Comhairle Contae Chill Dara
Kildare County Council

Date: 25th September 2026
Our Ref: ED/1405

Fiona Canning,
C/O David Noone,
Caraun More,
New Inn,
Ballinasloe,
Co. Galway,
H53 E3T0.

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 10 Parsons Hall, Maynooth, Co. Kildare, W23 N8F8.

Dear Sir/Madam,

I refer to your correspondence received on 31st 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/1405

WHEREAS a question has arisen as to whether the construction of a single storey extension to the rear of the existing dwelling with a stated floor area of 39sqm constitutes exempted development at 10 Parsons Hall, Maynooth, Co. Kildare, W23N8F8

AS INDICATED on the plans and particulars received by the Planning Authority on 31st August 2026

AND WHEREAS Fiona Canning 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, and 4 of the Planning and Development Act 2000 (as amended);
b. Articles 6(1) and 9 Planning and Development Regulations, 2001, (as amended);
c. The planning history pertaining to the subject site;
d. 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 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 -

Construction of a single storey extension with a stated floor area of 39sqm to the rear of the existing dwelling with a flat roof profile at 10 Parsons Hall, Maynooth, Co. Kildare.

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.

25th 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/1405

Name Of Applicant(s):	Fiona Canning
Address Of Development:	10 Parsons Hall, Maynooth, Co. Kildare
Question to which this Declaration is sought:	Whether the construction of a new single storey extension to the rear of the existing dwelling with a flat roof with an area of 39sq.m. is exempted development.
Due date	28/09/2026

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:

1. Construction of a single storey extension to the rear of the existing dwelling with a stated floor area of 39sqm.

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

Site Location

The subject site is located at 10 Parsons Hall, Maynooth, Co. Kildare and is located 1.1km east of Maynooth Town Centre.



Figure 1: Site Location and context

Planning History

Planning Application(s)

96/432 – Planning permission granted for 51 no. two storey houses with optional garages (incl. alternative house types on Site Nos 2-4 incl. 7-10 incl. 13-18 incl. 37-42 incl. & 45-49 ETC.

The permission was subject to 41 no. conditions. No restrictive conditions applied.

Enforcement Case Files – none traced

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—

(ii) 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,

(xii) 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,

(xii) 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,

(xii) 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,

(xii) 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.

(xii) 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,

(xii) 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,

(xii) 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,

(xii) 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.

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:

> *Construction of a single storey extension with a stated floor area of 39sqm to the rear of the existing dwelling with a flat roof profile.*

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 an *act or operation of* **construction** / excavation / demolition / **extension** / alteration / repair or renewal, 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

> *Construction of a single storey extension with a stated floor area of 39sqm to the rear of the existing dwelling with a flat roof profile.*

exempted development?

Having regard to:

1. The Construction of a single storey extension with a stated floor area of 39sqm to the rear of the existing dwelling with a flat roof profile, the works

does materially affect the external appearance of the structure under section 4(1) of the Planning and Development Act.

2. The Development has been assessed against Class1, of Schedule 2 of Part 1, of the Planning and Development Regulations 2001 (as amended), as this is the most relevant class which pertains to:

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,"

Subject to certain limitations. The following table outlines the relevant limitations, along with comments and an assessment in relation to the indicated extension.

Limitation		**Comment**	**Assessment**
1.	a. *Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.*	The house has not been extended previously. The indicated extension in this declaration measures 39m^2.	Meets this requirement.
	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 house is detached. No first floor proposed (refer to Item 7 of Class 1)	Not applicable.
	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.*	No first floor proposed (refer to Item 7 of Class 1)	Not applicable

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 extended previously.	Not applicable.
	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 is detached and has not been extended previously. No first floor proposed (refer to Item 7 of Class 1)	Not applicable
	c. *Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground*	The house is detached and has not been extended previously. No first floor proposed (refer to Item 7 of Class 1)	Not applicable.

	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.*	No first floor proposed (refer to Item 7 of Class 1)	Not applicable.
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 rear wall of the house does not include a gable. The height of the walls in the indicated extension do not exceed the height of the rear wall of the house.	Meet this requirement.
	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.*	The rear wall of the house does not include a gable.	Not applicable.
	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 proposed flat roof for the extension would not exceed the height of the eaves or parapet.*	Meets this requirement.

