

**DODD & COMPANY  
SOLICITORS**

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Date: 5 October 2022

**Re/- Our client: Westar Homes Limited  
Finlay Park, Old Carragh Road, Naas, Co Kildare**

To Whom It May Concern

We act on behalf of Westar Homes Limited (the "Company").

The Company's lands at Naas West, Naas, Co Kildare now in the course of development as "Finlay Park" are comprised in folios KE24603F and KE1721.

The Company was registered as owner of folio KE24603F on **25 November 2015**.

The Company was registered as owner of folio KE1721 on **29 April 2016**.

Yours faithfully



**DODD & COMPANY**  
Solicitors

# Land Registry

County Kildare

Folio 24603F

## Register of Ownership of Freehold Land

### Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The property shown coloured Red as plan(s) 1720, DKKA9, DKKC9 on the Registry Map, situate in the Parish of Naas, in the Townland of NAAS WEST, in the Barony of NAAS NORTH, in the Electoral Division of NAAS URBAN.</p> <p>The registration does not extend to the mines and minerals.</p> <p>Note: Description revised; see Inst. no. D2017LR137066T, 23rd October 2017 Note: Plans DKKA2, DKKA3, DKJ9R, DKKA7. DKJ9T, DKJ9U, DKJ9V, DKKB2, DKKB3, DKKB4, DKKD4, DKKD4, DKKD3, DKKD2, DKKD1, DKKC9, DKKC8, DKKB8, DKKB7, DKKC4, DKKC2, DKKC1, DKV4K, DKV4M, DKV4N, DKV4P, DKV4Q, DKV4R, DKV3R, DKV3T, DK3V3, DKV4T, DKV4V, DKV4W, DKV4U, DKV4T, DKV3V, DKV4X added, Instrument Number D2018LR009081M.</p>	From Folio KE1720

# Land Registry

County Kildare

Folio 24603F

## Part 1(B) - Property

### Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares) :	Plan:	Folio No:
1	1	D2016LR148280X	01-NOV-2016		DDW1W	KE65424F
2	1	D2016LR160938U	28-NOV-2016		DDX2E	KE65439F
3	1	D2016LR157912K	23-NOV-2016		DD3Y3	KE65530F
4	1	D2016LR166886E	12-DEC-2016		DD4TB	KE65546F
5	1	D2017LR046234J	06-APR-2017		DEYQ1	KE65816F
6	1	D2017LR015613U	31-JAN-2017		DEYY8	KE65818F
7	1	D2017LR034087B	09-MAR-2017		DEY07	KE65819F
8	1	D2017LR073866V	01-JUN-2017		DE944	KE66047F
9	1	D2017LR065119P	15-MAY-2017		DE96C	KE66048F
10	1	D2017LR069244P	19-MAY-2017		DE96E	KE66049F
12	1	D2017LR098315A	18-JUL-2017		DGR4E	KE66287F
13	1	D2017LR090177V	03-JUL-2017		DGV8Q	KE66338F
14	1	D2017LR104646B	02-AUG-2017		DG1A8	KE66388F
16	1	D2017LR125706N	14-SEP-2017		DHB70	KE66624F
17	1	D2017LR119272V	08-SEP-2017		DHB75	KE66625F
18	1	D2017LR137066T	23-OCT-2017		DHME8	KE66686F
19	1	D2017LR157770B	16-NOV-2017		DHV23	KE66753F
20	1	D2017LR158166P	17-NOV-2017		DH06G	KE66793F
21	1	D2017LR150902J	03-NOV-2017		DH06Y	KE66794F
23	1	D2017LR165184H	05-DEC-2017		DH7BT	KE66896F
24	1	D2017LR166797R	06-DEC-2017		DH7BV	KE66897F
25	1	D2017LR173855Y	15-DEC-2017		DH7BY	KE66898F
26	1	D2018LR004565E	11-JAN-2018		DJBM4	KE66964F

