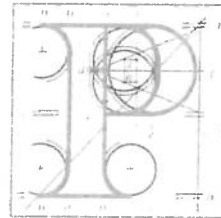


Our Case Number: ACP-323450-25



An
Coimisiún
Pleanála

John J Hipwell
Kilcara
Kilteel
Naas
Co. Kildare

Date: 15 September 2025

Re: Derelict Site at No. 2 and No.3 Abbey Road, Naas Co. Kildare
No. 2 and No.3 Abbey Road, Naas Co. Kildare

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent response letter in relation to the above-mentioned case. The contents have been noted.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

CD05

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Riomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

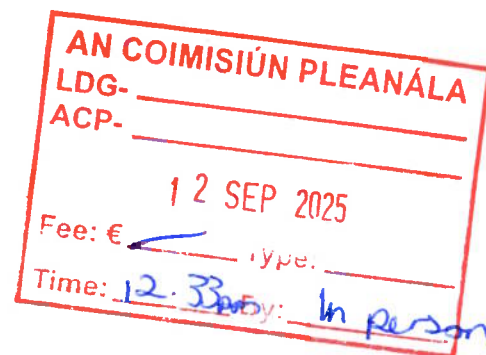
Kilcara,
Kilteel,
Naas,
Co Kildare,

11th Sept 2025

Your case no. ACP-323450-25

F.T.A.O.
Mr .Kevin McGettigan
Executive Officer,
An Coimisiun Pleanála,
64 Marlborough Street
Dublin 1
DO1V902

Nos 2 &3 Abbey Road, Naas, Co. Kildare.



Dear Sir.

I have your letter of the 22ND August 2025.

I take issue with the Report of Kildare County Council (signed by Eileen McGrath).

It is not correct to say that discussions broke down.

I went to the trouble of meeting the Couty Council's appointed Valuer, on site. There was no offer made at that time, nor was there any follow up of an offer since from Kildare County Council. I have been waiting since then for an offer from them.

Furthermore this process is premature. I am formally objecting to the CPO.

I have been endeavoring even throughout COVID to engage a builder to commence construction pursuant to the planning permission. As Evidence of my endeavors over the years during and post COVID I enclose the following; Copies of quotations to build houses plus letters engaging Professional teams to ensure project is built Properly.

More importantly I enclose a signed offer to buy the two houses and renovate them starting in late Oct when legal work is complete on deal.

These houses are 12 to 15 years lying vacant and if the CPO was withdrawn or deferred for say 6 months, work would start within weeks and occupied by families before Easter 2026.

Yours faithfully,

John J. Hipwell.

A handwritten signature in blue ink that reads "John J. Hipwell".

2451
2018
Buyer BRANACH Developments
Limited

Solentia Paul Ferris

087-2885284

Pferris@mcgrodgybrennan.ie

2 House No 2 and 3

Abbey Road. NAAS

Price €400,000

Agreed



Summary of costs for Naas Project

Eddie Stokes <eddie@leetherm.ie>

Tue 13/06/2023 13:41

To: johnjhipwell@hotmail.com <johnjhipwell@hotmail.com>

1 attachments (18 KB)

