

BUILDING CONTROL SECTION



REPORT ON PRIVATE RESIDENTIAL DEVELOPMENTS (2006 TO 2008)

**PLANNING AND BUILDING CONTROL
APRIL 2009**

GLOSSARY OF TERMS

This is a brief description of terms commonly used throughout this report

ACDs : As constructed drawings, these are drawings of all services in the estate, they are essential to facilitate future maintenance of the estate. The developer is required to produce these drawings before the estate can be taken in charge

B.C.: Building Control Section

CCTV Survey: This is a survey of the storm and foul sewers using a TV camera mounted on wheels. It is pulled through the sewer and will identify any damaged pipes, blockages or back falls in the sewers. More recent planning permissions included conditions requiring the developer to undertake this survey before the estate can be taken in charge

TIC: Taking in charge, this is the procedure by which the responsibility for the maintenance of roads and services transfers from the developer to the County Council

Vesting Maps: These are maps showing the open spaces that are to be transferred to the County Council when an estate is taken in charge. The developer is required to produce these maps before the estate can be taken in charge.

Completed Estates: Estate where all houses have been completed. These are the Category A, B and C estates.

Active Estates: Estates where house building is ongoing. These are the Category D estates.

INTRODUCTION

This report follows on from the report on private residential estates provided to the Council in April 2006. That report set out the position at the end of 2005.

This report reviews the activity in the county in the period 2006-2008. It sets out the progress made in taking estates in charge in this period.

The 2006 report highlighted the large number of older estates (referred to as Category A estates) that had not been taken in charge. This report details the progress in taking these estates in charge.

This report will set out the strategy for taking estates in charge in the three year period, from 2009 to 2011.

The format of this report is similar to that produced in 2006. The bulk of the report is contained in Appendix A which consists of a brief description of all 296 estates that Building Control Section are currently dealing with.

The one significant difference between this and the previous report is the reduction in the number of categories used. In this report, the estates will be grouped into four categories that relate to the time that has elapsed since the relevant planning permission has expired. The new categories are:

CATEGORY A	Estates where more than 7 years have elapsed
CATEGORY B	Estates where more than 2 and less than 7 years have elapsed
CATEGORY C	Estates where less than 2 years have elapsed
CATEGORY D	Estates that are still Active

REVIEW OF ACTIVITY 2006-2008:

Table 1 below sets out the number of active and complete residential developments in the County area. It charts the change in the status of the estates since the last review was prepared in April 2006.

Table 1

STATUS	Estates (Units) at start of 2006	Estates (Units) TIC 2006-2008	Estates (Units) Completed 2006-2008	Estates (Units) Commenced 2006-2008	Estates (Units) at end of 2008
Completed	212 (12863)	-51 (4766)	+23 (2347)	-----	184 (10455)
Active	95 (8917)	-2 (232)	-23 (2347)	+42 (2568)	112 (8906)

The final column sets out the number of active and complete estates (including the number of units) at the end of 2008.

Appendix A of this report briefly sets out the current status of each of the 184 Complete and 112 Active estates.

Details of the 53 estates taken in charge from 2006 to 2008 are set out in Appendix B of this report. A summary of the 53 estates taken in charge are set out in Table 2:

Table 2

CATEGORY	A	B	C	D	TOTAL
NO. ESTATES	16	20	15	2	53
NO. UNITS	1647	1438	1681	232	4998

Of the 184 completed estates at the end of 2008, 36 are Category A estates, 85 are Category B and 63 are category C. Table 2 below sets out the number of estates and units in each category.

Table 3

Category	No. of estates	No. of Units
Category A (>7 years)	36	861
Category B (2 to 7 years)	85	6172
Category C (<2 years)	63	3422
Category D (Active)	112	8906
Total	296	19361

Proposals for dealing with the Taking In Charge (TIC) of the remaining 36 Category A estates are set out later in this report.

Taking In Charge Policy Document:

In June 2008, the Council adopted the Taking In Charge Policy for the County. The aim of this policy statement on 'Taking in Charge' of private residential estates is to ensure that the taking in charge is integrated into every aspect of the planning process, from the formulation of the County Development Plan right through the development control and construction phases of a residential development. This document provides a mechanism for ensuring that the taking in charge private residential developments can be completed within a specified timeframe. This document informs residents, developers and their agents of the Council's policy and procedures for taking private residential developments in charge.

At the recent meeting with the agents in February 2009, a presentation was made setting out the Council's Taking In Charge Policy.

The document clearly sets out the Council's policy on the limited use of management companies in residential developments. It confirms the Council's belief that the use of management companies should be limited to the apartment element of residential developments.

CATEGORY A ESTATES:

At the beginning of 2006 there were 43 Category A estates consisting of 2277 Units, these are estates where more than 7 years had elapsed since the relevant planning permissions expired. The report presented to the Council in April 2006 recognised that such large number of residential units in these older estates that had not been taken in charge was unsustainable. In many of these cases the period that had elapsed was well in excess of 7 years. That report set out a strategy for dealing with the Category A estates.

Significant progress has been made in dealing with the category A estates in the period 2006-2008, 16 of the 43 Category A estates (consisting of 1647 units) were taken in charge. This represents 37 % of the estates and 72 % of the units. A further 5 estates have been or are about to go on display for taking in charge (consisting of 99 units), in this period 9 estates (consisting of 231 units) changed status from Category B to A. Table 4 below sets out the progress made in dealing with the Category A estates in the period 2006-2008.

Table 4

Start 2006	TIC	Change from Cat. B to A	End 2008	On Display	Balance Category A
43 (2277)	-16 (1647)	+9 (231)	36 (861)	-5 (99)	31 (762)

If the estates that changed category from B to A are excluded, it can be seen that only 27 (630 units) of the 43 category A estates at the start of 2006 have yet to be taken in charge. The Category A estates are by far the smallest category in terms of the number of estates and units (see Table 3). The majority of the remaining category A estates are small estates consisting of less than 20 residential units.

A strategy for dealing with the remaining Category A estates is set out in the next section of this report

STRATEGY FOR 2009-2011

At the end of 2008 there were 36 Category A estates (861 Units), It is proposed to divide the Category A estates into two sub categories, Caegory A1 estates, these are estates with greater than 20 units and Ctagory A2 estates, those with 20 or less units. The estates in both sub categories are set out in Tables 5 and 6 below.

Table 5 Category A1 Estates:

Reference	Location	Estate	Units	Observations
1105	Leixlip	Ryemount Estate*	23	Developer has engaged with B.C., hope to tic in 2009
1212	Maynooth	Castlebridge	49	Awaiting docs. to complete tic
2135	Celbridge	Chelmsford	38	New planning permission granted may further delay tic
3601	Derrinturn	Dreenan Pk.*	28	Snag list not completed, awaiting ACDs, CCTV etc.
4102	Sallins	Osberstown Court*	83	ACDs and CCTVs received, hoped to tic in 2009
5106	Newbridge	The Village	39	Snag list issued , awaiting ACDs, CCTV etc
5108	Newbridge	The Oaks	251	Awaiting ACDs, CCTV etc. Issues with drainage still to be addressed
5121	Newbridge	Moore Ave*	30	Snag list to be issued, awaiting ACDs, CCTV etc
6402	Rathangan	Glebe Court*	24	Snag list issued, awaiting ACDs, CCTV etc
7102	Kilcullen	Moanbane Pk.	67	To be tic 2009
TOTAL		10	632	

* Indicates those estates that changed from Category B to Category A in the period 2006-2008.

If one excludes the estates that recently changed from Category B to A in the period 2006-2008, it leaves 5 estates (consisting of 444) that are long term Category A . Of these, one estate (Moanbane Park) is about to go on display for taking in charge. When this estate is removed it leaves a residual of 4 (377) long term Category A1 estates to be taken in charge.

One of the priorities in the 2009-2011 period will be to have these remaining 9 estates particularly the 4 (377 units) long term Category A1 estates taken in charge where possible.

Table 6 Category A2 Estates:

Reference	Location	Estate	Units	Observations
1102	Leixlip	Knockaulin	16	Will be tic if requested by residents
1225	Maynooth	Leinster Pk.	8	When enforcement issue resolved will be tic if requested by residents
2116	Celbridge	Simmonstown Pk.	15	To be tic in 2009
2120	Celbridge	Temple Grove	9	Will be tic if requested by residents
2121	Celbridge	Newtown	4	Will be tic if requested by residents
2301	Straffen	Bawnogue	5	Will be tic if requested by residents
3104	Kilcock	Courtown Road.	4	Will be tic if requested by residents
3105	Kilcock	The Courtyard*	17	Will be tic if requested by residents
3115	Kilcock	Pinewood Dales	4	Will be tic if requested by residents
3205	Clane	Ardnagappagh	9	Will be tic if requested by residents
4101	Sallins	Osberstown*	6	Will be tic if requested by residents
4103	Sallins	Sallins Wood*	11	Will be tic if requested by residents
4203	Kill	Glendara Pk.	9	Will be tic if requested by residents
4205	Eadestown	Mrs. Dowds	7	Info required on pumps before tic at requested of residents
4206	Kilteel	Kilteel Upper	8	Will be tic if requested by residents
4207	Rathmore	Rathmore View*	9	Hope to complete tic in 2009
4302	2 Mile Hse.	Cluain Lara	10	Will be tic if requested by residents
4401	Brannocks.	The Grange	5	To be tic in 2009
5107	Newbridge	Keadeen Park	9	Forms part of a larger apartment development, see Appendix A.
5111	Newbridge	Ryston Close	8	Will be tic if requested by residents
6102	Kildare	Tower View	20	Will be tic if requested by residents
6501	Suncroft	Churchlands	3	Hope to complete tic in 2009
6503	Cutbush	Alderton	8	Will be tic if requested by residents
6504	Curragh	Hazelwood Grove	14	Will be tic if requested by residents
7103	Kilcullen	Curragh Close	6	Will be tic if requested by residents
8101	Calverstown	Deerpark Lane	5	Will be tic if requested by residents
TOTAL		26	229	

* Indicates those estates that changed from Category B to Category A in the period 2006-2008.

