

Kilcara,
Kilteel,
Naas,
Co Kildare.
Phone 086 8103044
Email: johnjhipwell
@hotmail.com

To: Vacant Homes Section
Housing Department
Kildare Gounty Council
Aras Chill Dara
Devoy Park
Naas
Co Kildare.

16th July 2025

No.2 and No 3 Abbey Road, Naas, Co Kildare W91FHV1and W91 HE2X.

Dear Ms. Healy,

I wish to object to the proposed compulsory acquisition of the above properties, the notice being dated 20th of June 2025.

I purchased these properties in 2016 with a view to improving the site by building 3 townhouses in place of 2 derelict houses.

I obtained Planning Permission in furtherance of that after in the year 2020 Planning Permission Register Ref 19/704.

I spent in the region of € 8,000 in fees to secure the Planning Permission.

The purpose of my purchase was to sell two of the completed townhouses and keep one for myself as I will be 80 yrs old next year and it is in my interests from a health point of view to relocate to Naas town.

I presently reside in Kilteel which is in a very rural country area. The nearest shop is 4 miles away so it is quite isolated.

It no longer serves my needs as I have considerable health requirments.

Since it is rural I would now feel much safer in a town environment. The attractiveness of a townhouse in Naas serves my interests for my health, family and a safety point of view.

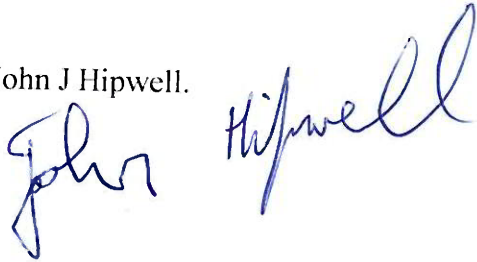


The Compulsory Acquisition by Kildare County Council would thwart my family objective

I have been endeavouring to secure a builder/developer I enclose as evidence of my endeavours. None of them worked out as the either though the site was too difficult in the center of Naas or the went off retrofitting houses.

Yours sincerely,

John J Hipwell.

A handwritten signature in blue ink, consisting of the first name 'John' and the surname 'Hipwell' written in a cursive style.

NAAS TOWNHOUSES

2021

Paul O'Brien
Builder Naas

full scope of works

Description	Qty	Unit	Rate	Total
PRELIMINARIES				
Hoardings & Signage	1.00	item	€ 7,500.00	€ 7,500.00
Scaffolding	1.00	item	€ 18,000.00	€ 18,000.00
forklift	15.00	wks	€ 1,750.00	€ 26,250.00
Skips	12.00	item	€ 520.00	€ 6,240.00
Power & Lighting	1.00	item	€ 4,000.00	€ 4,000.00
Health & Safety	1.00	item	€ 3,000.00	€ 3,000.00
Welfare facilities	1.00	item	€ 10,000.00	€ 10,000.00
				€ 74,990.00
DEMOLITIONS AND REMOVAL				
Blank off and disconnect services to work area	1.00	item	€ 2,500.00	€ 2,500.00
Demolition and cart away	1.00	item	€ 24,000.00	€ 24,000.00
Reduce levels and prepare site	650.00	m2	€ 11.00	€ 7,150.00
disposal	180.00	m3	€ 38.00	€ 6,840.00
				€ 40,490.00
SUBSTRUCTURES	185.00	M2	€ 205.00	€ 37,925.00
EXTERNAL WALLS				
100mm outer leaf blockwork, nap finish plaster painted, 150mm cavity insulation, 100mm internal block leaf float & skim finish painted	280.00	m3	€ 188.90	€ 52,892.00
Cills heads, dpc etc	3.00	no	€ 850.00	€ 2,550.00
Windows screens & doors	84.00	m2	€ 525.00	€ 44,100.00
Balconies and glass	3.00	no	€ 12,000.00	€ 36,000.00
				€ 135,542.00
ROOFS & FLOORS				
225x44 C16 joists at 400mm c/s incl bridging shoes, straps stair trims etc	360.00	m2	€ 68.00	€ 24,480.00
Structural steel framing	1.00	item	€ 15,000.00	€ 15,000.00
100x44mm wall plates	37.00	m	€ 24.00	€ 888.00
Tegral trutone slates or similar on 50x25 treated counter battens on 175x44mm roof timbers with 175x44mm collars ties and struts.	180.00	m2	€ 126.00	€ 22,680.00

ber or similar flat roof system laid on 10mm insulated roof panels on 19mm WBP plywood on 225x44 Joists	76.00	m2	€ 235.00	€ 17,860.00
---	-------	----	----------	-------------

