



Westar Investments Limited

Property Developers

24 September 2019

M/s. Mary McCarthy
Planning Department
Kildare County Council
Áras Chill Dara
Naas
Co. Kildare

Re. Part V. Proposed SHD Planning Application for Westar Investments Limited on lands at Capdoo Commons, Clane, Co. Kildare

Dear Mary,

Further to earlier discussions on the matter please see below details setting out our proposal for Part V allocation at the above proposed development. We propose to build and transfer 30 units on the development to Kildare Co. Co. The location of the units is per attached Brian Connolly & Associates drawing no. 18002 – 306E. Also enclosed, please find completed specification questionnaire & design assessment templates and house plans for each individual house type.

List of proposed Part V units & proposed cost of each of the units is as follows:

Unit type	House / Apartment / Duplex please tick	House Type & House No.(s)	No of Units	Unit size (m2)	All in Unit cost €	Onsite/offsite Please tick
One bed	Apartment	C	1	64.9	€210,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
Three bed	House	E	1	106.4	€245,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
Two bed	Apartment	F	1	80	€220,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
Two bed	Apartment	F	1	82.5	€220,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
Two bed	Duplex apartment	G	3	86.4	€220,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
Three bed	Duplex apartment	H	3	125.5	€250,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
One bed	Maisonette apartment	J	2	55.8	€205,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
One bed	Maisonette apartment	K	2	63.2	€210,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
One bed	Maisonette apartment	L	4	55.8	€205,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
One bed	Maisonette apartment	M	4	63.2	€210,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
Two bed	Maisonette apartment	N	3	72.1	€220,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
Two bed	Maisonette apartment	O	3	74.9	€220,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
Two bed	Maisonette apartment	ND	1	72.9	€220,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
Two bed	Maisonette apartment	OD	1	75.7	€220,000	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>



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We look forward to hearing from you in due course.

Yours sincerely,

Patrick Fadden



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Part V Proposal Sheet

Planning Reference Number

304410

Name of Developer/Landowner

Westar Investments Limited

Location of Development (include site location map, Site to be highlighted in red.)

Clane, Co. Kildare

Site area

10.32 hectares

Details of Proposed Development

305 no. new residential units, a childcare facility (340sqm), a new junction with the existing main circulation road through Alexandra Walk and the Brooklands Estate leading from the existing junction with the R403 and associated road realignment to facilitate vehicular access to the application site and incorporating landscape features and hedge,; associated internal roads, pedestrian and cycle paths and linkages, open space, and all associated site and development works



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Details of Proposed Part V units

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Rushbrook House, Clane, Co. Kildare. Telephone: 045 989 000 • Fax: 045 902 597

Directors: P.J. Fadden, A. Fadden, P.G. Fadden B.Sc. F.A.M., L. Fadden B.Sc. Pharm. M.B.A, William J. Fadden MEng MMgt MIEI.

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Specification Questionnaire

Provide details on;

Building Structure: (please select)

Masonry Timber Frame Other _____ Specify

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Windows: (please select)

Timber Aluminium PVC Aluclad Other _____ Specify
(Preference is for PVC)

Internal:

Kitchen specification: – counter and door finish.

Floor finishes:

- Bathroom (non slip tiling)
- Kitchen
- Utility room
- Hall
- Living room
- Ensuite
- Accessible toilet
- All other floors should be skimmed concrete finish

Attic:

- Attics not to be floored
- Walkway to water tank from attic hatch
- No Stira type attic access – just hatch door

OK

Wall Finishes:

- Bathroom
- Kitchen
- Ensuite
- Accessible toilet



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Bathroom Finishes

Shower doors/ bath screen	Yes <input type="checkbox"/> *	No <input checked="" type="checkbox"/>
Shaver lights	Yes <input checked="" type="checkbox"/> *	No <input type="checkbox"/>
Fitted wardrobes	Yes <input checked="" type="checkbox"/> *	No <input type="checkbox"/>
Fireplace/stove	Yes <input type="checkbox"/> *	No <input checked="" type="checkbox"/>
White Goods	Yes <input type="checkbox"/> *	No <input checked="" type="checkbox"/>

*Where Yes is selected, please furnish further details

External:

Steel Garden shed on concrete base	Yes <input type="checkbox"/> *	No <input checked="" type="checkbox"/>
Side Gate	Yes <input checked="" type="checkbox"/> *	No <input type="checkbox"/>
Front gates and piers	Yes <input type="checkbox"/> *	No <input checked="" type="checkbox"/>
Front and rear external lighting	Yes <input checked="" type="checkbox"/> *	No <input type="checkbox"/>
Rear garden – topsoil raked and seeded for lawn	Yes <input checked="" type="checkbox"/> *	No <input type="checkbox"/>
Front garden – topsoil raked and seeded for lawn	Yes <input checked="" type="checkbox"/> *	No <input type="checkbox"/>
Side and rear boundary treatment	Yes <input checked="" type="checkbox"/> *	No <input type="checkbox"/>
Front boundary treatment	Yes <input checked="" type="checkbox"/> *	No <input type="checkbox"/>
Pebble finishes to exterior open spaces	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Wired in interconnected smoke/heat/fire alarms throughout	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Wired in carbon monoxide alarms (preference not to have just Battery powered)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Preference for “Hit & Miss” type fencing as opposed to shiplap fencing	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Safety File

Should be sufficiently compiled with all requisite as follows:

Testing Certificates	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
O & M Manuals	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Details of all subcontractors and their input	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

*Where Yes is selected, please furnish further details



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Prompt delivery of safety file to the Council on completion of project

Developer to provide an induction to the first tenant at the time of handover of the safety file

OK

There should be separate safety file for each house

OK

Services:

Provide details on;

Primary heating (

Gas fired boiler or heat pump

Renewable technology

Air to water heat pump or PV or hot water solar panels

Ventilation

Demand Control ventilation

Do not wire up for intruder alarm

OK

Heat pumps to be sited away from the house structure so as to negate against vibrations and noise

OK

Certification of Compliance with all aspects of the Building Regulations

OK