Of the 26 Category A2 estates, 4 estates (32 units) have been or are about to go on display for taking in charge, 4 are estates (43 units) that changed from Category B to A in the period 2006-2008.

In many of the other Category A2 estates where Building Control Section has made contact with the residents associations, it is not clear what the intention of the residents are. In the period 2009-2011, Building Control will only commence the taking in charge process if requested to by the residents of these estates once the residents are aware of the limitations of taking estates in charge in this manner.

While the taking in charge of the Category A estates will remain the priority, Building Control Section will engage with developers of any estate to have the estate taken in charge once the Council's requirements are met.

In the period 2009-2011, Building Control Section will continue to implement the policy of taking estates with management companies in charge as soon as they have been completed to the satisfaction of the County Council and in accordance with the relevant planning permission, provided that the ownership of the open spaces transfer to the County Council and the management company is either wound up or where appropriate limited to the apartment element of the development once the estate has been taken in charge.

Unfortunately, in the period 2009-2011 it is likely that Building Control Section will have to allocate significant resources to dealing with estates where the developers have gone into receivership. This may involve the calling in of the performance bonds provided by the developer or dealing directly with the appointed receivers to ensure that the conditions of planning permissions are complied with and that any outstanding works are completed.

In the past six weeks Building Control Section has become aware of three such cases. If this trend continues, the workload involved may result in a reduction in the number of estates that will be taken in charge in this period.

FINANCIAL IMPLICATIONS

It is the Council's policy to take residential developments in charge when they have been completed in accordance with the planning permission and to the satisfaction of the County Council. The 'Taking In Charge Policy Statement' adopted in June 2008 clearly sets out the Council's policy in this regard.

However it must be stressed the taking in charge of large numbers of housing estates as has happened in the last three years and as envisaged in this report will have significant implications for the maintenance budgets in the future.

Currently there are in excess of 10,455 residential units in 184 estates where house building is completed and a further 8,917 units in 95 estates where the building works are still ongoing and are not yet ready to be considered for taking in charge..

Most of these new residential developments are complex. Almost all require some form of storm water attenuation, in some estates foul sewerage is pumped to the public sewers other developments include the construction of small sewerage treatment plants. All of this type of infrastructure will require greater maintenance than conventional gravity sewers would require.

The taking in charge of such a large number of estates (as happened between 2006 and 2008 and is proposed in 2009-2011) has and will place a considerable demand on the resources of the County Council. Programme 4 of the 2009 Budget allocates €50,000 for limited remedial works to facilitate the taking in charge of unfinished estates. Provision will have to be made for the management and maintenance of these facilities by the County Council when these remaining estates are taken in charge.

Given the slow down in the economy particularly in the residential development sector it is likely that the level of activity will slow significantly in the foreseeable future. However, given the large number of completed developments on hand, this will give rise to large numbers of estates being taken in charge in due course. Budgetary requirement in terms of annual maintenance costs in relation to public lighting, road and foot path repairs, foul and storm sewer maintenance, street cleaning, etc. will be considerable.

CONCLUSIONS

- At the start of 2006 there were 212 estates (12,863 units) where all houses were completed and the estates had not been taken in charge. In the period 2006 to 2008, 53 estates (4988 units) were taken in charge. This represents 25% of the estates and 39% of the units in completed estates.
- Of these 53 estates, 16 estates (1647 units) were 'Category A' estates. This represents 37 % of the category A estates and 72 % of the units
- This report sets out a strategy for taking the remaining 36 Category A estates in charge in the period 2009 to 2011.
- In the period 2009 to 2011, the Council will continue its efforts to take estates with management companies in charge once they have been completed to an acceptable standard and the Council's requirements are met.

- In all other estates, the Council will engage with developers to have the estates completed and documentation submitted to enable these estates to be taken in charge in an acceptable timeframe
- The council will pursue every available legal avenue to ensure that developers fulfil their obligations to complete estates to an acceptable standard to enable the estates to be taken in charge. Many of the smaller estates (20 units or less) have been completed or abandoned for a period well in excess of seven years. As stated earlier the Council will take these estates in charge if requested to by the residents and any available bonds will be used to carry out any remedial works required.
- Where public monies are required to complete these estates, the council will seek to recover these monies as a simple debt through the courts. In addition the Council will use the provisions of Section 35 of the 2000 Planning and Development Act to refuse planning permission in the future to developers who fail to complete their housing estates to an acceptable standard. This is in accordance with the Council's policy as set out in the Taking In Charge Policy document adopted in June 2008.
- In the light of the recent significant downturn in the residential construction sector, it is likely that in the period 2009-2011 the Building Control Section will have to allocate significant resources to dealing with estates where the developers have gone into receivership. This may involve the calling in of the performance bonds provided by the developer or dealing directly with the appointed receivers to ensure that the planning permissions are complied with and that any outstanding works are completed.
- In the main, due to the high level of inspection, the estates that have been completed in recent years are in good condition. The remedial works required to complete these estates to an acceptable standard are not extensive. It is essential that the financial bonds retained at the final phases of developments be sufficiently high to act as an incentive to developers to complete their estates and have them taken in charge in a timely manner
- It must be recognised that there may be a capital cost of taking the Category A estates in charge. Programme 4 of the 2009 Budget allocates €50,000 for limited remedial works to facilitate the taking in charge of unfinished estates. In addition to this there will be on going revenue costs for the future maintenance of all remaining 296 estates when they are taken in charge.

APPENDIX A

APPENDIX A – STATUS AND OBSERVATION MADE FOR EACH ESTATE

Format of Appendix A:

This appendix lists in tabular form all of the private residential developments that are currently being monitored by Build Control Section. The Table consists of eight columns that are defined below

File No.

This is the unique file number allocated to every development being monitored by Building Control Section.

Location

This is the town or settlement where the development is located.

Name of Estate

Where it is known the estate name is used in this column, in newer developments where an estate name has not yet been agreed the developer's name is generally used.

Planning Ref. No.

This contains the original planning ref. number and other significant file numbers. It is not an exhaustive list of all planning applications and/or revisions.

No. Units

This is the total number of units (houses and apartments) for which planning permission has been granted.

Units Completed

These figures represent the up to date position at end of March 2006 and are constantly changing as work progresses on each site.

Estate Category

Each estate has been categorised on the basis of the time that has elapsed since the relevant planning permission has elapsed as follows:

- | | |
|-------------|---|
| Category A: | Estates where 7 years have elapsed since the relevant planning permission expired. These estates have been subdivided into A1 and A2. |
| Category B: | Estates where more than 2 years and less than 7 years has elapsed since the relevant planning permission expired. |
| Category C: | Estates where less than 2 years has elapsed since the relevant planning permission expired. |
| Category D: | Estates where house building and development works are on going. |

Observations

These are brief comments on the level of progress and any outstanding issues for each development.

CONTENTS

Location	Reference	Pages
Leixlip	1100+	1
Maynooth	1200+	1-3
Celbridge	2100+	3-5
Straffan	2300+	5-6
Kilcock	3100+	6-8
Donadea, Tiernoghan & Staplestown	3130+	8
Clane	3200+	8-11
Prosperous	3300+	11-12
Coill Dubh	3400+	12-13
Allenwood	3430+	13-14
Robertstown	3500+	14-15
Kilmeague & Allen	3530+	15-16
Caragh	3550+	16-17
Derrinturn	3600+	17-19
Johnstownbridge, Clogharinka & Kilshanroe	3630+	19-20
Sallins	4100+	20-21
Kill, Eadestown, Kilteel, Rathmore & Johnstown	4200+	21-24
Two Mile House	4300+	24-25
Brannockstown, Blessington & Ballymore Eustace	4400+	25-26
Newbridge	5100+	26-30
Athgaravan	5200+	31
Kildare	6100+	32-33
Monasterevin	6200+	34-36
Ellistown	6301	37
Kildangan	6304+	37
Nurney	6330+	38
Rathangan	6400+	39-41
Suncroft, Cutbush & Curragh	6500+	41-42
Kilcullen	7100+	43-44
Calverstown	8100+	45-46
Narraghmore	8300+	47
Kilmeade	8600+	47
Castledermot, Ballyroe & Kilkea	9100+	47-49
Timolin, Moone & Ballitore	9300+	49-50

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
1102	Leixlip	Knockaulin	1363/83	16	16	Category A	Housing completed in 1988. All efforts to engage the developer in TIC process have failed. B.C. will commence TIC process if requested to by residence.
1105	Leixlip	Ryemount Estate	546/94	23	23	Category A	Majority of surface defects issued in enforcement notice completed. ACDs, CCTV and Vesting Maps awaited. B.C have recently engaged with developer and hope to TIC in 2009.
1109	Leixlip	Durkan New Homes	03/1048, 07/1286	351	239	Category D	Mixed development of town houses and apartments wearing course laid in cul-de-sac roads.
1110	Leixlip	Rinawade House	04/157	62	62	Category D	All units built with some internal finishings ongoing.
1203	Maynooth	Meadowbrook Estate	343/89; 1179/90, 1143/91, 659/93, 730/94, 119/93,	240	240	Category B	The developer has completed the defects on footpaths and foul/storm manholes in '05 together with Wearing Course Macadam (WCM). It is hoped to complete TIC in 2009.
1212	Maynooth	Castlebridge Estate (Railpark)	60/92	49	49	Category A	Developer back on site attending to snag list. ACDs have been submitted (April '06). CCTV surveys and vesting documents required for TIC.