# Land Registry

**County Kildare**

**Folio 24603F**

27	1	D2017LR112785K	18-AUG-2017	DJ962	KE66483F
28	1	D2017LR163595R	28-NOV-2017	DJ98N	KE66895F
29	1	D2018LR010159D	18-JAN-2018	DJ973	KE66966F
30	1	D2018LR017451Q	01-FEB-2018	DKJ9R	KE67378F
31	1	D2018LR038058B	08-MAR-2018	DKKB2	KE67379F
33	1	D2018LR047997V	06-APR-2018	DKKA7	KE67381F
34	1	D2018LR084788W	18-JUN-2018	DKKC1	KE67382F
35	1	D2018LR062957X	25-APR-2018	DKJ9T	KE67383F
36	1	D2018LR013034D	31-JAN-2018	DKJ9U	KE67384F
37	1	D2018LR032599B	06-MAR-2018	DKKA5	KE67385F
38	1	D2018LR089065M	26-JUL-2018	DKKB7	KE67400F
39	1	D2018LR076762N	28-MAY-2018	DKKB3	KE67401F
40	1	D2018LR092482Y	28-JUN-2018	DKKD2	KE67460F
41	1	D2018LR095219X	06-JUL-2018	DKKD4	KE67461F
42	1	D2018LR080506W	05-JUN-2018	DKKD1	KE67478F
43	1	D2018LR101876N	17-JUL-2018	DKKC8	KE67479F
44	1	D2018LR100159E	13-JUL-2018	DKKC2	KE67480F
45	1	D2018LR098626B	10-JUL-2018	DKKB8	KE67481F
46	1	D2018LR017889X	02-FEB-2018	DKKB4	KE67380F
47	1	D2018LR107297B	27-JUL-2018	DKKD5	KE68007F
48	1	D2018LR117233N	16-AUG-2018	DKKD3	KE68009F
49	1	D2018LR037133P	26-MAR-2018	DKJ9V	KE64944F
50	1	D2018LR166786Y	16-NOV-2018	DKKA3	KE69201F
51	1	D2019LR008577R	18-JAN-2019	DKV4U	KE69203F
52	1	D2019LR012162U	31-JAN-2019	DKV4T	KE69204F

# Land Registry

County Kildare

Folio 24603F

53	1	D2019LR133089D	18-SEP-2019		DKV4X	KE69460F
54	1	D2019LR133436C	19-SEP-2019		DKV4N	KE69474F
55	1	D2019LR114952P	09-AUG-2019		DKV4R	KE69534F
56	1	D2019LR054971K	04-APR-2019		DKV3V	KE69535F
57	1	D2019LR087374A	13-JUN-2019		DKKC4	KE69537F
58	1	D2019LR102663Q	18-JUL-2019		DKV4V	KE69544F
59	1	D2019LR052494Q	08-APR-2019		DKV3R	KE69545F
60	1	D2019LR086885T	12-JUN-2019		DKV4M	KE69548F
61	1	D2019LR062491T	29-APR-2019		DKKA2	KE69549F
62	1	D2019LR067985P	01-MAY-2019		DKV4W	KE69550F
63	1	D2019LR125141R	30-AUG-2019		DKV3T	KE69551F
64	1	D2019LR033259W	07-MAR-2019		DKV4Q	KE69590F
65	1	D2020LR080348Y	06-JUL-2020		DKV4P	KE70432F



# Land Registry

County Kildare

Folio 24603F

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<del>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</del>
2	Sch. No. 696 The property is subject to the sporting rights within the meaning of the Irish Land Act 1903 reserved by Fiat of the Land Commission.
3	21-FEB-1950 1199/2/50 Full right of the Naas Urban District Council, its successors and assigns to use the sewer constructed by the said council under portion of the property herein and shown by blue line on the Plan thereof for all the purposes for which it was constructed together with full right and authority of the said council its servants, contractors, workmen and agents to enter upon the property herein with the necessary equipment for the purpose of maintaining, cleaning and repairing the said sewer and all connections thereto and to repair and maintain the same and all connections thereto as may be reasonable and proper in that behalf.  Note: Registry Map updated - Rule 7(1) (see Instrument no. Q2019LR010509D, 21-AUG-2020).
4	12-DEC-2016 D2016LR166886E The covenants and conditions (if any) relating to the use and enjoyment of the property, and such other rights created by Deeds of Transfer made between Westar Homes Limited of the one part and the registered owners of the new folios specified in Part 1B of this Folio KE24603F.
5	26-MAY-2016 D2016LR071684U The easements rights and privileges relating to the use and enjoyment thereof made between Westar Homes Limited of the one part and Moorstar Properties Limited of the other part, as contained in Instrument No. D2016LR071684U.
6	23-AUG-2016 D2016LR114150X Charge for present and future advances repayable with interest. THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND is owner of this charge.

# Land Registry

County Kildare

Folio 24603F

Note: This Charge is registered also on Folio KE1721, KE3010, KE59680F.

Note: The Certificate as to registration required by Section 99 of the Companies Act 1963 has not been produced

Note: See entry nos. 7, 8, 9 and 10.

**7** 08-DEC-2016 Part of the property shown as Plan DD3Y3, Folio KE65530F is  
D2016LR166312P discharged from the charge registered at entry No. 6.