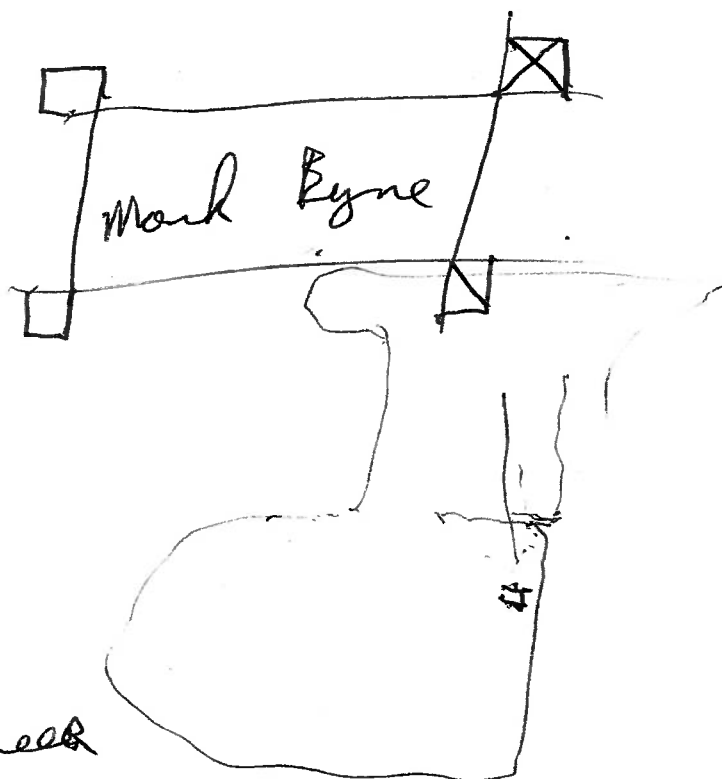
John Hipwell Naas summary of costs.xlsx

Hi John,

Please see attached summary of costs for your project, take a look over when you get a chance and we can go through it with you if needed, thanks.

Regards

Eddie Stokes
Quantity Surveyor
Leetherm Construction Ltd
087-9262011
052-6131550



John Stokes
REA Auctioneer
086 821 3777

Solar PV [20 - 30 years]

grants per house MPR no
2 no

Solar 4000 per unit
+ grant.

16,000 per unit
doors
insulation
heat pump €10.5k

Leetherm Construction,
Kilrushy,
Fethard,
Co. Tipperary
087-9252011
email: eddie@leetherm.ie

John Hipwell
Naas
13/06/2023

Preliminaries					
Preliminary items to included scaffolding, health & safety, waste removal, travel and attendances		1.00	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			Heading		
Foundations, insulation to floors, concrete subfloors and screeds		1.00	Item	€46,967.00	€46,967.00
External walls			Heading		
External wall construction and insulation		1.00	Item	€43,552.00	€43,552.00
Internal Walls			Heading		
Internal walls		1.00	Item	€33,628.00	€33,628.00
Floors, Galleries			Heading		
First and second floors		1.00	Item	€41,194.00	€41,194.00
Stairs			Heading		
PC slurr for supply and fit of site timber stairs		3.00	PC slurr	€8,500.00	€19,500.00
Structural Steel (provisional)			Heading		
Structural Steel (provisional)		1.00	Item	€11,970.00	€11,970.00
Roof			Heading		
Roof structure		1.00	Item	€15,170.00	€15,170.00
External wall completions			Heading		
Upvc windows double glazed sash where shown, Ultratech front door, Alup slider		1.00	PC slurr	€63,500.00	€63,500.00
Internal wall completions			Heading		
Internal single doors and bi-fold door, architrave and windowboards		1.00	Item	€16,882.00	€16,882.00

P.C. floor
6 no stairs

9 / 11

Roof completions					
Supply and fit 1200x1200mm velux rooflights	6.00	Heading no	€1,380.00	€8,280.00	
Air tightness tape to velux window ope perimeter	24.00	m	€14.00	€336.00	
Wall finishes externally					
External krappr render	1.00	Heading Item	€17,380.00	€17,380.00	
Wall finishes internally					
Internal plastering and tiling	1.00	Heading Item	€79,545.00	€79,545.00	
Ceiling finishes					
Air tightness membranes to ceilings, insulation and plastering	1.00	Heading Item	€34,612.00	€34,612.00	
Floor finishes					
Supply and fit new skirting board, tiles to bathrooms and kitchens, timber flooring to bedrooms and hallways	1.00	Heading Item	€42,163.00	€42,163.00	
Roof finishes					
Roof finishes to include Tegral fibre cement slates to sloped roofs and tarmac roof membrane to flat roofs	1.00	Heading Item	€38,512.00	€38,512.00	
Rainwater Goods (PVC)					
PVC gutters, downpipes, fascia and soffits	1.00	Heading Item	€3,973.00	€3,973.00	
Mechanical Items					
PC sum for mechanical	1.00	Heading PC sum	€45,000.00	€45,000.00	
Supply and fit of heat recovery system	3.00	PC sum	€8,000.00	€18,000.00	
Builders work in association with mechanical works	1.00	Item	€850.00	€850.00	
Electrical Items					
PC sum for electrical installation	1.00	Heading PC sum	€35,000.00	€35,000.00	
Builders work in association with electrical	1.00	Item	€850.00	€850.00	
Solar PV option	1.00	PC sum	€21,500.00	€21,500.00	
External Balcony details					
External balconies	1.00	Heading Item	€24,543.00	€24,543.00	
Fittings					
PC sum for supply and fit of 3no kitchens	3.00	Heading PC sum	€8,500.00	€25,500.00	
Supply and fit of sanitary ware	1.00	PC sum	€13,500.00	€13,500.00	
Supply and fit of wardrobes	12.00	no	€1,800.00	€21,600.00	