Ref:	Location	Name of Estate	Planning Ref:	No Units	Units_comp	Category	Observations made
1213	Maynooth	Silken Vale & the Arches	629/91, ABP, 1770/97, 1717/99, 830/00	109	109	Category B	Majority of surface defects completed. The Building Control Section received ACDs and Vesting Maps. Building Control Section intend to TIC this estate in 2009.
1221	Maynooth	Castledawson	1225/96	154	154	Category B	All units built, wearing course laid, landscaping completed, marker posts erected. TIC can not be carried out due to further development ie Newtown Park.
1222	Maynooth	Griffin Rath Manor	02/1872	241	202	Category D	Work ongoing on site to commercial units, wearing course not laid. Snag list of surface defects issued. It may be possible to TIC part of this estate in 2009.
1223	Maynooth	Straffan Wood	03/1192	242	242	Category C	All units built, wearing course laid, marker posts erected and the green areas are landscaped. This estate has been on display for TIC. TIC process to be completed in coming months.
1224	Maynooth	Moyglare Hall	PL 09.206437, 02/2491	526	314	Category D	Some wearing course is laid on cul-de-sac roads and marker posts to be erected. Work has slowed on site due to the down turn in the construction industry.
1225	Maynooth	Leinster Park	5685/2979, 278/78	8	8	Category A	Enforcement action being taken by planning department relating to lands that were to be dedicated open space (refer to file UD4033). TIC is premature until this issue has been resolved.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
1226	Maynooth	Newtown Park	03/2430 PL 09208205	241	145	Category D	Wearing course is laid on cul-de-sac roads and some landscaping is completed.
1228	Maynooth	High Degree Construction	06/1925, PL 09.225882	143	0	Category D	Entrance to site been opened and some groundworks been carried out. Work has since stopped and site is closed from before December 2008.
2113	Celbridge	Abbey Farm	277/89; 327/90; 270/01	203	203	Category C	Snag List issued '05. All houses completed. The Building Control Section is awaiting ACDs, Vesting Maps and completion of outstanding remedial works.
2116	Celbridge	Simmonstown Park	437/89	15	15	Category A	B.C. has been requested by residents to TIC this estate. TIC process to be completed in 2009.
2120	Celbridge	Temple Grove	673/94	9	9	Category A	Remedial list prepared in '03. No response yet from the developer. B.C. will commence TIC process if requested to by residence.
2121	Celbridge	E Matthews Ltd	1287/92	4	4	Category A	Remedial list prepared in 2003. No response yet from the developer. B.C. will commence TIC process if requested to by residence.

Ref:	Location	Name of Estate	Planning Ref:	No	Units	Units comp	Category	Observations made
2122	Celbridge	St Raphaels Manor	440/96; 1823/96; 1049/97; 2083/98; 2286/99	599	599	599	Category B	This estate is under Management Company. Developer has engaged with B.C. to have estate TIC. It is hoped that TIC will be completed in 2009.
2125	Celbridge	Wolstan Haven / Oldtown Mill	1532/97; 2079/00; ABP 09/125299	650	650	650	Category B	All (650) houses completed. Site works satisfactory to date. Developer has engaged TIC process. TIC will commence when St. Raphaels is TIC. This estate may be TIC in 2009.
2127	Celbridge	Wolston Abbey	1557/01; 02/2167	254	254	254	Category C	Snag list on surface defects issued in '05. Majority of surface defects completed. The Developer has not engaged with the Building Control Section in the TIC process for some time.
2128	Celbridge	Abbey farm Extension	270/01	5	5	5	Category C	Snag list on surface defects issued in '04. The Building Control Section is awaiting ACDs, CCTV surveys and Vesting Maps.
2129	Celbridge	Kilwogan	1898/01	5	5	5	Category C	Developer and/or residents to confirm if estate is to be Taken in Charge or is to remain Private. All works completed as per the remedial list issued.
2132	Celbridge	Primrose Gate	03/1298; PL9.204147	406	406	406	Category D	All units built. Development completed, wearing course laid and marker posts erected. Awaiting ACD's, CCTV & vesting maps to commence TIC process. Developer has now engaged in TIC process.

Ref:	Location	Name of Estate	Planning Ref:	No	Units	Units_comp	Category	Observations made
2133	Celbridge	Hazlethatch Park	03/858	315	315		Category D	All units completed, wearing course laid, ACD's & CCTV provided. Developer has engaged in TIC process.
2135	Celbridge	Chelmsford	95/80485, 89/452	38	38		Category A	This estate has been completed for some time. Some remedial works are still required. ACDs and vesting documents required for TIC. Planning permission recently granted & this may further delay TIC.
2136	Celbridge	Wolstan Haven	06/280	4	4		Category D	All units and site works completed.
2137	Celbridge	Oldtown Mill (Extension)	06/1265	30	30		Category D	All 30 houses completed. Site works satisfactory to date.
2301	Straffan	Bawnogue	1641/95 PL09.098345	5	5		Category A	Snag list partially completed. CCTV survey, ACDs and vesting documents required for TIC. B.C. will commence TIC process if requested to by residence.
2302	Straffan	Barberstown Rd (Straffan Gate)	850/03, 07/460, 07/2673	66	62		Category D	Work is ongoing & wearing course is not laid.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
2303	Straffan	Oakley Park Development (Barton Grange)	04/1674	18	17	Category D	17 units built requiring internal finishing. The 18th unit is half built, wearing is not laid and green areas to be landscaped.
2304	Straffan	Rossmore Props (The Beeches)	04/1442	38	38	Category D	All 38 houses recently completed. Wearing course laid, marker posts erected and landscaping in completed. This estate will be TIC in 2009.
3104	Kilcock	Courtown Road	840/89, 841/894	4		Category A	All works completed. B.C have engaged with residents. It is a matter for the residents to clarify if they want this estate TIC.
3105	Kilcock	The Courtyard	307/95	17	17	Category A	Snag List completed. The Building Control Section awaiting ACDs & Vest Maps. B.C. will commence TIC process if requested to by residence.
3107	Kilcock	Royal Meadows	1516/96, 1707/98, 2344/99, 00/395 (33)	145	145	Category B	The Building Control Section awaiting ACDs & Vest Maps. New development is taking access through this estate (The Hawthorns - File No 3110; and Chambers Park - File No 3113). Planning Permission recently granted for further development to take access.
3109	Kilcock	Rochford Estate	00/451;PL09.1 21136	212	212	Category B	Snag list on surface defects issued to developer in '04. Majority of works completed. Vehicular access from Connaught Street to be prohibited in order to complete open spaces & comply with Planning Permission.