**8** 12-DEC-2016 Part of the property shown as Plan DD4TB, Folio KE65546F is  
D2016LR168319H discharged from the charge registered at entry No. 6.

**9** The property contained in the Plan No. and description in the third column hereunder is discharged from the charge at Entry No.6, such discharges being filed on the Instruments specified in the second column hereunder

Date	Instrument No.	Plan No./Address
8th Dec 2016	D2016LR166331T	DDX2E / 2 Finlay Park
20-Jun-2017	D2017LR084214U	DE96E / 17 Finlay Park
21-JUN-2017	D2017LR100061H	DGV8Q / 18 Finlay Park
14-SEP-2017	D2017LR125745W	DGR4E/ 20 Finlay Park
19-Dec-2017	D2017LR171686Q	DHB70/13 Finley Park
23-OCT-2017	D2017LR137066T	DHME8/23 Finlay Park
16-NOV-2017	D2017LR157770B	DHV23/21 Finlay Park
17-NOV-2017	D2017LR158166P	DH06G /25 Finlay park
11-JAN-2018	D2018LR004565E	DJBM4/27 Finlay Park
28-NOV-2017	D2017LR163595R	DJ98N/ 15 FINLAY Park
18-AUG-2017	D2017LR112785K	DJ962/22 FINLAY PARK
01-FEB-2018	D2018LR017730V	DKJ9R/36 Finley Park

**10** 18-JAN-2018 Parts of the property known as Nos. 1 to 64 inclusive, Finlay  
D2018LR009081M Park, Old Carragh Road, Naas and shown as plans DKKA2, DKKA3, DKKA5, DKJ9R, DKKA7, DKJ9T, DKJ9U, DKJ9V, DKKA9, DKKB2, DKKB3, DKKB4, DKV4X, DKV4K, DKV4M, DKV4N, DKV4P, DKV4Q, DKV4R, DKV3R, DKV3T, DKKD5, DKKD4, DKKD3, DKKD2, DKKD1, DKKC9, DKKC8, DKKB8,



# Land Registry

County Kildare

Folio 24603F

DKKB7, DKKC4, DKKC2, DKKC1, DKV3V, DKV4T, DKV4U, DKV4V, DKV4W are discharged from the Charge registered at entry no. 6.

# Land Registry

County Kildare

Folio 1721

## Register of Ownership of Freehold Land

### Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>A plot of ground being part of the Townland of NAAS WEST and Barony of NAAS NORTH containing .2706 Hectares shown as Plan(s) 1721 edged RED on the Registry Map (OS MAP Ref(s) 19/10).</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument SCH 696

# Land Registry

County Kildare

Folio 1721

## Part 1(B) - Property

### Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:





**Part V Cost Details**

Based on the attached attributable costs we have estimated the cost of each Part V unit will be as follows

<b>1 Residential unit cost of Part V units</b>						Proposed price	Proposed
Zone	House Type	Qty	per unit	Total	per unit		
					m2		
1	2 bed Duplex Type A	6	€ 410,000.00	€ 2,460,000.00		96	
1	2 bed Duplex Type B	2	€ 388,000.00	€ 776,000.00		91	
1	3 bed Duplex Type C	2	€ 439,000.00	€ 878,000.00		113	
1	1 bed apartment type I	3	€ 315,000.00	€ 945,000.00		46	
1	1 bed apartment type J	1	€ 315,000.00	€ 315,000.00		49	
<b>Subtotal of Part V units</b>				€ 5,374,000.00			

This list is indicative and exact units and cost calculations can be assessed with the Housing Department of Kildare County Council later in the process following the planning decision.



**Note (i)**

<b>Design Team &amp; professional fees</b>						
				Architect		
				Town planning consultants		
				Engineers civil and structural		
				Surveyor		
				Traffic consultant and surveys		
				Quantity surveyor		1,206,000
				BER	€ 250	33,500
				Air pressure testing	€ 325	43,550
				Acoustic performance tests	€ 300	40,200
				Surveys inc soil, wildlife, arborists and flood risk		55,000
				Homebond	€ 1,200	160,800
				Landscaping consultant		20,000
<b>Standard design Team &amp; professional fees for 134 units</b>						1,559,050
<b>Standard design Team &amp; professional fees per unit</b>						11,635
<b>Extra costs particular to 14 Part V units</b>						
				QS Part V report	€ 7,000	500
				Legal fees	€ 28,000	2,000
						14,135
						<b>say per unit 14,000</b>