PVC fascia, soffit, Extruded aluminium gutters with PC downpipes	36.00	m	€ 185.00	€ 6,660.00
---	-------	---	----------	------------

€ 87,568.00

INTERNAL WALLS

215mm solid construction blockwork, float & skim plaster finish painted	125.00	m2	€ 195.00	€ 24,375.00
--	--------	----	----------	-------------

215mm solid construction blockwork, second- roof level	50.00	m2	€ 59.80	€ 2,990.00
---	-------	----	---------	------------

100x44mm stud walling incl noggins with 100mm sound insulation, 12.5mm plasterboard both sides skimmed and painted	90.00	M	€ 145.00	€ 13,050.00
--	-------	---	----------	-------------

€ 40,415.00

AIRTIGHTNESS AND INSULATION

First floor sound insulation	180.00	m2	€ 12.00	€ 2,160.00
------------------------------	--------	----	---------	------------

300mm attic insulation	180.00	m2	€ 24.00	€ 4,320.00
------------------------	--------	----	---------	------------

150 rigid insulation between roof rafter	180.00	m2	€ 16.00	€ 2,880.00
--	--------	----	---------	------------

Airtight membrane to first floor ceiling, doors and windows	1.00	item	€ 6,000.00	€ 6,000.00
--	------	------	------------	------------

€ 15,360.00

CEILINGS

3mm skim coat plaster on 12.5mm plasterboard painted	360.00	m2	€ 58.00	€ 20,880.00
---	--------	----	---------	-------------

€ 20,880.00

JOINERY AND FINISHES

150mm skirtings painted	276.00	m	€ 30.00	€ 8,280.00
-------------------------	--------	---	---------	------------

250mm widow board painted	45.00	m	€ 40.00	€ 1,800.00
---------------------------	-------	---	---------	------------

Deanta shaker style doors, frames architrave, ironmongery, painted	30.00	no	€ 585.00	€ 17,550.00
---	-------	----	----------	-------------

Timber stairs handrails & Balustrades	3.00	no	€ 6,100.00	€ 18,300.00
---------------------------------------	------	----	------------	-------------

€ 45,930.00

PC SUMS Incl. Contractors Discount

Electrical	3.00	no	€ 13,000.00	€ 39,000.00
------------	------	----	-------------	-------------

Heating & Plumbing	3.00	no	€ 19,500.00	€ 58,500.00
--------------------	------	----	-------------	-------------

Kitchens	3.00	no	€ 7,000.00	€ 21,000.00
----------	------	----	------------	-------------

tiling	3.00	no	€ 5,000.00	€ 15,000.00
--------	------	----	------------	-------------

Sanitary ware supply	3.00	no	€ 3,000.00	€ 9,000.00
----------------------	------	----	------------	------------

Air exchange system	3.00	no	€ 3,000.00	€ 9,000.00
---------------------	------	----	------------	------------

BWIC with services	3.00	no	3,787.500	€ 11,362.50
--------------------	------	----	-----------	-------------