Ref.	Location	Name of Estate	Planning Ref.	No_Units	Units_comp	Category	Observations made
3110	Kilcock	The Hawthorns	1292/01	40	40	Category C	Snag list on surface defects issued to developer in '04. Majority of works completed. The Building Control Section awaiting ACDs & Vest Maps. It is premature to take this estate in charge until the adjacent Royal Meadows - File No 3107) is TIC.
3111	Kilcock	Fairgreen	02/1871 ABPPL09.202 946	21	21	Category C	This is a gated development and a Management Company may be more appropriate here. All (21) houses are completed. It is proposed to delete this from B.C. files.
3112	Kilcock	Brayton Park	02/2214, 09.204113	218	218	Category C	All (218) houses now completed. Snag list was issued in '05. This is one estate where a Management Company has been created. The Building Control section proposes to take the estate in charge when wearing course on access road is completed.
3113	Kilcock	Chambers Park	02/1519 ABP 09.205171	311	311	Category D	All units completed to date but wearing course is not laid due to further developments. B.C. has been in contact with developer to complete wearing course & remedial works where practical.
3114	Kilcock	Rhyebridge	03/1698; PI.09.207374	416	220	Category D	Estate is only 50% complete. Site works are satisfactory to date.
3115	Kilcock	Pinewood Dales	73/1310 76/513	4	4	Category A	Abandoned estate. Some remedial works undertaken by developer of adjacent site. B.C. will commence TIC process if requested to by residence.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
3116	Kilcock	Oughterany Village	04/264	166	46	Category D	Construction has stopped on site only internal finishings being carried out.
3130	Donadea	Fanagh Green	98/2046	7	7	Category B	Snag list on surface defects issued to developer. The Building Control Section awaiting ACDs & Vest Maps.
3131	Tiermoghnan	The Close Tiermoghnan	00/72	8	8	Category C	It was originally proposed to have a Management Company for this estate. Estate can only be TIC when issues with small treatment plant are resolved.
3132	Donadea	Ballagh Wood	99/1684, 01/2216	6	6	Category C	All (6) houses completed in '05. Snag list on surface defects issued to developer. The Building Control Section awaiting ACDs & Vest Maps. The Building Control section is to clarify with the developer/residents if it is proposed to TIC this estate or not
3137	Staplestown	Mill Race Manor	99/1396, 02/900	6	6	Category C	Estate has been on display for TIC. It will be completed when lands for graveyard are transferred to Council.
3203(b)	Clane	Central Park Avenue & Way	804/96	37	37	Category B	Snag list on surface defects issued to developer in '04. Awaiting ACDs, Vesting Maps and CCTV Survey.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
3203©	Clane	Churchfield	1917/97	31	31	Category B	Awaiting ACDs, Vesting Maps and CCTV Survey.
3205	Clane	Ardnagappagh	370/91	9	9	Category A	Snag list substantially completed. Still waiting for TIC documentation to be provided. KCC will take this estate in charge if requested by the residents.
3207	Clane	Abbey Park Estate	579/92, 2011/99, 276/98, 188/96	125	125	Category B	Developer has recently engaged with Building Control. Awaiting ACD's, CCTV survey & vesting maps. Some outstanding snags to be addressed.
3211	Clane	The Cloisters	188/96	32	32	Category B	Reminder to previous remedial list issued in '05. No response from the developer to date. Awaiting ACD's, CCTV survey & vesting maps. Issue with drainage to be resolved.
3213(a)	Clane	College Wood Manor (Phase 1)	1700/97	36	36	Category B	All units completed. The wearing course is to be laid.
3213(b)	Clane	Collegewood Manor (Ph II & III)	01/1773	98	98	Category D	All units completed, wearing course is to be laid & awaiting ACD's.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
3214	Clane	An Cruchan	268/98	54	54	Category B	All works completed on this site. The Building Control Section has received ACDs & Vesting Maps. Litigation pending with third party in relation to this site. It is considered premature to take this estate in charge until this matter has been resolved
3215	Clane	Capdoo Park	00/113, (JDL 01/946, 01/1985)	61	61	Category C	Completion List issued in 2004-some works completed. ACDs ,CCTV ,and Vesting Maps awaited.
3216(a)	Clane	Alexander Park (Phase I & II)	02/315, 03/2597, 03/3597	93	93	Category D	All houses completed in Phases I & II. The wearing course is only laid on cul-de-sac roads and needs to be completed. CCTV received for Phase 1 & snag list completed.
3216(b)	Clane	Alexander Park (Phase III)	03/315	148	148	Category D	All units completed & wearing course to be laid.
3218	Clane	Ballynagappa Woods	03/925	4	4	Category C	All works completed. Snag list issued in 2005.ACDs, Vesting maps , and CCTV survey awaited.
3219	Clane	Mainham Wood	02/1999	16	16	Category D	All units completed. The wearing course is laid, street lighting are working and marker posts are erected. Awaiting ACD's, CCTV & vesting maps.

Ref:	Location	Name of Estate	Planning Ref:	No. Units	Units_comp	Category	Observations made
3220	Clane	Brooklands	04/1636, PL09,209/09	165	165	Category D	All units completed, wearing course is laid & marker posts are not erected. Awaiting ACD's & CCTV.
3221	Clane	Site at Capadoo	02/1094	5	5	Category D	All units completed, wearing course is laid, one panel of boundary wall not completed and at turning circle a section of boundary wall is damaged.
3222	Clane	Hemmingway Manor	04/2699	43	8	Category D	Development works on going.
3303	Prosperous	Rath View	1138/96	22	22	Category B	Remedial List issued in 2004, ACD's and Vesting Maps awaited.
3305	Prosperous	Emerson Court	00/204, 01/1788, 01/1789	87	87	Category C	Remedial list of surface defects issued to developer. The Building Control Section has received ACDs, Vesting Maps and intend to TIC this estate in 2009.
3306	Prosperous	Killybegs	00/2311	36	36	Category C	Remedial list issued and completed. CCTV survey submitted. The Building Control Section awaiting ACDs, Vesting Maps and wearing course to be completed.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
3308	Prosperous	KTE Construction	04/1759	7	7	Category D	All units built, this estate will be TIC when all levies are paid.
3309	Prosperous	Moss Brook	05/958, 07/634	19	9	Category D	9 units built requiring internal finishings. The footpaths and base course is finished.
3310	Prosperous	Brook Mill	01/1326, 06/2727	37	31	Category D	31 units built some requiring internal finishings.
3402	Coill Dubh	Kanes Pass, Cooleragh	1001/96	25	25	Category B	The Building Control Section intend to TIC this estate in 2009.
3403(a)	Coill Dubh	Woodlands Park / Coill Dubh	00/247	56	56	Category B	Completion list issued to the developer in '05. Awaiting ACDs, Vesting Maps, CCTV Survey and wearing course to be laid.
3403(b)	Coill Dubh	Woodlands Park Extension	03/2744	10	10	Category D	All units completed, wearing course is not laid, landscaping completed and marker posts are erected.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
3404	Coill Dubh	Cois Na Mona, Cooleragh	98/1932	44	44	Category B	Completion List of surface defects issued in '04. The Building Control Section awaiting ACDs and Vesting Maps. Remedial works on foul sewer serving this development are required.
3405	Coill Dubh	The Meadows	02/1635	25	25	Category D	The wearing course is laid, footpath around green area is complete, landscaping is need in green area particularly next to substation and marker posts are erected.
3406	Coill Dubh	Woodlands, Coill Dubh	03/989 PL.09.204285	12	12	Category D	All units built, the wearing course is laid, landscaping completed. Awaiting ACD's, CCTV & vesting maps to commence TIC process.
3431	Allenwood	Cushalla	99/629 (Bungalows), 00/1065 (Houses)	20	20	Category B	Snag List of surface defects issued in '04. The Building Control Section awaiting ACDs and Vesting Maps.
3432(a)	Allenwood	Woodlawn (Phase I, II, & III)	98/1690, 00/1448, 00/2048, 01/1544 (15 Hses)	49	49	Category D	All 49 houses completed in these Phases I, II & III. Temporary treatment plant on site which will revert to a pumping station on completion of the Allenwood Treatment Plant. The wearing course is laid to cul-de-sac roads only.
3432(b)	Allenwood	Woodlawn Phase IV	04/1203	8	8	Category D	All 8 houses completed in this Phase IV and the wearing course is not laid.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
3432©	Allenwood	Woodlawn Phase V	05/1776	25	19	Category D	19 units built with a further 6 units under construction and wearing course is to be laid.
3433	Allenwood	Whitethorn Park	05/133	21	10	Category D	10 units are built with a further 2 units under construction & road base is partially completed.
3501	Robertstown	The Moorings	1654/97, 1717/98	29	29	Category B	Snag List of surface defects issued in '03. The Building Control Section awaiting ACDs and Vesting Maps.
3502	Robertstown	Annsborough Court	1777/97	12	12	Category B	Snag List of surface defects issued in '03. Majority of the works completed. The Building Control Section awaiting ACDs and Vesting Maps for this development.
3503	Robertstown	Graydon Manor	1203/98, 02/1826 (1 extra Hse)	35	35	Category C	Outstanding works required as per the enforcement notice issued in '05.
3504	Robertstown	Lowtown View	01/339	4	4	Category C	All houses completed. Estate may not be TIC - this is a small estate. The Building Control Section to clarify with the developer and/or residents whether the estate is to remain private or be TIC.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
3505	Robertstown	Lowtown Manor	01/89, 06/43	26	26	Category D	All 22 houses completed. Permission was granted to construct 4 additional units which are completed.
3506	Robertstown	Grove Lane (Grove Court)	04/2552	10	4	Category D	Block 1 completed & construction has stopped.
3530	Kilmeague	Tower View	00/851, 99/2304	4	4	Category B	Completion List of surface defects issued in '04. The Building Control Section awaiting ACDs and Vesting Maps.
3531	Kilmeague	Preston Heights	99/2338, 05/1288	39	39	Category C	Snag List almost completed. The Building Control Section awaiting ACDs and Vesting Maps. Enforcement issue being dealt with by planning department.
3532	Kilmeague	Castlebawn	00/1449; 04/1182	42	42	Category D	All 42 houses completed, wearing course not laid, marker posts are erected. There is provision for further development.
3533	Kilmeague	Allen manor	99/1967, 03/331, 03/1574	29	29	Category D	All 29 houses completed, no name at entrance to estate, wearing course not laid, marker posts erected and there is provision for further development.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
3534	Allen	Ballantine Park	03/2596, 04/2662	17	12	Category D	All 7 units in Phase 1 are completed and 5 units in Phase 2 completed.
3535	Allen	LJM Ltd (Allen Court)	05/1248, 04/1154	8	3	Category D	Works progressing slowly.
3536	Kilmeague	Bodkin Place	05/803	23	23	Category D	All units built, wearing course to be laid and name plate to be erected.
3550	Caragh	Caragh View	98/1238	21	21	Category B	Snag List substantially completed, ACD's & CCTV received.
3551	Caragh	The Streams	99/763,	29	29	Category B	Snag List substantially completed & CCTV submitted.
3552	Caragh	Old Chapel Wood	99/1954	46	46	Category C	All (46) houses completed. Snag List of surface defects issued in '05. Access to this estate shared with adjacent developments - Gingerstown Park and Old Chapel Grove - File No 3553. Have ACD's & vesting maps, awaiting CCTV survey.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
3553(a)	Caragh	Gingerstown Park	00/429	39	39	Category C	Snag List of surface defects substantially completed. Kildare County Council has received the ACDs and CCTV Surveys. There may be further applications for undeveloped land off the main access that may delay TIC of this estate. B.C awaiting vesting maps.
3553(b)	Caragh	Old Chapel Grove	00/429	43	43	Category C	All houses completed. Site works satisfactory. Only one access to be provided prior to TIC this estate.
3554	Caragh	The Streams (Extension)	06/1731	6	3	Category D	Work ongoing on site
3601	Derrinturn	Dreenan Park	1003/95	28	28	Category A	Snag List not completed. The Building Control Section awaiting ACDs and Vesting Maps.
3602	Derrinturn	Windmill Grove	747/97(8), 99/828(2)	10	10	Category B	Remedials works substantially completed, awaiting ACDs, Vesting Maps and CCTV Survey before estate is TIC.
3603	Derrinturn	Grattan Park	364/99	16	16	Category B	This estate has been on display for TIC. Awaiting completion of remedial works on foul sewer before estate is TIC.