	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.*	There is a total of 85sqm to the rear of the proposed extension reserved for private use.	Meets this requirement
6.	a. *Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.*	Not all distance between all the windows and the boundary wall have been indicated. The window at the north profile is 5.2m from the boundary. The windows at the west and east profile have been measured to be approximately 1.91m and 1.5m respectively.	Meets this requirement.
	b. *Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.*	No first floor proposed (refer to Item 7 of Class 1)	Not applicable.
	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.*	No first floor proposed (refer to Item 7 of Class 1)	Not applicable.
7.	*The roof of any extension shall not be used as a balcony or roof garden.*	The roof of the extension has not been indicated to be used as a balcony.	Meets this requirement.

Secondary Legislation

3. The items laid out under Article 9 have been reviewed and it has been established that there are no restrictions on the site for:

   Construction of a single storey extension with a stated floor area of 39sqm to the rear of the existing dwelling with a flat roof profile.

Conclusion and Recommendation

Having regard to:

a. Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended),
b. Articles 6 and 9 of the Planning and Development Regulations, 2001(as amended),
c. The planning history pertaining to the subject site,
d. The plans and particular submitted with the Declaration application and the nature, extent and purpose of the works

It is considered 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
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.

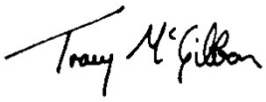
And therefore it is concluded that:

The *Construction of a single storey extension with a stated floor area of 39sqm to the rear of the existing dwelling with a flat roof profile* at 10 Parsons Hall, Maynooth, Co. Kildare 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 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

Signed: 

Esther Omosehin

Date: 24/08/2026



Signed: Tracy McGibbon, Senior Executive Planner

Date: 24/09/2026

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 *Construction of a single storey extension with a stated floor area of 39sqm to the rear of the existing dwelling with a flat roof profile at* 10 Parsons Hall, Maynooth, Co. Kildare.

AS INDICATED on the plans and particulars received by the Planning Authority on 31/08/2026

AND WHEREAS Fiona Canning 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, and 4* of the Planning and Development Act 2000 (as amended);
b. Articles 6(1) and 9 Planning and Development Regulations, 2001, as amended,
c. The planning history pertaining to the subject site,
d. 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.

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 -

Construction of a single storey extension with a stated floor area of 39sqm to the rear of the existing dwelling with a flat roof profile at 10 Parsons Hall, Maynooth, Co. Kildare.

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.

Appendix 1

APPROPRIATE ASSESSMENT SCREENING REPORT
AND
DETERMINATION

(A) Project Details	
Planning File Ref	ED1405
Applicant name	Fiona Canning
Development Location	10 Parsons Hall, Maynooth, Co. Kildare
Site size	39sqm
Application accompanied by an EIAR (Yes/NO)	No
Distance from Natura 2000 site in km	
Description of the project/proposed development – Construction of a single storey extension to the rear of the existing dwelling with a stated floor area of 39sqm.	

(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.** <u>Sites to consider</u>: 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*	No

	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	*Conservation whose 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

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:	Esther Omosehin	
Position:	Graduate Planner	
Date:	24/09/2026	

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: DO68065 **Section:** Planning

SUBJECT: ED/1405
Fiona Canning, C/O David Noone, Caraun More, New Inn, Ballinasloe, Co. Galway, H53 E3T0. Exempt Development Application for the construction of a single storey extension with a stated floor area of 39sqm to the rear of the existing dwelling with a flat roof profile at 10 Parsons Hall, Maynooth, Co. Kildare.

SUBMITTED: File Ref. ED1405 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 25th DAY OF SEPTEMBER YEAR 2026

SIGNED: Alan Dunney

DIRECTOR OF SERVICES

Comhairle Contae Chill Dara
Kildare County Council

Date: 1st September 2026
Our Ref: ED/1405

Fiona Canning,
c/o David Noone,
Caraun More,
New Inn,
Ballinasloe,
Co. Galway H53 E3T0.

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at 10 Parsons Hall, Maynooth, Co. Kildare W23 N8F8.

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 31st August 2026 in connection with the above.

