

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.

Unit type	House / Apartment / Duplex	House Type &	No of Units	Unit size (m2)	All in Unit	Onsite/offsite Please tick
	please tick	House No.(s)	Childs	(€	
One bed	Apartment	С	1	64.9	€210,000	On √ Off
Three bed	House	Е	1	106.4	€245,000	On √ Off
Two bed	Apartment	F	1	80	€220,000	On √ Off
Two bed	Apartment	F	1	82.5	€220,000	On √ Off
Two bed	Duplex apartment	G	3	86.4	€220,000	On √ Off
Three bed	Duplex apartment	Н	3	125.5	€250,000	On √ Off
One bed	Maisonette apartment	J	2	55.8	€205,000	On √ Off
One bed	Maisonette apartment	K	2	63.2	€210,000	On √ Off
One bed	Maisonette apartment	L	4	55.8	€205,000	On √ Off
One bed	Maisonette apartment	М	4	63.2	€210,000	On √ Off
Two bed	Maisonette apartment	N	3	72.1	€220,000	On √ Off
Two bed	Maisonette apartment	0	3	74.9	€220,000	On √ Off
Two bed	Maisonette apartment	ND	1	72.9	€220,000	On √ Off
Two bed	Maisonette apartment	OD	1	75.7	€220,000	On √ Off

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



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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	ľ

304410

Name of Developer/Landowner

Westar Investments Limited

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

Site area

10.32 hectares

Clane, Co. Kildare

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

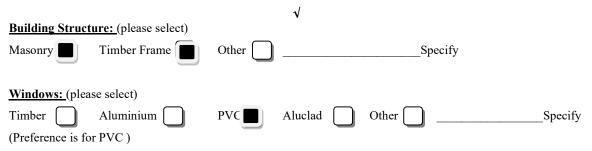
Unit type	House / Apartment /	House	No of	Unit size	All in Unit	Onsite/offsite
	Duplex please tick	Type & House No.(s)	Units	(m2)	cost €	Please tick
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Specification Questionnaire

Provide details on;



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 🗍 *	No 📕
Shaver lights	Yes 🔳 *	No 🗌
Fitted wardrobes	Yes 📕 *	No 🗍
Fireplace/stove	Yes 🚺 *	No 📄
White Goods	Yes 🗍 *	No 📕
*Where Yes is selected, please furnish further details	J	

External:

Steel Garden shed on concrete base	Yes	*	No	
Side Gate	Yes	*	No	$\overline{\Box}$
Front gates and piers	Yes	*	No	
Front and rear external lighting	Yes	*	No	\square
Rear garden - topsoil raked and seeded for lawn	Yes	*	No	$\overline{\Box}$
Front garden – topsoil raked and seeded for lawn	Yes	*	No	$\overline{\Box}$
Side and rear boundary treatment	Yes	*	No	\Box
Front boundary treatment	Yes	*	No	$\overline{\Box}$
Pebble finishes to exterior open spaces	Yes	ň	No	
Wired in interconnected smoke/heat/fire alarms throughout	Yes		No	ET.
Wired in carbon monoxide alarms (preference not to have just				
Battery powered)	Yes		No	
Preference for "Hit & Miss" type fencing as opposed to shiplap fencing	Yes		No	

Safety

<u>Safety File</u>		
Should be sufficiently compiled with all requisite as follows:		
Testing Certificates	Yes	No
O & M Manuals	Yes	No
Details of all subcontractors and their input	Yes	No
*Where Yes is selected, please furnish further details		

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. Registered in Dublin No. 132382 • V.A.T. No. IE 4870 803G



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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