**Note (ii)**

<b>Council and Statutory contributions per unit</b>						
				Planning fees		141
				KCC Development Contributions		-
				ESB		1,000
				EIR / Virgin		175
				GAS		-
				Water		1,708
				Sewerage		3,381
				Surface Water		-
				Commencement notice		30
				Fire cert		243
				Connection to public lighting		150
						6,828
						<b>say per unit 6,800</b>

**Note (iii)**

Construction and Development costs are applied pro rata & are based on those agreed rates on similar ongoing residential developments in North Kildare.						
Costs per m2 are based on the Gross Floor Area						
<b>Exclusions:</b>						
Loose furniture, curtains, blinds, Floor finishes (ex. bathrooms) etc. to Part V units						
Section 48 development Contributions are excluded for Part V units						
Abnormal planning conditions or requirements						
Abnormal ground conditions and abnormal works						
It is assumed excavated soil will be spread on site.						



# DESIGN INTENT DRAWING



RED HATCH INDICATES THE UNITS LOCATION TO BE HANDED OVER FOR PART V.

IT IS PROPOSED TO PROVIDE 14 UNITS FOR PART V COMPLIANCE.

- (04) 1 BED APARTMENT
- (08) 2 BED DUPLEX APARTMENT
- (02) 3 BED DUPLEX APARTMENT

THE PROPOSAL INCLUDES 18 PARKING SPACES (ON THE BASIS OF 1.3 SPACES PER UNIT).

# PART V

P01	06/12/2022	Planning Issue	
Rev	Date	Description	Issued By

Project Stage

## PLANNING

Client:

Westar Homes Limited

Project:

Residential @ Finlay Park  
Finlay Park, Naas, Co. Kildare

Drawing Title:

Proposed Site Plan - Zone 1 - Part V

Drawn	Checked	Paper Size	Scale	@A1	Date
VM	BB	A1	As indicated		06/12/2022

Project No.	Drawing No.	Classification	Revision
PE17019	0116		P01

File Name

PE17019-CWO-01-ZZ-DR-A-0116

Status:

Suitable for planning



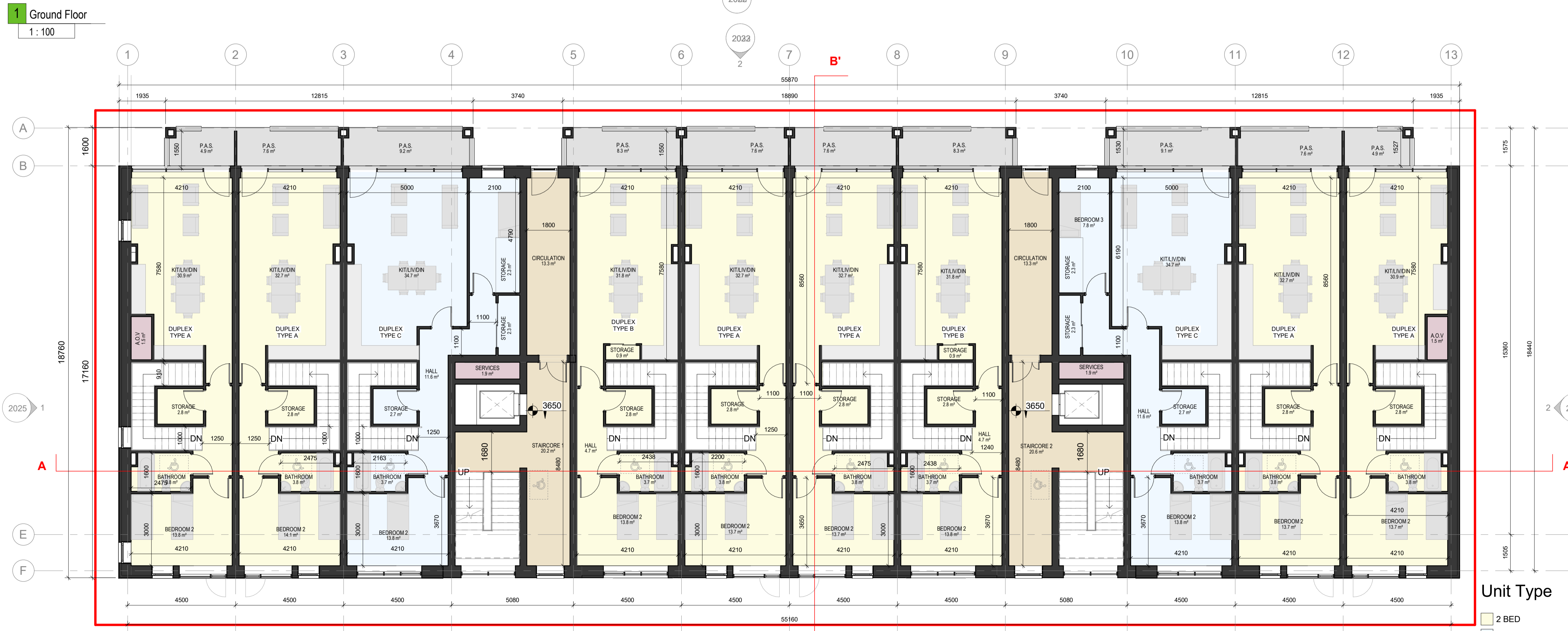
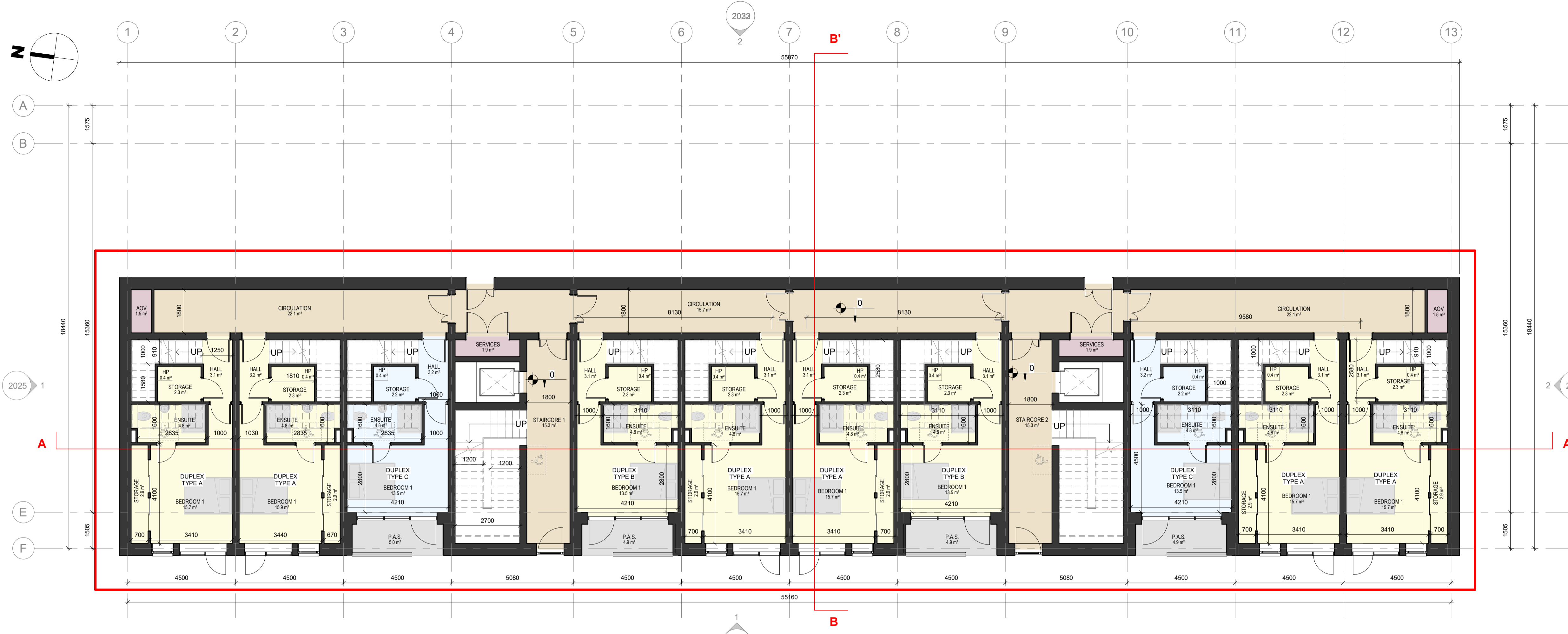
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1 Proposed Site Layout - Zone 1 - Part V  
1 : 500

# DESIGN INTENT DRAWING



- Unit Type**
- 2 BED
  - 3 BED
  - CIRCULATION
  - P.A.S.
  - SERVICES

## PART V

UNITS FOR PART V COMPLIANCE:

- (08) 2 BED DUPLEX APARTMENT
- (02) 3 BED DUPLEX APARTMENT

Rev	Date	Description	Issued By
P01	06/12/2022	Planning Issue	

Project Stage  
**Planning**

Client:  
Westar Homes Limited

Project:  
Residential @ Finlay Park  
Finlay Park, Naas, Co. Kildare

Drawing Title:  
Zone 1 - Duplex Block A - GF & 1st Floor - Part V

Drawn	Checked	Paper Size	Scale	Date
VM	BB	A1	As indicated	06/12/2022

Project No. PE17019 Drawing No. 2030 Classification P01

File Name: PE17019-CWO-01-ZZ-DR-A-2030

Status:  
**Suitable for planning**



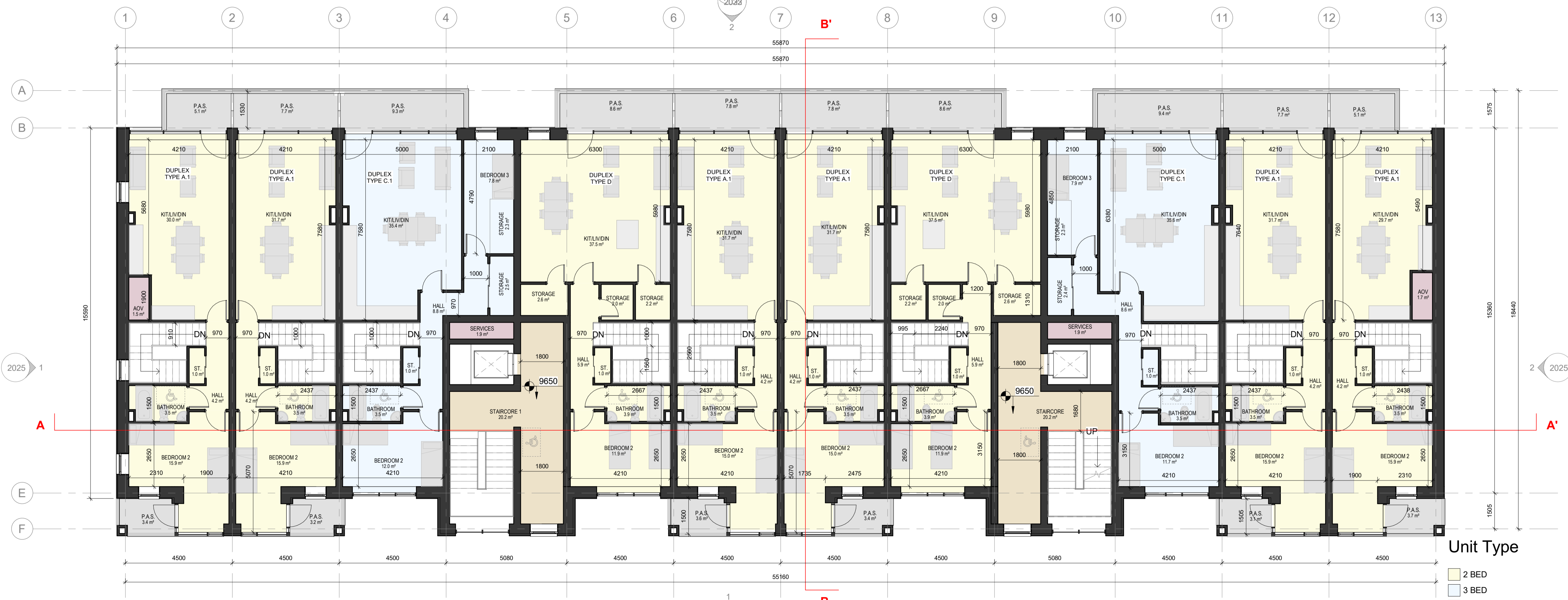
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# DESIGN INTENT DRAWING