Drainage			
	Heading		
External drainage	1.00	Item	€34,745.00
Prepared Site and External Works			
External cobble paving and siteworks	1.00	Heading	
		Item	€29,975.00
Subtotal			€647,627.00
Vat @ 13.5%			€127,929.65
Total			€1,075,556.65

imprinted cone

Deerway to NH opposite sports
 electric gate?
 How long to build?
 smoke / fine alarm fitted.

9 mths. Ed Fork / any

houses A

JAAS TOWNHOUSES

2021

Paul O'Brien
Builder noos

all scope of works

description	Qty	Unit	Rate	Total
PRELIMINARIES				
boardings & Signage	1.00	item	€ 7,500.00	€ 7,500.00
caffolding	1.00	item	€ 18,000.00	€ 18,000.00
crane lift	15.00	wks	€ 1,750.00	€ 26,250.00
tips	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
elfare facilities	1.00	item	€ 10,000.00	€ 10,000.00
				€ 74,990.00
DEMOLITIONS AND REMOVAL				
bank 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
spiral	180.00	m3	€ 38.00	€ 6,840.00
				€ 40,490.00
SUBSTRUCTURES	185.00	M2	€ 205.00	€ 37,925.00
EXTERNAL WALLS				
10mm outer leaf blockwork, nap finish plaster tinted, 150mm cavity insulation, 100mm internal block leaf float & skim finish painted ills heads, dpc etc	280.00	m3	€ 188.90	€ 52,892.00
	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
DOORS & FLOORS				
15X44 C16 joists at 400mm c/s incl bridging boards, straps stair trims etc	360.00	m2	€ 68.00	€ 24,480.00
structural steel framing	1.00	item	€ 15,000.00	€ 15,000.00
10x44mm wall plates	37.00	m	€ 24.00	€ 888.00
integral trutone slates or similar on 50x25 rated counter battens on 175x44mm roof timbers with 175x44mm collar ties and struts.	180.00	m2	€ 126.00	€ 22,680.00

