

Table 2: 2021 TIC Priority List for Naas MD Showing Financing Options To Bring The Estates To Taking In Charge Standard

No.	Estate No.	MD Area	Name of Estate	Has TIC Request Been Received? Is The Bond Still In Place?	Planning Ref:	Units Comp	Name of Developer	Estimated Cash Required	Development Control Progress Update	Estate Category
1	9813	Naas	Monread Crescent, Naas, Co. Kildare	Bond £50,000 - Expired 1992	88/1075, Irish Leisure Villages Ltd., 89/949	30 houses & 8 apts	88/1075, Irish Leisure Villages Ltd., 89/949	€5,000.00	All Infrastructure Complete. TIC process plus snagging planned for Q2 2021 €5,000 of LPT will help progressing the TIC of this Estate.	Category 1 - Funding Option LPT
2	4101	Sallins	The Sidings	Bond Expired S180 received 14/06/2018.	277/86, 87/978	6	86/277, S. L. & T. McKenna Bros. Ltd.	€10,000.00	All Infrastructure Complete. TIC process plus snagging planned for Q2 2021 €10,000 of LPT will help progressing the TIC of this Estate.	Category 1 - Funding Option LPT
3	4102	Sallins	Osberstown Court Osberstown Drive	Section 180 Signed 2013; Bond Called In - BOI Not honouring Bond Bond expired	847/91, 761/93, 1284/94,429 /95	89 22	Roseberry Construction Ltd (4102)	€20,000.00	Significant Works anticipated for Irish Water water services. Remediation costs for roads, footpaths, public lighting and public open spaces will be addressed by the Council.	Category 1 - Funding Option LPT
4	4107	Sallins	Sallins Wharf & Pier	Section 180 Signed 2013; Bond expired	1257/97, (1446/98, PL 09110361), (887/01, PI 09.12648, 02/2197	166	Cary Construction Ltd	€15,000.00	Significant Works anticipated for Irish Water water services. Remediation costs for roads, footpaths, public lighting and public open spaces will be addressed by the Council.	Category 1 - Funding Option LPT
5	9818	Naas	Roseville Court, Naas, Co. Kildare	No Section 180. No Bond in place Cond. 13 of 79/1539 (£1,500)	79/1118 79/1539 80/709	4	Mrs. M. Wheeler	€5,000.00	No Significant works, part of bigger estate which has already been TIC.	Category 1 - Funding Option LPT
6	4213	Johnstown	St John's Grove,	Request received from both the residents and the Developer. Council trying to engage the Developer. Residents are anxious for their estate to be TIC. €60,947.43 covers what was granted under 99/1831	19/10/2000 24/10/2002	85 Hse 1 Pav + Ten C 5 Shps + 1 off 1 Crec 1 Med c	Dwyer Nolan Development s	Developer Still Trading	The developer is still in place. The Developer to complete the outstanding work. The Council will facilitate the Taking in Charge in accordance with the Planning and Development Act 2000 (as amended).	Category 2 - Funding Option By Developers / from Security

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7	4219	Kill	Newtown Manor,	Request received from both the residents and the Developer. Council trying to engage the Developer. Residents are anxious for their estate to be TIC. Developer has agreed to complete Remedial Works. Agreement reached with Developer to complete the Works up to approx €200K.	96/1768, 04/1143	168	Cavan Developments Ltd.	Developer Still Trading	The developer is still in place. The Developer to complete the outstanding work. The Council will facilitate the Taking in Charge in accordance with the Planning and Development Act 2000 (as amended).	Category 2 - Funding Option By Developers / from Security
8	4405	Blessington	Blessington Manor (Kilmalum)	Bond of €188,750.42 called in and paid job code 4569005C N802 to be used as charge code.	02/1812 05/565, 05/3021 06/1272	145	Willowbridge Developments in Receivership	Bond Called In & Paid	Taking In Charge Process Has Commenced	Category 2 - Funding Option By Developers / from Security
9	9822	Naas	Landen Park	Request received from the Developer. Council will commence the TIC process when the Management Company in place is dissolved. €40K Cash Security still in place.		110	Capital Homes	Developer Still Trading	Taking In Charge Process Has Commenced	Category 2 - Funding Option By Developers / from Security
10	9826	Naas	Oldtown Walk	Request received from the Developer. €14K Cash Security still in place.	14/1084, 11/500078	50	Westin Homes Ltd.	Developer Still Trading	Taking In Charge Process Has Commenced	Category 2 - Funding Option By Developers / from Security
11	9829	Naas	Elsmore	Request received from the Developer. €200K Cash Security still in place.	09/500050 ABP 73.236928, 17/853	308	Cairn Homes Ltd.	Developer Still Trading	Taking In Charge Process Has Commenced	Category 2 - Funding Option By Developers / from Security
12	9827	Naas	Castle Farm	Request received from the Developer. €356K Insurance Security still in place.	16/1145	180	Ardstone Homes	Developer Still Trading	Taking In Charge Process Has Commenced	Category 2 - Funding Option By Developers / from Security
13	9817	Naas	Primrose Gardens	Request received from the Developer. €184K Cash Security still in place. Carey Construction Ltd - No longer trading.	03/500002, 08/500064, 16/540	90	Still Trading	Developer Still Trading	Taking In Charge Process Has Commenced	Category 2 - Funding Option By Developers / from Security

