initial Version	Aug 17

Client: Louise Perry

Job: New 36 m^2 Detached Auxiliary Dwelling (Class 3A exempted development, S.I. No. 340 of 2026) to rear garden of 63 Silken Vale, Maynooth, Co. Kildare, W23 P4F3.

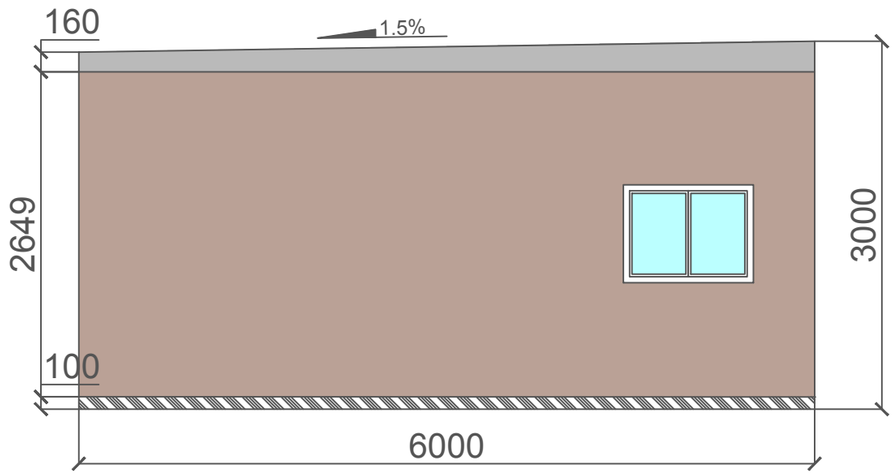
Description: E & W Facing Elevation

Project No.	002-26	HM-2026-0002-DR-A-107	
Date	Aug 17		
Drawn By	ZZ		
Checked By		Scale	1:50 @ A3



North Facing Elevation

Scale 1:50 @ A3



South Facing Elevation

Scale 1:50 @ A3

- Roof

- Flooring

Eircode: W23 P4F3

N & S FACING ELEVATION

Scale 1:50 @ A3

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Issue: Class 3A Exemption Notification

No.	Description	Date
R01	Initial Version	Aug 17

Client: Louise Perry

Job: New 36 m^2 Detached Auxiliary Dwelling (Class 3A exempted development, S.I. No. 340 of 2026) to rear garden of 63 Silken Vale, Maynooth, Co. Kildare, W23 P4F3.

Description: N & S Facing Elevation

Project No.	002-26	HM-2026-0002-DR-A-108	
Date	Aug 17		
Drawn By	ZZ		
Checked By		Scale	1:50 @ A3