Ref:	Location	Name of Estate	Planning Ref.	No_Units	Units_comp	Category	Observations made
3604	Derrinturn	Glenbrook Est. Ticknevin	112/99	6	6	Category B	Snag list provided to the developer. The developer has complied with the enforcement notice. The Building Control Section awaiting ACDs and Vesting Maps.
3605	Derrinturn	Ashmount	98/197, 00/1217	14	14	Category B	Enforcement has been issued for this site in '05. Some works completed. Building Control section awaiting TIC documentation.
3607(a)	Derrinturn	Newbury Park (Phase I)	00/444	24	24	Category D	All 24 houses completed. Wearing course to be laid.
3607(b)	Derrinturn	Newbury Park (Phase II)	03/596	18	18	Category D	All 18 houses completed. Wearing course to be laid.
3607©	Derrinturn	Newbury Park (Phase III)	03/596	25	25	Category D	All 25 units built with some requiring internal finishings. There is a temporary treatment plant on site which will revert to a pumping station on completion of the Derrinturn Treatment Plant.
3608	Derrinturn	Beechview	00/606, 01/3986	6	6	Category C	All site works completed. The Building Control Section has issued the remedial list in '04.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
3609	Derrinturn	Newbury Court	00/259	10	10	Category C	Snag list completed. The Building Control Section are awaiting the submission of As Constructed Drawings, CCTV surveys and vesting maps.
3610	Derrinturn	Highfield	02/1802	8	5	Category D	This residential development is attached to the adjacent golf course. It is not appropriate to TIC this estate and it will be deleted from B.C. files.
3611	Derrinturn	Cluain Dara	01/303, 06/253	101	34	Category D	34 houses completed, rate of development has slowed.
3612	Derrinturn	Graces Park	04/1479	26	26	Category D	All 26 houses completed. There is a temporary treatment plant on site which will revert to a pumping station on completion of the Derrinturn Treatment Plant. The wearing course is to be laid and marker posts to be erected.
3613	Derrinturn	Ballyshannon Park	04/555	26	26	Category D	All units completed, wearing course is not laid and there is provision for further development. Access to new W.W.T.P. is via this site.
3631	Johnstownbridge	The Glebe	98/2092	57	57	Category B	Snag List substantially completed. Building Control has received the Vesting Maps, and CCTV survey. TIC of this estate was delayed pending determination of subsequent planning application.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
3633	Johnstownbridge	Kilmurray Brook	00/1483	12	12	Category C	Remedial list (including treatment plant) issued in '04. No response from the developer to date.
3634	Clogharinka	Lios An Ri	99/255, 06/1624	28	28	Category D	All 28 houses completed, wearing course to be laid. Issue with sight lines at entrance to be addressed.
3635	Kilshanroe	Kilshanroe	03/1699	6	6	Category D	All units completed, awaiting ACD's, CCTV & vesting maps to commence TIC process. Developer to confirm if estate is to remain private.
4101	Sallins	Osberstown	277/86	6	6	Category A	Received ACDs, CCTV & Vesting Maps. B.C. will commence TIC process if requested to by residence.
4102	Sallins	Osberstown Court	847/91, 761/93, 1284/94,429/9 5	83	83	Category A	Snag List of surface defects issued in '04. The Building Control Section awaiting ACD's, CCTV and Vesting Maps.
4103	Sallins	Sallins Wood	911/95	11	11	Category A	Snag List of surface defects issued in '04. The Building Control Section awaiting ACD's, CCTV and Vesting Maps. B.C. will commence TIC process if requested to by residence.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
4104	Sallins	Castlesize Park	1640/95	151	151	Category B	Snag List of surface defects are substantially completed. The Building Control Section awaiting ACDs and Vesting Maps.
4107	Sallins	Sallins Wharf & Pier	1257/97, (1446/98, PL 09110361), (887/01, PI 12648	196	196	Category C	A management company is in place in this estate. Awaiting ACD's & CCTV before any further progress can be made on TIC. Recent rezoning of land for residential development may delay TIC process.
4108	Sallins	Oldbridge osberstown (Phase I & II)	00/1029, 01/1534	105	105	Category C	All units completed. Snag List issued to the developer in '04.
4109	Sallins	Sherlockstown Road (Straffan Way)	04/1430	21	21	Category D	All units built, wearing course is laid, green areas landscaped and marker posts are erected.
4203	Kill	Glendara Park	1417/92	9	9	Category A	Snag list partially completed. vesting documents required for TIC. B.C. will commence TIC process if requested to by residence.
4205	Eadestown	Mrs Dowds	1227/92	7	7	Category A	Snag list substantially completed. Details of pumps, CCTV survey required & once this is provided B.C. will commence TIC process if requested to by residence.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
4206	Kilteel	Kilteel Upper	1063/90, 1455/90	8	8	Category A	Abandoned estate. B.C. will commence TIC process if requested to by residence.
4207	Rathmore	Rathmore View	1303/94	9	9	Category A	Statutory Notice for TIC has been published in March 2006. Issues with road drainage to be resolved before TIC is completed. Hoped to TIC this estate in 2009.
4208	Kill	Wyndham Park	572/96	6	6	Category B	All works completed on this site. The residents have requested to keep this estate private. This estate will be deleted from the Building Control Section list.
4209 (a)	Kill	Earls Court, kill (Phase I)	756/97 PL09.104667	97	97	Category D	All houses completed in this Phase I of the development. Phase II still under construction.
4209(b)	Kill	Earls Court (Phase II)	04/2081	62	55	Category D	Work ongoing on site, wearing course not laid.
4210	Johnstown	Johnstown Manor Phase I	820/97	66	66	Category B	Majority of surface defects completed on this site. The Building Control Section awaiting ACDs, CCTV & Vesting Maps.

Ref.	Location	Name of Estate	Planning Ref.	No_Units	Units_comp	Category	Observations made
4212	Kill	Rochford Manor	99/1300	145	145	Category B	All 145 units (houses 67 & apartments 78) completed. Developer has recently engaged in TIC process.
4213	Johnstown	St John's Grove	98/335, 99/1831, 01/1131	83	83	Category C	All houses completed. Remedial List issued & substantially completed. Awaiting ACD's, CCTV & vesting maps.
4214	Johnstown	Johnstown Manor Phase 2 & 3	99/1887 (32 hses) PL09119806, 00/2250 (37) PL09130630	69	69	Category C	All houses completed. The Building Control Section has prepared and issued the Snag List to the developer. Awaiting ACD's, CCTV & vesting maps.
4215	Eadestown	Carters Hill	99/1641	6	4	Category B	4 Houses completed, wearing course laid in Jan '09. Developer has engaged in TIC process.
4216	Kill	M Kavanagh	00/507, 00/506, 00/508, 00/509	4	4	Category B	All houses completed. This is a family estate. The Building Control section will establish whether this estate is to be TIC or not.
4217	Kill	The Stables	00/1209, 01/2133	52	50	Category C	50 houses completed. Warning letter issued for non compliance with planning conditions, enforcement notice to follow.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
4218	Kill	Embassy Manor	02/2464	108	108	Category D	All units completed and wearing course is laid.
4219	Kill	Cavan Development	04/1143	168	168	Category D	All units completed, internal finishings ongoing to some units, wearing course not laid, sewer & water connection outstanding. Pumping station not operational.
4220	Kill	McCourt Investments Ltd.	05/990	13	9	Category D	Site works satisfactory to date.
4302	Two Mile House	Cluain Lara	891/92	10	10	Category A	Snag list partially completed. ACDs and vesting documents required for TIC. B.C. will commence TIC process if requested to by residence.
4303	Two Mile House	Stephenstown Lawns	995/95	19	19	Category B	Snag list provided in '04 is not yet completed. CCTV surveys, ACDs and vesting maps awaited.
4304	Two Mile House	Dowdingstown Lawns	00/1892, 04/2176	20	15	Category D	15 houses completed. Site works satisfactory to date.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
4305	Two Mile House	Stephenstown Court	00/884, 04/1209	22	20	Category D	20 houses completed. Site works satisfactory to date.
4306	Two Mile House	(Mullacash North)	07/1602	4	0	Category D	No units have been built yet.
4401	Brannockstown	The Grange	464/80, 203/915	5		Category A	This estate is currently on display and B.C intend to TIC this estate in 2009.
4402	Brannockstown	Ashleigh wood	94/613, 96/930, 98/1473, PI09110222	4	4	Category B	Snag List of surface defects issued in '03. No response from the developer to date.
4403	Brannockstown	Moorhill Wood	04/87	7	7	Category D	All 7 units completed & wearing course is laid. There is an outstanding issue with the treatment works.
4405	Blessington	Blessington Manor	02/1812 05/565	139	129	Category D	Works satisfactory to date.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
4410	Brannockstown	Flemington South	00/659, 05/1043, 05/3068,	4	2	Category D	2 houses completed. Work is on-going.
4411	Ballymore Eustace	Joe Colfer	00/1122	12	12	Category C	All units built, wearing course is laid & street lighting is erected. There is provision to build additional units.
5106	Newbridge	The Village	588/73, 659/74, 752/87	39	39	Category A	Snag list prepared in 2004 to be completed. ACDs and vesting documents required for TIC
5107	Newbridge	Keadeen Park	1005/81	9	9	Category A	Abandoned estate. The wearing course has recently been completed. This forms part of a larger apartment complex. B.C. will investigate if any part of this development can be TIC.
5108	Newbridge	The Oaks	1446/73, 244/78, 1120/79, 1306/93, 01/635, PI09128465	251	251	Category A	Snag list partially completed. CCTV survey, ACDs and vesting documents required for TIC & concerns still exist regarding operation of sewerage system. B.C will engage with developer to have outstanding issues resolved so estate can be TIC.
5111	Newbridge	Ryston Close	325/80	8	8	Category A	Snag list partially completed. CCTV survey ACDs and vesting documents required for TIC. B.C. will commence TIC process if requested to by residence.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
5120	Newbridge	College Orchard	764/95, 1647/96	91	91	Category B Snag List of surface defects issued in '02. Awaiting ACD's & CCTV survey.	
5121	Newbridge	Moore Avenue	105/94	30	30	Category A Building Control will prepare snag list and contact developer to have this estate completed and TIC. Awaiting ACD's, CCTV & vesting maps.	
5123	Newbridge	Kilbelin Estate	1667/95	128	128	Category B Snag List of surface defects completed. Works on pumping station ongoing. Received ACD's, CCTV & vesting maps	
5124	Newbridge	Beechmount Estate	1261/96, 1854/97, 1509/98, 98/1696	105	105	Category B Snag List of surface defects issued. The Building Control Section awaiting Vesting Maps, ACDs and CCTV Survey.	
5125	Newbridge	Ballymany Manor	377/97, 393/97	92	92	Category B Snag List of surface defects issued in '04. Received ACD's, CCTV & vesting maps.	
5126	Newbridge	Liffey hall	525/96, 526/96, 525/97, 98/640, 98/815	300	300	Category B Snag List of surface defects completed. The Building Control Section awaiting Vesting Maps and ACDs.	