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 CANNING Forenames FIONA
Phone No. [redacted] E-Mail Address [redacted]
2. Address 10 PARSONS HALL, MAYNOOTH, CO KILDARE W23 N8F8

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

1. Name of Person/Agent: Surname NOONE Forenames DAVID
Phone No. [redacted] E-Mail Address [redacted]
2. Address CARAUNMORE, NEW INN, BALLINASLOE CO GALWAY H53 E3T0

Section 3	Company Details (if applicable)

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.....
2. Address of Subject Site (including Eircode) 10 PARSONS HALL, MAYNOOTH, CO. KILDARE W23 N8F8
3. Ordnance Survey Sheet No.....
4. Please state the Applicants interest in the site OWNER

Kildare County Council
Planning Department
31 AUG 2026
RECEIVED

5. What is the question to which this Declaration is sought WHETHER THE CONSTRUCTION OF A NEW SINGLE STOREY EXTENSION TO THE REAR OF THE EXISTING DWELLING WITH A FLAT ROOF WITH AN AREA OF 39 sq.m IS EXEMPTED DEVELOPMENT

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)* PLANNING + DEVELOPMENT REGULATIONS 2001 as amended SCHEDULE 2 PART 1 CLASS 1

Kildare County Council
Planning Department
31 AUG 2026
RECEIVED

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

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

Signature: Fiona Canning Date: Aug 31 2026

DOCUMENT SCHEDULE

Declaration of exempted development for Fiona Canning

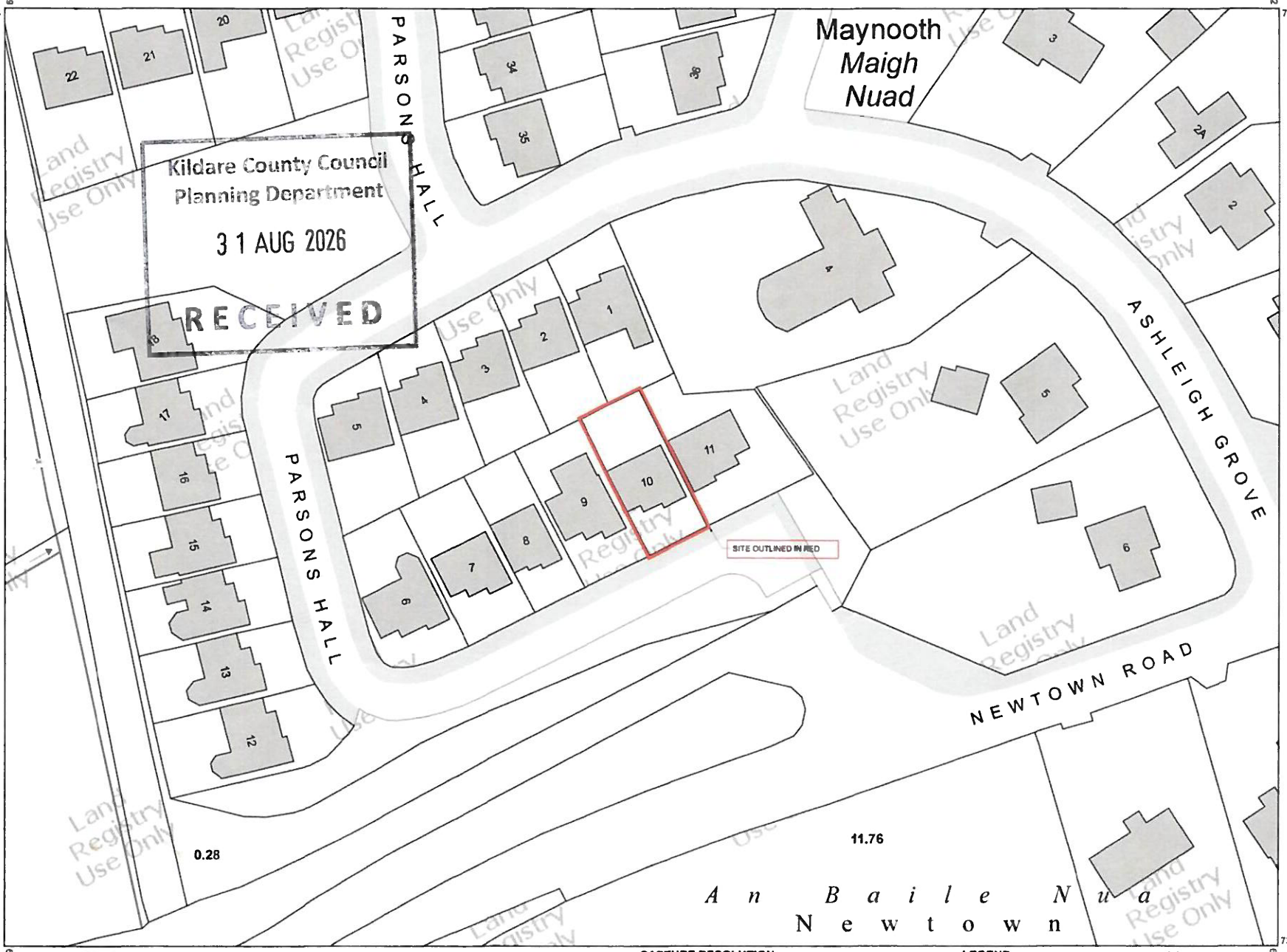
10 parsons Hall, Maynooth, Co. Kildare