Over 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
<i>Builders work</i>				

per m²

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

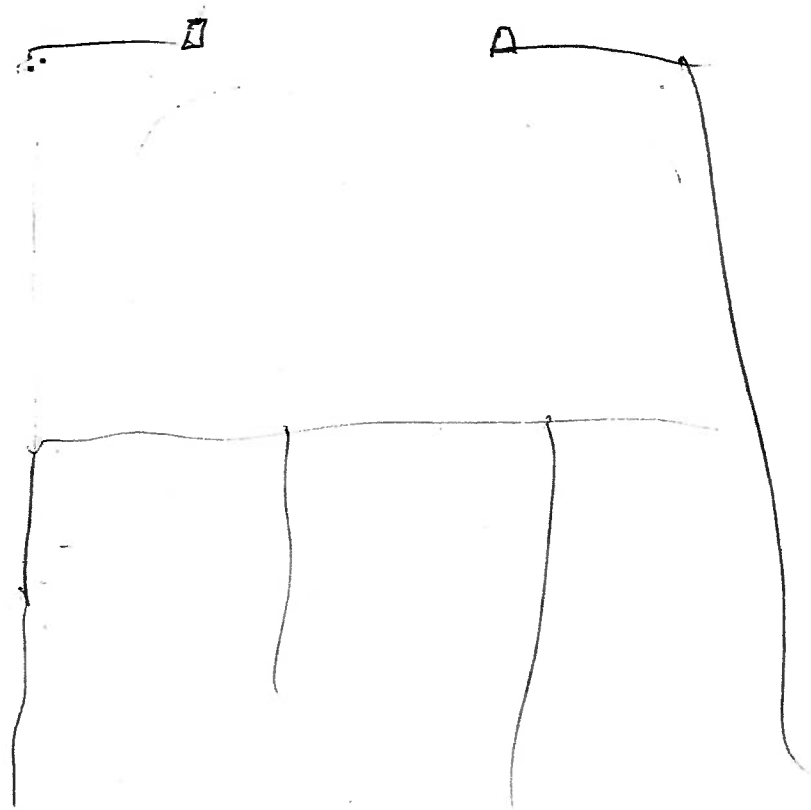
floor area sq.ft

3884.36

price per sq. Ft

179.69

3 Stairs
9 Velux Windows
12 Wardrobes ?



**3 NUMBER TOWN HOUSES AT ABBEY ROAD
NAAS**

O'MAHONY CONSTRUCTION

Tender BoQ

OPTION 1 UNDERFLOOR HEATING

**ADDITIONAL WORKS
TO HALLWAY**

PRELIMINARIES	€	5,444.57	€	886.00
DEMOITIONS AND REMOVAL	€	40,490.00	#REF!	
EXTERNAL WALLS	€	135,542.00	#REF!	
INTERNAL WALLS	€	-	#REF!	
ROOF & FLOORS	€	20,880.00	#REF!	
INSULATION AND AIRTIGHTNESS	€	45,930.00	#REF!	
CEILINGS				
JOINERY AND FINISHES				
SPECIALIST SUBCONTRACTORS				
PC SUMS	€	697,962.50	#REF!	
TOTAL EXCLUDING VAT	€	946,249.07	#REF!	
ADD VAT @13.5%	€	127,743.62	#REF!	
TOTAL INCLUDING VAT @13.5%	€	1,073,992.69	#REF!	
REVISED QUOTATION EXCL. VAT		#REF!		
ADD VAT @ 13.5%		#REF!		
REVISED QUOTATION INCL. VAT		#REF!		
CREDIT FOR TILING ONLY TO HALLWAY		#REF!		
ADD FOR PANELLING				
ADD FOR FIRST FLOOR WORKS				

Ref: Mary: Hipwell letter d2 10.9.25 TW

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

PROPOSED DEVELOPMENT

AT

**ABBAY ROAD,
NAAS,
CO. KILDARE.**

JANUARY 2021.

	Description	Qty	Unit	Rate	€	c
	<u>DEMOLITIONS</u>					
A	Strip existing roof tiles, soffit / fascia / roof structure etc as shown & cart away all spoil	2	No	2500.00	5,000	00
B	Strip out existing external door and windows, internal doors, internal partitions, suspended floor and staircase, ceilings, kitchen and sanitary fittings, plumbing heating and electrical installations & cart away all spoil.	2	No	2500.00	5,000	00
C	demolish existing buildings & cart away all spoil	2	No	7500.00	15,000	00
	<u>SUBSTRUCTURE</u>					
	Excavation					
	Excavating to reduce levels					
D	average 300 mm deep.	185	m2	5.00	925	00
	Excavating trenches to receive foundations					
E	n.e. 1 m deep	120	m3	10.00	1,200	00
	Excavated material					
F	removing off site	175	m3	15.00	2,625	00
	Hardcore; clause 804					
	Filling; depositing in layers 150 max thickness; compacting					
G	to excavations	45	m3	35.00	1,575	00
H	to make up levels; average 225mm thick	180	m2	8.75	1,575	00
	Surfaces of filling					
J	levelling; blinding with sand	180	m2	3.25	585	00
	Lean mix concrete:					
	Blinding					
K	50mm thick; under foundations.	105	m2	6.00	630	00
Abbey Road, Naas					To Collection € 34,115 00	
BQ/1						

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/1				34,115	00
Page No. BQ/2				18,150	25
Page No. BQ/3				19,195	50
Page No. BQ/4				43,418	25
Page No. BQ/5				36,077	50
Page No. BQ/6				50,631	50
Page No. BQ/7				26,724	00
Page No. BQ/8				61,661	00
Page No. BQ/9				44,489	00
Page No. BQ/10				148,500	00
Page No. BQ/11				228,875	00
Page No. BQ/12				10,000	00
Amount of Estimate				721,837	00
Abbey Road, Naas					

BQ/13

Dear John,

We're delighted to enclose our proposal to provide full architectural services for your project.