1 Second Floor  
1:100



2 Third Floor  
1:100

# PART V

UNITS FOR PART V COMPLIANCE:  
-(04) 1 BED APARTMENT

Rev	Date	Description	Issued By
P01	06/12/2022	Planning Issue	

Project Stage  
**Planning**

Client:  
Westar Homes Limited

Project:  
Residential @ Finlay Park  
Finlay Park, Naas, Co. Kildare

Drawing Title:  
Zone 1 - Duplex Block A - 2nd & 3rd Floor - Part V

Drawn	Checked	Paper Size	Scale	Date
VM	BB	A1	As indicated	06/12/2022

Project No. PE17019  
Drawing No. 2031  
Classification  
Revision P01

File Name: PE17019-CWO-01-ZZ-DR-A-2031  
Status: Suitable for planning

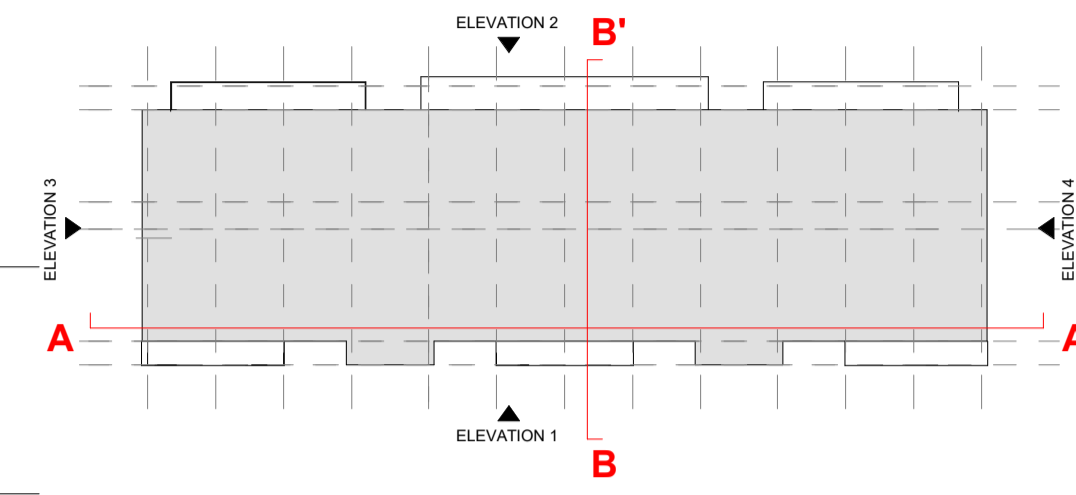
- Unit Type
- 2 BED
  - 3 BED
  - CIRCULATION
  - P.A.S.
  - SERVICES



# DESIGN INTENT DRAWING



1 Elevation 1 - Part V  
1:100



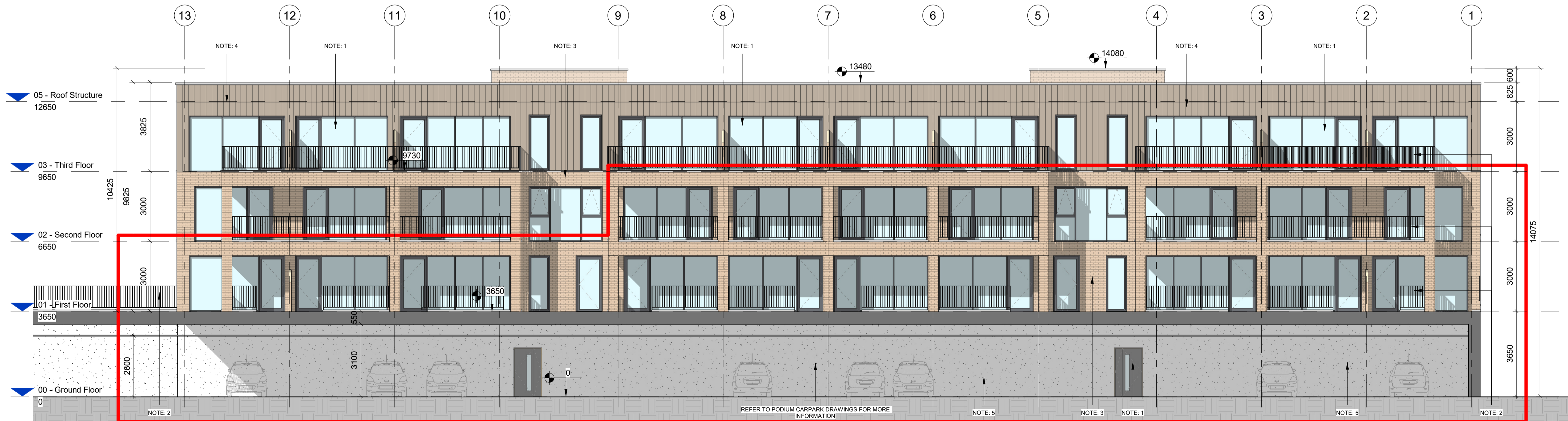
**MATERIAL LIST:**

- NOTE 1: PROPOSED FINISH: POWDER-COATED ALUMINIUM/PVC FRAMED WINDOWS/DOORS
- NOTE 2: PROPOSED FINISH: METAL RAILINGS
- NOTE 3: PROPOSED FINISH: SELECTED LIGHT BROWN / OFF-CREAM BRICKWORK
- NOTE 4: PROPOSED FINISH: SELECTED DARK METAL CLADDING
- NOTE 5: PROPOSED FINISH: SELECTED OFF-WHITE COLOURED RENDER
- NOTE 6: PROPOSED FINISH: SELECTED OFF-WHITE EMBOSSED BRICKWORK