Whether the construction of a new single storey extension to the rear of the existing dwelling with a flat roof with an area of 39sq.m is exempted development

	DOCUMENTATION	
	APPLICATION FORM	
Sheet No.	**Drawing Description**	**Scale**
P-01	**6no. Site Location Map**	**1: 1000 (A4)**
P-02	**6no. Proposed Site Layout Plan 1:500**	**1:500 (A3)**
P-03	**6no. Proposed Plans Elevations**	**1:100 (A3)**
P-04	**6no. Proposed Elevations Section**	**1:100 (A3)**
Ex-07	EXISTING	

Kildare County Council
Planning Department
31 AUG 2026
RECEIVED

Land Registry Compliant Map



0 10 20 30 40 Metres

0 20 40 60 80 100 Feet

OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at www.tailte.ie, search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

N

Tailte Éireann

CENTRE COORDINATES:
ITM 692446,736928

PUBLISHED: 24/08/2026

ORDER NO.: 50554869_1

MAP SERIES: 1:2,500

MAP SHEETS: 3192-A

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright.

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

©Tailte Éireann, 2026.
All rights reserved.



THIS DRAWING IS PRODUCED FOR DISCUSSION PURPOSES ONLY

David Noone Architectural Technologist
Caraunmore,
New Inn,
Ballinasloe
[redacted]

Title: Proposed Extension

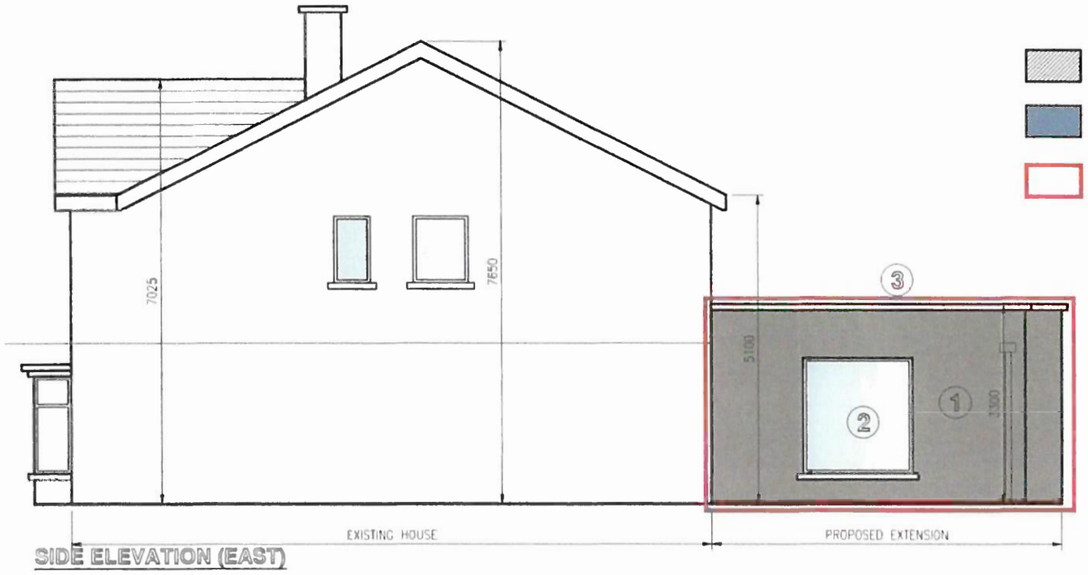
Client: Fiona Canning & Timothy Cashman

Drawing Title: Proposed Site Layout Plan

Date:	Scale:	Dwg No.
Aug '26	1:500	P-02

This drawing is copyright. Use figured dimensions only. Do not scale from drawing.