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
5128	Newbridge	Riverside Park	1537/96	19	19	Category B	Snag List of surface defects issued in '03. The Building Control Section awaiting Vesting Maps and ACDs
5129	Newbridge	Greenmount Park	1300/97, 98/2013	58	58	Category B	Snag List of surface defects issued in '04. The Building Control Section awaiting Vesting Maps and ACDs. Inspection of Pumping house by Water Services Section required.
5130	Newbridge	The Elms	1137/97	85	85	Category B	All works completed (see The Oaks - file No 5108). All necessary documents submitted. This estate can only be taken in charge when the Oaks is TIC.
5134	Newbridge	Riverside Grove	00/1945	24	24	Category C	Remedial works substantially completed. The Building Control Section awaiting Vesting Maps and ACDs.
5136	Newbridge	Curragh Grange	98/1244	298	298	Category B	Remedial works substantially completed. Repairs on footpath along main access road required.
5137	Newbridge	Walshestown Abbey	99/2265	50	50	Category B	50 Houses completed. Received ACD's, CCTV & vesting maps.

Ref:	Location	Name of Estate	Planning Ref:	No	Units	Units comp	Category	Observations made
5138	Newbridge	Watercress Manor	04/1142 PA 02/2438 (20hse)	30	30	30	Category C	30 Houses recently completed. TIC process has been initiated and Snag list has been prepared.
5139	Newbridge	Belmount Green	03/2717	69	69		Category D	All units built & estate ready for TIC. Residents wish to retain management company for maintaining open spaces when estate is TIC. It is hoped to complete TIC in 2009.
5140	Newbridge	Crotanstown Grange	04/867, 06/13960	34	34		Category D	34 units completed. Site works satisfactory to-date.
5141 (b)	Newbridge	Roseberry Hill	05/2688	173	107		Category D	Phase 2 under construction. Site works are satisfactory to date.
5142	Newbridge	Liffey Lodge, Great Connell	03/2515	35	35		Category D	All 35 Houses recently completed. Site works satisfactory to-date
5143	Newbridge	Barretstown Meadows	04/2368	67	35		Category D	Work has stopped on site for the moment. The wearing course is not laid, marker posts are erected and landscaping is completed where units are completed.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
5147	Newbridge	Millfield (Hazlewood)	04/2148	200	200	Category D	All units completed, wearing course laid, street lighting erected and working. The green areas are landscaped and marker posts are erected.
5148	Newbridge	Walshstown Park	04/132	153	153	Category D	All units completed. Awaiting ACD's, CCTV & vesting maps.
5149	Newbridge	Kilbelin Abbey	04/702	149	71	Category D	Development ongoing but has slowed down. The wearing course is not laid, marker posts to be erected and landscaping to be completed. The street lighting is erected and working.
5150	Newbridge	Morristown Biller (Meadows at Cornelscourt)	05/2160	126	123	Category D	Phase 1 is almost completed the original planning permission is for 406 units. Site works are ongoing.
5151	Newbridge	Barrack Construction	05/2289	18	12	Category D	Work is ongoing and satisfactory to date.
5152	Newbridge	Roseberry Construction	06/547	196	0	Category D	Entrance to site has been opened and ground works are ongoing.

Ref.	Location	Name of Estate	Planning Ref.	No_Units	Units_comp	Category	Observations made
5202	Athgarvan	Millford	1557/94, 93/932, 96/1073	34	34	Category B	Snag List of surface defects issued to the developer.
5203	Athgarvan	Rosemount Court	1401/98, 1402/98, 991/00	38	38	Category C	Snag List of surface defects issued to the developer in '03. Majority of remedial works now complete. The Building Control Section awaiting Vesting Maps and ACDs.
5204	Athgarvan	Millers Weir	1718/98	10	10	Category B	All works complete within this estate. This is a gated estate and will not be TIC. This estate will be deleted from B.C. files.
5205	Athgarvan	Old Mill Race	00/1132	90	90	Category C	Snag List of surface defects issued to the developer in '04. Majority of remedial works now complete. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
5206	Athgarvan	Liffey Mill	01/156, PL19 124677	44	44	Category C	Snag List of surface defects substantially completed. The Building Control Section has received Vesting Maps, CCTV surveys and ACDs. Hope to commence TIC process in 2009.
5207	Athgarvan	Garyaron Homes Ltd	316/05,	67	19	Category D	Work is ongoing on site, base course is laid and show houses are being prepared.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
6102	Kildare	Tower View	91/1491, 7700	20	20	Category A	B.C. will commence TIC process if requested to by residence.
6104	Kildare	The Plains Estate	1536/91, 11/97, 98/37	297	297	Category B	All units complete except for creche, wearing course is laid, street lighting completed & marker posts erected. Developer need to provide ACD's, CCTV & vesting maps. Comprehensive snag list will be prepared when these are submitted.
6107	Kildare	Crockanure Avenue	185/96, 1069/96, 275/98 PL09108257	30	30	Category B	Snag List of surface defects issued to the developer. No response from the developer to date.
6110	Kildare	Drumcree Court	1718/96	24	24	Category B	Snag List of surface defects issued to the developer. No response from the developer to date.
6114	Kildare	Rathbride Abbey (Hses); Rathbride Demense (Apt)	235/98, 99/2320, 1145/99, 1147/99	96	96	Category B	All 80 houses and all 16 apartments completed. Snag List of surface defects issued to the developer. No response from the developer to date.
6115	Kildare	Ruan Beg Manor	99/192, 99/442, 00/396	444	444	Category B	All 324 houses and 120 apartments completed. Awaiting ACDs, Vesting Maps, CCTV Survey and full snagging of estate is required.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
6116	Kildare	Dunmurray drive	1916/98, 02 PL09111226	26	26	Category B	Snag List of surface defects issued to the developer. Majority of remedial works now complete. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6117	Kildare	Loughminane Green	99/1763, 01/1657	139	138	Category C	All 138 houses completed (except 1 No. Crèche). There are still a number of outstanding issues on this estate. More works required on the pumping station and public lighting. Enforcement procedures to ensue.
6118	Kildare	Curraghbeg Meadows	00/1987	19	19	Category C	Snag List of surface defects substantially completed by the developer. All remedial works now complete. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6119	Kildare	White Abbey Court	00/1491	9	9	Category C	Snag List of surface defects issued to the developer. The Building Control Section awaiting Vesting Maps and ACDs.
6121	Kildare	Cloghgarret Abbey	00/201, 03/491, 03/2077, 04/265	48	48	Category C	Remedial list issued. All houses complete. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6122	Kildare	Rathbride Close	99/1147	35	35	Category B	All 35 houses completed. Site works satisfactory. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.