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14	9832	Naas	Craddockstown Court and apartments	Request received from the Developer. €184K Cash Security still in place. Twangbrook Ltd. (developer no longer trading)	04/500138, 09/500083 17/1187 ABP 300733-18	56	Viztip Ltd engaging with the Council	Developer Still Trading	Taking In Charge Process Has Commenced	Category 2 - Funding Option By Developers / from Security
15	9815	Naas	Oak Glynn, Oak Glade, Oak Glade Close	Request received from the Developer. €100K Cash Security still in place.	99/500095, 00/500119, 99/500094, 00/500033	186	Ballymore Contracting Ltd.	Developer Still Trading	Taking In Charge Process Has Commenced	Category 2 - Funding Option By Developers / from Security
16	9824 and 9833	Naas	Stoneleigh and Longstone	Request imminent from the Developer. €100K Cash Security still in place.		283	Ballymore Group	Developer Still Trading	Taking In Charge Process to begin in Q2 of 2021	Category 2 - Funding Option By Developers / from Security
17	9831	Naas	Oldtown Demense,	Called in bond of €357,911.23 on 24/07/2020 per meeting with Allied Irish Bank.		310	Quando (No longer trading) Lehmex Ltd Still Trading	Bond Calling In Meetings Ongoing		Category 3 - Funding Option From Called In Bonds Unless The Process Fails
18	9816	Naas	Alder Grove	Bond of €86K to be called in (Liberty Insurance (formerly Quinn Insurance) - €86,151.73)			Carraghstone Homes	Bond Calling In Meetings Ongoing		Category 3 - Funding Option From Called In Bonds Unless The Process Fails
19	9807	Naas	Kilashee View, Kilcullen Road, Naas, Co. Kildare. W91 E8EC	S180 received 11/11/2019. Advertised for Taken In Charge August 2020. Cheque £25,000 €32,756.67 Expenditure to be charged to 4569005C N804.	97/500029 Westland Properties Ltd. 98/500121 Huntberry Ltd.	22	Westland Properties Ltd. Huntberry Ltd.	Cash Bond In Place = Significant Works required to repair / replace the Wall	Cash Bond In Place = Significant Works required to repair / replace the Wall	Category 4 - Funding Option From Security and/or LPT
20	4212	Kill	Rochford Abbey,	Already Advertised: €25,000 (Now €27,113.26 Cash bond plus interest)	36692	145	Barina Construction	Irish Water approval received. A number of issues remain outstanding VIZ Public Lights, Footpaths and Public Open Space issues.	Irish Water approval received. A number of issues remain outstanding VIZ Public Lights, Footpaths and Public Open Space issues. Issues received from different Council Sections prior to putting the Estate on the Agenda for TIC. Remedial works required before the estate can be recommended for TIC.	Category 4 - Funding Option From Security and/or Developer

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21	4203	Kill	Glendara Close and Cill Latin,	Already Advertised: No bond In Place		9		The Council to make an Application to Irish Water seeking their approval to proceed with the TIC process. This estate is part of a bigger estate Glendara which has already	The Council to make an Application to Irish Water seeking their approval to proceed with the TIC process. No Significant works anticipated. This estate is part of a bigger estate Glendara which has already been Taken In Charge.	Category 4 - Funding Option From Security and/or LPT
22	4214	Eadestown	Carters Hill,	Already Advertised: €7,618 In Place	David O'Neill	6		All Infrastructure Complete. Estate advertised Sept 2020. Irish Water Approval in place. 10% of the Remedial Works still outstanding.	All Infrastructure Complete. Estate advertised Sept 2020. Irish Water Approval in place. 10% of the Remedial Works still outstanding.	Category 4 - Funding Option From Security and/or LPT