Brief

We understand the brief to act as architect for the demolition of 2 existing derelict buildings and the construction of 3 new townhouses in Naas. The project will be delivered in compliance with the granted planning permission 19/704 from Kildare County Council.

Proposed Roles

- Architect - Technical design and site inspection
- Design Certifier under Building Control Regulations
- Assigned Certifier under Building Control Regulations
- Health and Safety - Project Supervisor for The Design Process (Under the Safety, Health and Welfare at Work Act, you are required to appoint a PSDP)

Our full list of proposed services is attached to the end of this document.

Project Stages

We propose to carry out the project using the Royal Institute of The Architects Ireland (RIAI) project stages for small commercial works. For this project these are as follows:

- Stage 4 - Production Information
- Stage 5 - Construction

Availability and Resources

We can begin within 5 weeks of instruction to proceed, this is currently the week commencing the 23rd of October 2023.

Timeline

We estimate that a 10 week period is necessary to carry out the technical design for full drawings and specifications to be prepared, coordinated with a design team and issued to the contractor suitable for construction. Following this, we will lodge the statutory design certificate and Commencement Notice with Kildare County Council prior to the project starting on site.

The project will be led at all stages by an experienced Director of our office who will be your point of contact with overall responsibility for project management and design. We maintain a limited number of projects so that each project receives our full attention and all staff are involved throughout. During key periods additional support staff can be added as required.

Fees**Architectural Services Stage 4 - Production Information, Building Control, and Commencement:**

€14,250 Ex VAT @ 23%. A 25% retainer sum is payable on the start of the Stage 4 Production Information, with the balance invoiced monthly as Stage 4 progresses.

Architectural Services Stage 5 - Construction:

€1,200 Ex VAT @ 23% per calendar month while the project is on site following the contractors programme until Practical Completion of the works.

This includes the statutory role of Assigned Certifier under building control regulations. Fees will be invoiced at the end of each calendar month.

Health and Safety - Project Supervisor for The Design Process.

€1,200 Ex VAT @ 23%. This includes coordinating health and safety matters on the project, ensuring statutory forms are lodged, ensuring the works are designed safely and liaising with the contractors Project Supervisor for The Construction Stage, and compiling the health and safety file.

Exclusions

Civil, Structural, and Below-Ground Drainage Design

Mechanical and Electrical Design

Quantity Surveying Services

Building Energy Rating (BER) Services

Landscaping

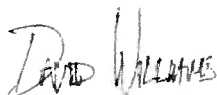
Interior Loose Furniture and Fitout Design

Insurances

We carry Professional Indemnity insurance to the value of €1.5m.

We look forward to hearing from you, please don't hesitate to contact me if you wish to discuss any of the above.

Kind Regards,

**David Williams**

B.Arch MRIAI

Director,

Wrkshop Architects

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

From Peter Turley <peter.turley@mjt.ie>

Date Fri 04/07/2025 07:37

To John J Hipwell <johnjhipwell@hotmail.com>

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

Sent from Outlook for Android

From: John J Hipwell <johnjhipwell@hotmail.com>

Sent: Thursday, July 3, 2025 4:07:33 PM

To: Peter Turley <peter.turley@mjt.ie>

Subject: 2/3 Abbey St. Naas W91HE2X pl ref 19/704 - John Hipwell

Hi Peter,

You should have received 6 drawings last Tues sent from stationary store Naas. I attach 3 pages of Planning Permission.

The above site has 2 derelict houses on it with vehicular access from carpark to each house.

I got PP in 2020 to demolish the 2 houses and replace them with 3 town houses.

My long term was to build the 3 town houses and move into one end house myself.

I thought I would do a deal with a builder to build the 3 Townhouses and *I would get one House in lieu of site. Alternately I would fund one house and retain ownership of 2 houses.* spoke to a number of builders but they told me there were better opportunities around at the time and they weren't interested. I finally did a deal with a builder but he never showed up and he went retro- fitting fulltime. At this stage I would consider selling the site to a builder/developer and would be very interested in buying one of the houses.

Regards,

John Hipwell.