Ref:	Location	Name of Estate	Planning Ref:	No	Units	Units_comp	Category	Observations made
6205	Monasterevin	Togher Wood	1157/96	12	12		Category B	Snag List of surface defects issued to the developer. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6206	Monasterevin	Ros Glas Avenue	197/97	42	42		Category B	Remedial list issued. All houses complete. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6207	Monasterevin	Rose Terrace	458/97	5	5		Category B	All 5 houses completed. Site works satisfactory. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6208	Monasterevin	Abbeygate	1353/97	48	48		Category B	All 48 houses completed. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6209	Monasterevin	The Pastures	99/966	18	18		Category B	All works completed as per enforcement notice. Awaiting ACD's CCTV & vesting maps.
6210	Monasterevin	Ard Evan	00/1808	86	86		Category C	Snag List of surface defects issued to the developer. The developer has completed the remedial works. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs. B.C intend to TIC this estate in 2009.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
6211	Monasterevin	Barrow Close	99/0040 & 00/316	10	10	Category B	Snag List of surface defects issued to the developer. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6212	Monasterevin	Hopkin's Haven	00/1295	68	68	Category C	All 68 houses completed. Site works satisfactory. The Building Control Section awaiting Vesting Maps, CCTV surveys, ACDs and wearing course to be laid.
6220	Monasterevin	Mount Rice Park	99/1234	10	10	Category B	Snag List of surface defects issued to the developer. The developer has completed the remedial works. Awaiting CCTV survey.
6221	Monasterevin	Kill Manor	01/2223	5	5	Category C	Snag List of surface defects issued to the developer in '05. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6222	Monasterevin	The glebe Togher Rd	01/2104	30	30	Category C	All 18 Houses and 12 apartments completed. Site works satisfactory to-date. Wearing course is laid.
6223	Monasterevin	Old Mill Race	03/1856	67	67	Category D	All units built with some units requiring internal finishings. Wearing course to be laid, street lighting erected, 80% of green area landscaped and marker posts to be erected.

Ref:	Location	Name of Estate	Planning Ref:	No	Units	Units comp	Category	Observations made
6224	Monasterevin	Ferns Bridge	04/2851 PL09213457	466	230		Category D	Construction is still ongoing but has slowed, some wearing course is laid in completed sections of the estate.
6225	Monasterevin	Mountrice Mills	05/322	5	5		Category D	All units built with internal finishings to be completed. Wearing course is to be laid.
6226	Monasterevin	Old Grange Wood	04/1043 PL09.214076	246	63		Category D	Work has slowed on site. 63 units completed with 4 under construction.
6227	Monasterevin	Distillery Court	04/1127, PL09.214435	24	24		Category D	All units completed and wearing course is laid.
6228	Monasterevin	Moores Wood	01/1299, 05/228, 06/919	6	3		Category D	The wearing course is not laid and work has slowed on site.
6229	Monasterevin	Moore Abbey Court	05/1756, PL09216381 06/2754, 07/1133	29	11		Category D	11 units completed, construction on site has slowed.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
6301	Ellistown	Red Hill Park	03/1217, 04/2390	11	11	Category D	All 11 Houses completed, no name at estate entrance, wearing course laid, marker posts not erected. Street lighting and landscaping completed. Remedial works required on pumping station servicing development.
6304	Kildangan	Cillurnai Housing Association (VHA)	01/1020	18	18	Category C	This is a Voluntary Housing scheme and is not a matter for the Building Control Section.
6305	Kildangan	The Courtyard	01/926	26	26	Category C	All 26 houses completed. Site works satisfactory to-date. Snag list has been issued to the developer and remedial works are completed. All documents submitted. This estate will be TIC in 2009.
6306	Kildangan	Abbotts Wood	04/364	35	35	Category D	All 35 Houses completed. Site works satisfactory to-date. Pumping station provided to facilitate this and other developments. This estate will be TIC when other developments have been connected.
6310	Kildangan	Kilberry	99/845	18	18	Category B	This is a Voluntary Housing scheme and is not a matter for the Building Control Section.
6311	Kildangan	The Paddocks	00/2347	31	31	Category D	Developer has gone into receivership, B.C. section is dealing with receiver to have outstanding issues addressed.

Ref:	Location	Name of Estate	Planning Ref:	No Units	Units_comp	Category	Observations made
6330	Nurney	Castle Raven	98/1295, 00/1061	60	60	Category B	Snag List of surface defects issued to the developer. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6331	Nurney	Kiltoon	01/630	4	4	Category C	All 4 houses completed. Individual house owners built their own houses. Site works still on going.
6332	Nurney	Nurney - Cois Caisleain	03/985	20	20	Category C	All 20 houses completed. Site works satisfactory to date.
6333	Nurney	Kiltoon Woods	03/736, P109204626	7	7	Category D	All units completed, wearing course is laid, landscaping substantially completed and marker posts erected.
6334	Nurney	Castle Gate	04/2660	10	10	Category D	All units completed, wearing course not laid, landscaping not completed and no marker posts erected.
6335	Nurney	Brookfield	05/2133	18	4	Category D	4 units completed with a further 4 units under construction.

Ref:	Location	Name of Estate	Planning Ref:	No	Units	Units comp	Category	Observations made
6402	Rathangan	Glebe Court	1473/94	24	24		Category A	Snag List of surface defects issued to the developer. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6405	Rathangan	Ballyderrig Estate	1033/98	12	12		Category B	Snag List of surface defects issued to the developer. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6406	Rathangan	Tannery Wharf	1140/98, PL09.110884	77	77		Category B	Snag List of surface defects issued to the developer. Majority of remedial works completed. The Building Control Section is to check that the Vesting Maps, CCTV surveys and ACDs are satisfactory.
6407	Rathangan	Sheghan Estate	524/99	6	6		Category B	All 6 houses completed. Site works satisfactory to date.
6408	Rathangan	Woodview	04/762, PL09028822	36	36		Category D	All units completed, wearing course not laid, marker posts to be erected, no name on estate and landscaping completed.
6409(a)	Rathangan	Doorley Park	01/519, PL09131251	44	44		Category D	All units completed, wearing course laid. Awaiting ACD's, CCTV & vesting maps to commence TIC process.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
6409(b)	Rathangan	Doorley Court	04/1025	18	18	Category D	All units completed, wearing course laid. Awaiting ACD's, CCTV & vesting maps to commence TIC process.
6410	Rathangan	Preston Brook	00/2066, 04/1651	91	91	Category D	All units completed. There was an issue with the pumping station on this estate, which will be referred to Water Services. Wearing course is laid.
6411	Rathangan	Temple Mills	05/627	141	47	Category D	Construction on site has stopped at present.
6412	Rathangan	Yellow Lough Park	06/1898, 06/1636	32	32	Category D	Construction on site has stopped at present. Wearing course not laid, landscaping to be completed and marker posts not erected.
6413	Rathangan	(Kildare road)	05/1287	12	0	Category D	Not started yet.
6414	Rathangan	Pomeroy Park	04/1024	72	72	Category D	All units completed, wearing course laid, marker posts erected, street lighting erected and green area landscaped.

Ref:	Location	Name of Estate	Planning Ref:	No	Units	comp	Category	Observations made
6415	Rathangan	Doctor's Court	05/2114	5	5		Category D	Wearing course laid, marker posts erected, landscaping completed and no name on estate.
6501	Suncroft	Churchlands	257/95	3	3		Category A	Recently been on display hope to complete TIC in 2009.
6503	Cutbush	Alderton Ltd	690/91	8	8		Category A	B.C. will commence TIC process if requested to by residence.
6504	Curragh	Hazelwood Grove	701/92, 92/701	14	14		Category A	B.C. will commence TIC process if requested to by residents.
6505	Curragh	Ballyfair	805/97	8	8		Category B	The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.
6506	Suncroft	Ashfield	379/97	10	10		Category B	The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
6508	Suncroft	Askinraw Drive	00/1960	40	40	Category C	Snag List of surface defects issued to the developer in '05. Site works are satisfactory in this estate.
6509	Suncroft	Newtown Grove	01/1098, PL09130588	41	41	Category C	41 houses completed. Site works satisfactory to date. There is a temporary treatment plant on this estate which will revert to a pumping station upon the completion of the upgrading of the Suncroft/Curragh Scheme.
6510	Suncroft	Hawthorn Wood	99/2202, 04/3064	24	24	Category D	All units completed, wearing course not laid and marker posts not erected.
6511	Curragh	Brownstown Manor	05/1133, 07/437	38	19	Category D	19 units and creche built and work has slowed on site.
6512	Curragh	The Grove	05/1019	6	4	Category D	Wearing course is to be laid and work on site has stopped at present.
6513	Suncroft	Eascanrath Brook	06/6212	60	9	Category D	Construction ongoing but has slowed.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
7101	Kilcullen	Kilcullen Bridge	28/73	53	13	Category D	13 houses completed. This estate was dormant for a long time.
7102	Kilcullen	Moanbane Park	395/74	67	67	Category A	The wearing course was completed in 2008. It is proposed to TIC this estate in 2009.
7103	Kilcullen	Curragh Close	913/79, 149/906	6	6	Category A	Abandoned estate. B.C. will commence TIC process if requested to by residence.
7104	Kilcullen	Esker Lea	99/36, PL09112626	38	38	Category B	Snag List of surface defects are completed by the developer. Hope to complete TIC process in 2009.
7105	Kilcullen	Castlemartin Manor	00/304	192	192	Category B	All 192 Houses completed. Site works generally satisfactory to-date. Pumping station issues have to be resolved prior to the TIC process.
7106	Kilcullen	Cnoc na Greine	00/2308	242	242	Category C	All 242 Houses completed. Snag list of defects issued. This estate can't be TIC until Pumping station issues in Castlemartin are resolved. Received ACD's, CCTV & vesting maps.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
7107	Kilcullen	Laurel Wood	99/2346	58	58	Category B	All 58 Houses completed. Snag List of surface defects completed by the developer. Hope to be completed and TIC in 2009.
7108	Kilcullen	Riverside Manor	99/1635, 08/1679	144	34	Category D	34 Houses completed. Wearing course not laid. Original planning permission has lapsed but developer has applied and been granted permission to build a further 110 units.
7109	Kilcullen	Hill Crest	00/2324, 02/2677	73	73	Category C	All 73 houses completed. Awaiting ACD's, CCTV & vesting maps. Comprehensive snag list to be provided.
7110	Kilcullen	Liu na Greine	02/267 (original); 02/2358 (2 extra), 99/1852	23	23	Category C	All 23 houses completed. Site works satisfactory to-date.
7112	Kilcullen	Hermitage Park	00/790	54	54	Category C	All 54 houses completed. Site works generally satisfactory to-date. The Building Control Section intend to TIC this estate in 2009 along with Moanbane Park.
7113	Kilcullen	Cnoc na Greine Woods	01/1562	31	31	Category C	All 31 houses completed. Site works satisfactory to-date. Snag list completed. TIC is premature until Cnoc na Greine - File No 7106 - is TIC.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
8101	Calverstown	Deerpark Lane	1405/91	5	5	Category A Abandoned estate. B.C. will commence TIC process if requested to by residence.	
8102	Calverstown	Carrighill	1448/95	10	10	Category B Snag List of surface defects issued to the developer in '03. No response to date from the developer.	
8103	Calverstown	Priory Village	1487/97	11	11	Category B Snag List of surface defects issued to the developer in '04. No response to date from the developer.	
8104	Calverstown	Blackhall	62/98	4	4	Category B Snag List of surface defects issued to the developer in '04. No response to date from the developer.	
8105	Calverstown	The Burrows	98/2091	20	20	Category B Snag List of surface defects issued to the developer. In January '06 the developer requested estate to be TIC. The Building Control will pursue this matter.	
8106	Calverstown	The Demense	99/2273	3	3	Category B Enforcement notice issued in '04. Some outstanding works completed. The developer requested estate to be TIC. The Building Control will pursue this matter.	