SITE LAYOUT PLAN 1:500



SIDE ELEVATION (EAST)

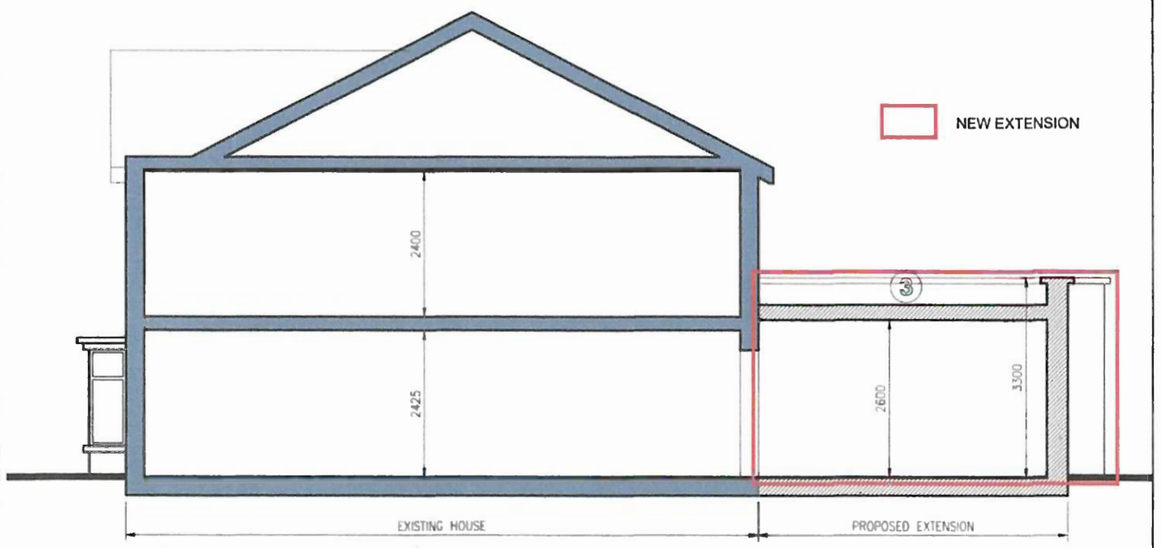
NEW WALLS

EXISTING WALLS

NEW EXTENSION

FINISHED SCHEDULE

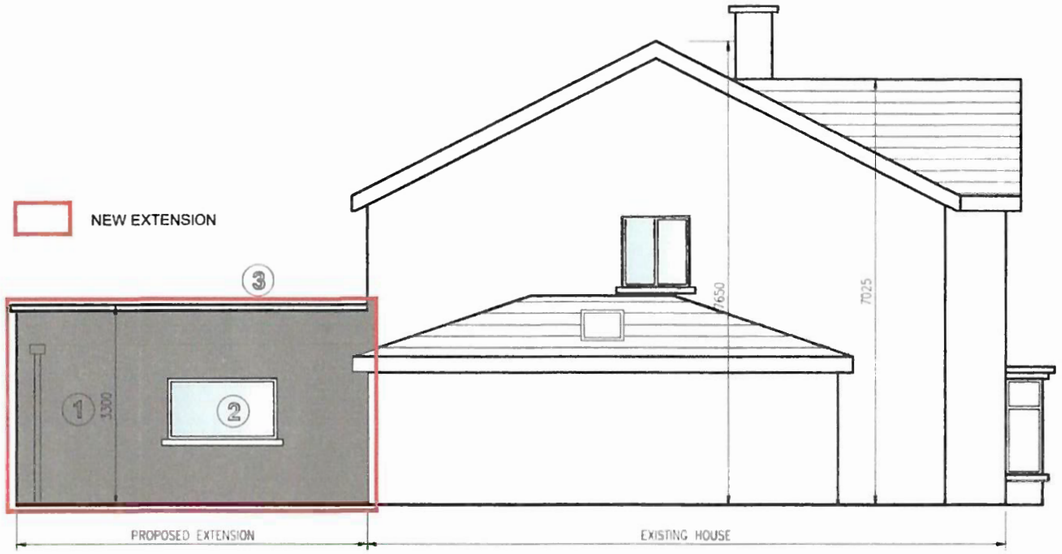
1. Render to external walls to be a nap finish, painted
2. uPVC or powder coated aluminium or similar type window glazing system to selected ral colour
3. Flat Roof with Concrete Parapet