## PART V

UNITS FOR PART V COMPLIANCE:

- (08) 2 BED DUPLEX APARTMENT
- (02) 3 BED DUPLEX APARTMENT
- (05) 1 BED APARTMENT



2 Elevation 2 - Part V  
1:100

P01	06/12/2022	Planning Issue	
Rev	Date	Description	Issued By

Project Stage  
**Planning**

Client:  
Westar Homes Limited

Project:  
Residential @ Finlay Park  
Finlay Park, Naas, Co. Kildare

Drawing Title:  
Zone 1 - Duplex Block A - Elevations - Part V

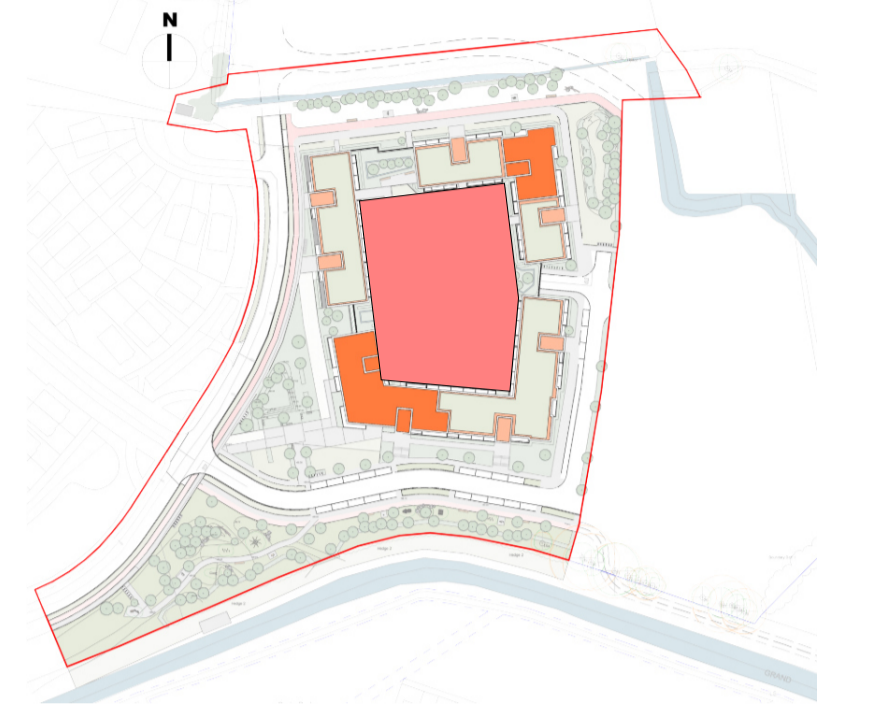
Drawn	Checked	Paper Size	Scale	Date
VM	BB	A1	As indicated	06/12/2022

Project No.	Drawing No.	Classification	Revision
PE17019	2032		P01

File Name:  
PE17019-CWO-01-ZZ-DR-A-2032

Status:  
**Suitable for planning**

# DESIGN INTENT DRAWING



## PART V

RED HATCH INDICATES THE PARKING LOCATION TO BE HANDED OVER FOR PART V.

IT IS PROPOSED TO PROVIDE 14 UNITS FOR PART V COMPLIANCE.

- (04) 1 BED APARTMENT
- (08) 2 BED DUPLEX APARTMENT
- (02) 3 BED DUPLEX APARTMENT

THE PROPOSAL INCLUDES 18 PARKING SPACES (ON THE BASIS OF 1.3 SPACES PER UNIT) AND 28 BIKE SPACES FOR RESIDENTS (ON THE BASIS OF 2 SPACE PER UNIT).

Rev	Date	Description	Issued By
P01	06/12/2022	Planning Issue	

Project Stage  
**PLANNING**

Client:  
Westar Homes Limited

Project:  
Residential @ Finlay Park  
Finlay Park, Naas, Co. Kildare

Drawing Title:  
Zone 1 - Podium Carparking - Part V

Drawn	Checked	Paper Size	Scale	Date
VM	BB	A1	As indicated	06/12/2022

Project No.	Drawing No.	Classification	Revision
PE17019	2012		P01

File Name:  
PE17019-CWO-01-00-DR-A-2012

Status:  
Suitable for planning

**C+W O'BRIEN ARCHITECTS**

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**Unit Type**

- 2 BED
- 3 BED
- CIRCULATION
- COMMERCIAL
- P.A.S.
- PARKING
- SERVICES

1 00 - Zone 1 - Podium Carparking - Part V 1:200