builders work

SITEWORKS

			€ 162,862.50
1.00	Item	€ 36,000.00	€ 36,000.00
			€ 697,962.50

Floor Area m2

361.00

347.29

Price per m2

1933.41

floor area sq.ft

3884.36

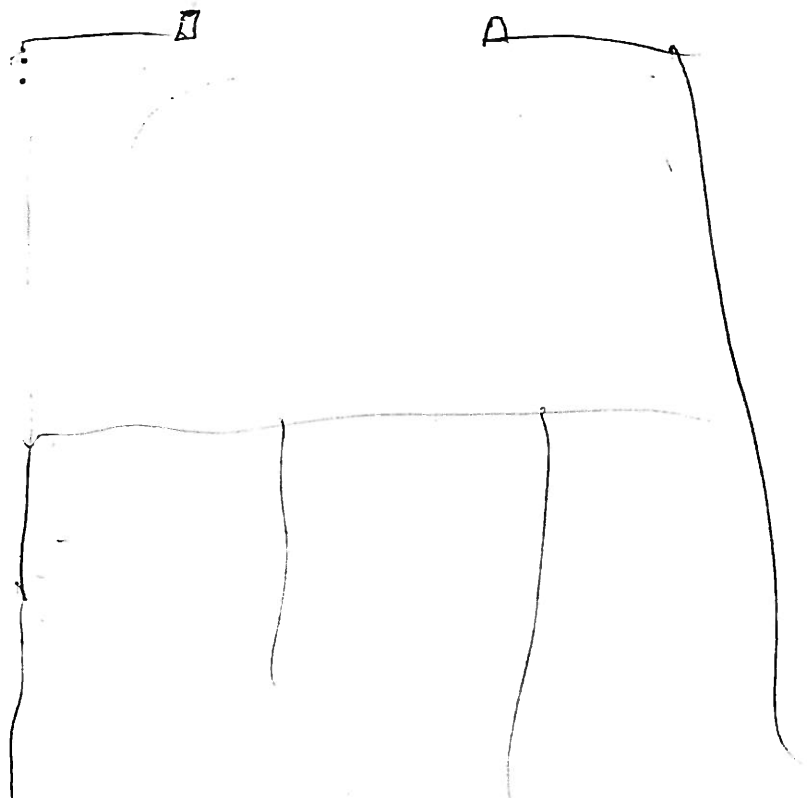
price per sq. Ft

179.69

3 Stairs

9 Velux Windows

12 Wardrobes ?



Leetherm Construction, Killusty, Fethard, Co. Tipperary 087-8262011 email: eddie@leetherm.ie		John Hipwell Naas 13/06/2023	
--	--	------------------------------------	--

Preliminaries			
Preliminary items to include scaffolding, health & safety, waste removal, travel and attendances	1.00	Heading	
		Item	€65,000.00
			€65,000.00
Demolitions and alterations			
		Heading	
Demolish and remove existing structure, grubbing up foundations, removal of materials off site and external grubbing up and demolition works	1.00	Item	€95,000.00
			€95,000.00
Substructure			
Foundations, insulation to floors, concrete subfloors and screeds	1.00	Heading	
		Item	€48,887.00
			€48,887.00
External walls			
External wall construction and insulation	1.00	Heading	
		Item	€43,552.00
			€43,552.00
Internal Walls			
Internal walls	1.00	Heading	
		Item	€33,828.00
			€33,828.00
Floors, Galleries			
Floor and second floors	1.00	Heading	
		Item	€41,194.00
			€41,194.00
Stairs			
PC sum for supply and fit of 3no timber stairs	3.00	Heading	
		PC sum	€6,500.00
			€19,500.00
Structural Steel (provisional)			
Structural Steel (provisional)	1.00	Heading	
		Item	€11,970.00
			€11,970.00
Roof			
Roof structure	1.00	Heading	
		Item	€15,170.00
			€15,170.00
External wall completions			
Upvc windows double glazed sash where shown, Ultratech front door, Alup slider	1.00	Heading	
		PC sum	€63,500.00
			€63,500.00
Internal wall completions			
Internal single doors and bifold door, architrave and windowboards	1.00	Heading	
		Item	€16,682.00
			€16,682.00

Drainage			
External drainage	1.00	Heading Item	€34,745.00
Prepared Site and External Works			
External cobble paving and siteworks	1.00	Heading Item	€28,975.00
Subtotal			€63,720.00
Vat @ 13.5%			€8,602.65
Total			€72,322.65

63,720.00 + 8,602.65 = 72,322.65

under BoQ

under BoQ

under BoQ

under BoQ

REVISED QUOTATION EXCL. VAT
ADD VAT @ 13.5%
REVISED QUOTATION INCL. VAT

W. M. O. 18/01/20

Re: 2/3 Abbey St.
Naas W91HE2X pl
ret 19/704 - John
Hipwell

Hi John
Apologies I'm away so only
picking up emails now. I've
had a look at the drawings
and it's a nice permission.
It looks to be 3 x 2 bed
units? How much is the
site?

Thanks
Peter