SECTION

NEW EXTENSION

NEW EXTENSION



SIDE ELEVATION (WEST)

Kildare County Council
Planning Department
31 AUG 2026
RECEIVED

THIS DRAWING IS PRODUCED FOR DISCUSSION PURPOSES ONLY

David Noone Architectural Technologist
Caraunmore,
New Inn,
Ballinasloe
[redacted]

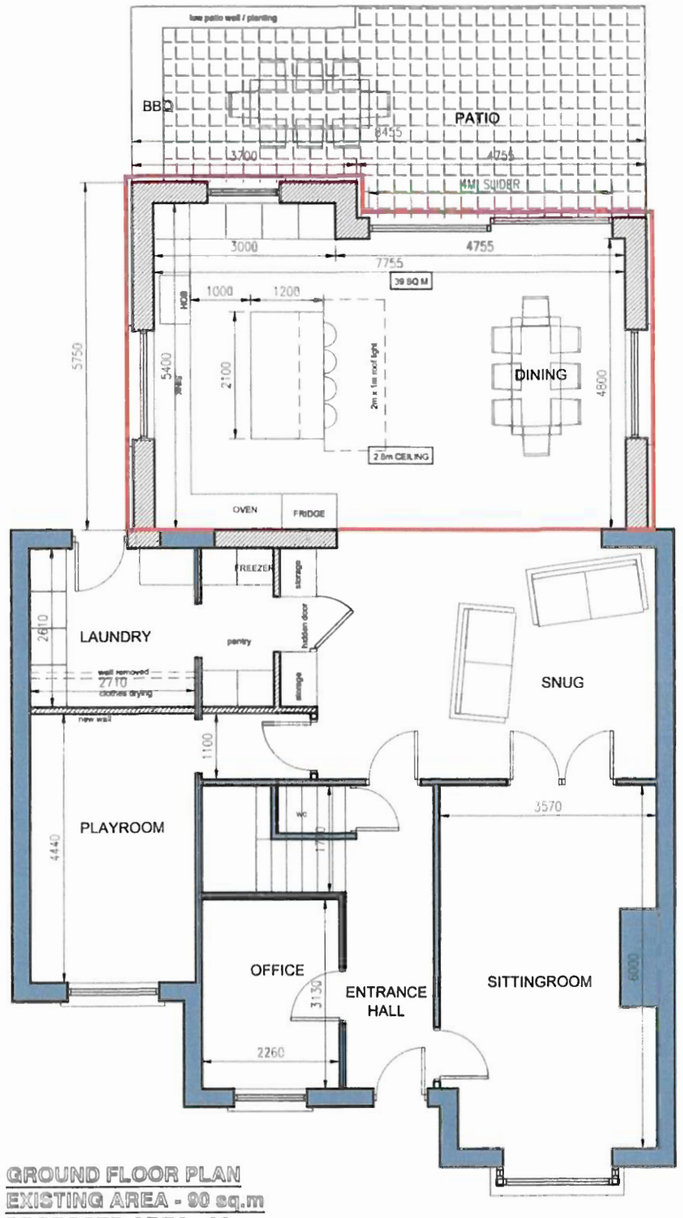
Title: Proposed Extension

Client: Fiona Canning & Timothy Cashman

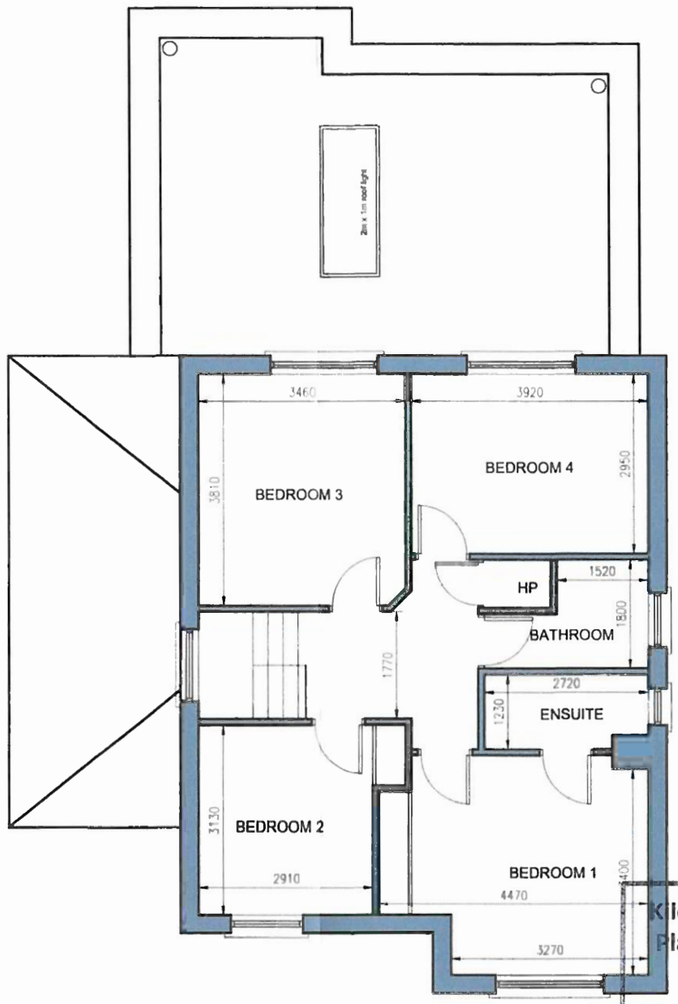
Drawing Title: Proposed Extension

Date:	Scale:	Dwg No.
July '26	1:100	P-04

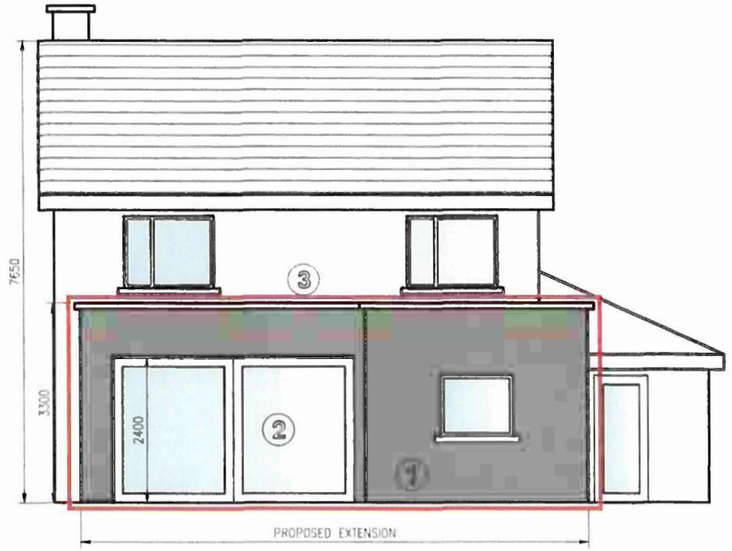
This drawing is copyright. Use figured dimensions only. Do not scale from drawing.



GROUND FLOOR PLAN
EXISTING AREA - 60 sq.m
PROPOSED AREA - 39 sq.m



FIRST FLOOR PLAN - NO CHANGES
AREA - 70 sq.m



REAR ELEVATION (NORTH)



FRONT ELEVATION (SOUTH) - NO CHANGES

Kildare County Council
Planning Department
31 AUG 2026
RECEIVED

THIS DRAWING IS PRODUCED FOR DISCUSSION PURPOSES ONLY

NEW WALLS
EXISTING WALLS
NEW EXTENSION

FINISHED SCHEDULE

1. Render to external walls to be a nap finish, painted
2. uPVC or powder coated aluminium or similar type window glazing system to selected ral colour
3. Flat Roof with Concrete Parapet

David Noone Architectural Technologist
Caraunmore,
New Inn,
Ballinasloe
[redacted]

Title: Proposed Extension

Client: Fiona Canning & Timothy Cashman

Drawing Title: Proposed Extension

Date:	Scale:	Dwg No.
July '26	1:100	P-03

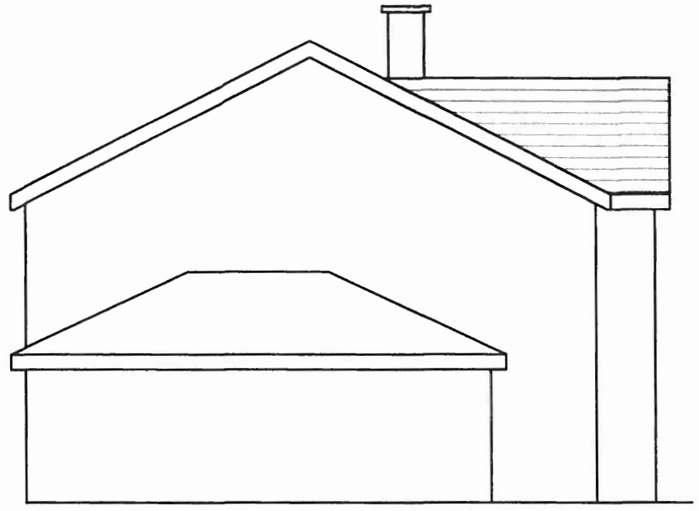
This drawing is copyright. Use figured dimensions only. Do not scale from drawing.



REAR ELEVATION (NORTH)



FRONT ELEVATION (SOUTH)



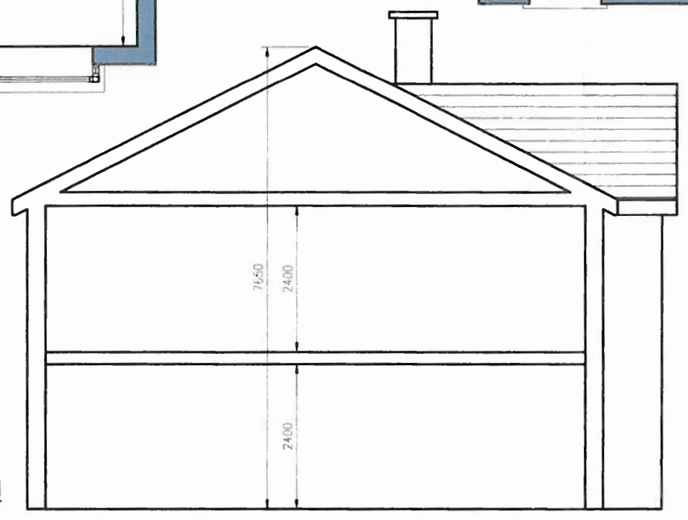
SIDE ELEVATION (WEST)



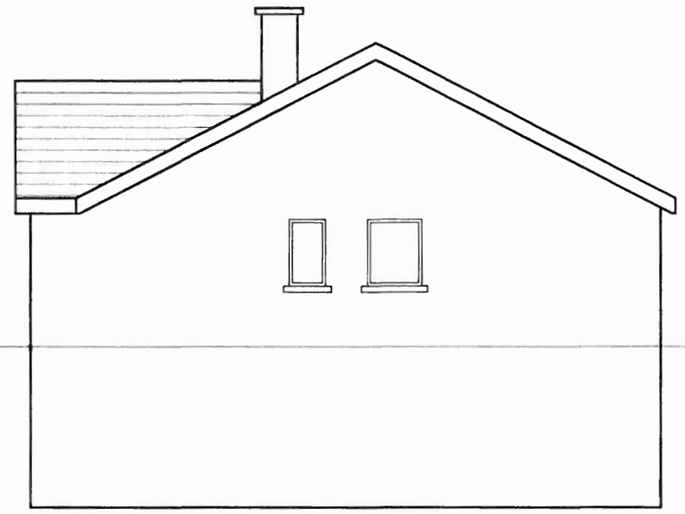
GROUND FLOOR PLAN
AREA - 90 sq.m



FIRST FLOOR PLAN
AREA - 70 sq.m



SECTION



SIDE ELEVATION (EAST)

Kildare County Council
Planning Department
31 AUG 2026
RECEIVED

THIS DRAWING IS PRODUCED FOR DISCUSSION PURPOSES ONLY

David Noone Architectural Technologist
Caraunmore,
New Inn,
Ballinasloe
[redacted]

Title: Proposed Extension

Client: Fiona Canning & Timothy Cashman

Drawing Title: Existing Plans, Elevations, Section

Date:	Scale:	Dwg No.
July '26	1:100	EX-01

This drawing is copyright. Use figured dimensions only. Do not scale from drawing