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
8107(a)	Calverstown	Carrighill Lower (Phase I)	99/1093	10	10	Category B Snag List of surface defects issued to the developer in '03. No response to date from the developer.	
8107(b)	Calverstown	Carrighill Lower (Phase II)	02/2419	5	5	Category C Snag List of surface defects issued to the developer in '03. No response to date from the developer.	
8108	Calverstown	Lugatana Park	98/2034	8	8	Category B Snag List of surface defects issued to the developer in '04. No response to date from the developer.	
8112(a)	Calverstown	Burrow Manor	01/1228	23	23	Category C Snag List of surface defects issued to the developer in '05. Snag list nearly completed, works still to be completed on pumping station.	
8112(b)	Calverstown	Burrow Manor	04/148	8	8	Category C All 8 houses completed. Site works satisfactory to-date.	
8113	Calverstown	Cluain Aoibhinn	01/1590, 05/2691	29	9	Category D 9 house completed. Site works have stopped. Developer has submitted a revised application for change of house type.	

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
8301	Narraghmore	Oak Park	99/813, 00/2064 (phase 2)	28	20	Category C	20 houses completed, some wearing course laid in cul-de-sac roads, marker posts not erected and landscaping to be completed. Work has stopped on site.
8302	Narraghmore	Lipstown Manor	99/2173	30	30	Category C	Snag List of surface defects issued to the developer in '04. The Building Control Section has received the ACDs. The Building Control Section awaiting vesting maps and CCTV.
8304	Narraghmore	Narraghmore Orchard	03/759	19	19	Category C	All 19 houses completed. Site works satisfactory to-date.
8601	Kilmeade	Greentree Developments Ltd - Richard White	00/948, PL09131362	29	29	Category D	All 29 units completed. The wearing course is not laid, marker posts not erected.
8602	Kilmeade	Greentree Developments Ltd - Richard White	99/2337	26	5	Category D	Work is ongoing on site but has slowed.
9101	Castledermot	St Johns, Castledermot	99/282	31	31	Category B	Snag List of surface defects issued to the developer. No response from the developer. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.

Ref:	Location	Name of Estate	Planning Ref:	No Units	Units comp	Category	Observations made
9102	Castledermot	The Friary	99/98, 01/1876	122	70	Category D	70 units completed, no wearing course laid, some marker posts erected. Phase 2 under construction, work has slowed on site.
9103	Castledermot	Ard a Laoi	00/2245	112	112	Category C	All units completed, permission sought for additional units. ACD's & CCTV survey submitted, marker posts erected but some are damaged & street lighting erected.
9104	Ballyroe	Cluain Laighen	99/237	11	11	Category B	All 11 houses completed. Site works satisfactory to-date.
9105	Castledermot	Kilbelin Construction	03/2723	127	127	Category D	All units completed, remedial works required, wearing course not laid, street lighting erected, landscaping not complete.
9106	Kilkea	Castlewood	03/182	16	16	Category D	All 16 houses in phase 1 are completed. The wearing course is not laid, street lighting erected, no marker posts erected. Work has not started on phase 2 yet. Upgrade of existing treatment plant not completed.
9107	Castledermot	Willowbridge Developments	05/545	154	0	Category D	Work has not started as a new application is ongoing.

Ref:	Location	Name of Estate	Planning Ref:	No	Units	Units comp	Category	Observations made
9108	Castledermot	Barrack Construction	05/1132	10	0		Category D	Commencement notice submitted but construction has not started.
9301	Timolin	D Hutchinson Ltd	296/97	3	3		Category B	Snag List of surface defects issued to the developer in '04. No response to date. This estate is a small estate and the residents may wish to keep this private.
9302	Timolin	Shackleton Village	1100/99, 06/881	12	12		Category B	All units are completed, wearing course is not laid, green area opposite houses to be landscaped & no marker posts erected. Street lighting & conc footpaths are completed. Site compound still in estate but no activity on site.
9303	Ballitore	The Paddock	01/93, 03/109 (35 houses)	42	42		Category C	All 42 houses recently completed. Site works satisfactory to-date. Wearing course required for this estate
9304	Moone	Pennyburn Ltd	99/817	6	6		Category B	Snag List of surface defects issued to the developer in '04. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs. Problem with treatment plant which needs to be resolved by developer.
9305	Moone	Billy Flood / J Donoghue	02/2447	6	6		Category C	Snag List of surface defects issued to the developer in '05. No response to date. The Building Control Section awaiting Vesting Maps, CCTV surveys and ACDs.

Ref:	Location	Name of Estate	Planning Ref:	No_Units	Units_comp	Category	Observations made
9306	Timolin	The Fairgreen	04/2285	13	5	Category D	Work is ongoing on site but has slowed. There is a sewerage treatment works on site, wearing course is not laid and marker posts are not erected.
9307	Ballitore	Abbeylands	05/1907	129	82	Category D	Work is ongoing on site. The pumping station and sewerage treatment plant is to be upgraded.

APPENDIX B

ESTATES TIC 2006-2008

REF.	LOCATION	ESTATE	UNITS	CAT.
1106	LEIXLIP	LOUISA VALLEY	107	B
1107	LEIXLIP	GLEN EASTON	362	C
1108	LEIXLIP	RINAWADE	317	C
1204	MAYNOOTH	MOYGLARE VILLAGE	120	A
1206	MAYNOOTH	MOYGLARE MEADOWS	10	A
1219	MAYNOOTH	PEBBLE HILL	23	B
1220	MAYNOOTH	PARSONS HALL	57	C
1227	MAYNOOTH	PARKLANDS LODGE	11	B
2109	CELBRIDGE	CASTLETOWN	700	A
2111	CELBRIDGE	CASTLE VILLAGE	290	B
2112	CELBRIDGE	ELM PARK	19	A
2117	CELBRIDGE	TEMPLE MANOR	96	C
2118	CELBRIDGE	HAWTHORN VIEW	26	A
2126	CELBRIDGE	SIMONSTOWN MANOR	91	E
2130	CELBRIDGE	CALLINDERS MILL	115	C
3103	KILCOCK	COURTOWN PARK	247	A
3106	KILCOCK	ABBNEYFIELD	80	B
3135	NEWTOWN	NEWTOWN LAWNS	20	C
3203(a)	CLANE	CENTRAL PARK	28	A
3209	CLANE	COLLEGE GROVE	10	A
3301	PROSPEROUS	BARRINGTON COURT	100	B
3302	PROSPEROUS	THE DOWNINGS (I)	81	B
3304	PROSPEROUS	MAPLE TOFT CLOSE	57	B
3307	PROSPEROUS	THE DOWNINGS (II)	5	B
3401	COILL DUBH	TUDOR COURT	15	A
3630	JOHNS/BRIDGE	BRIDGEWELL	22	B
3632	JOHNS/BRIDGE	DUNFIERTH PARK	52	C
4105	SALLINS	SALLINS PARK	195	C
4106	SALLINS	SALLINS BRIDGE	192	B
4211	JOHNSTOWN	FURNESS MANOR	21	C
4301	TWO MILE HOUSE	CLUAIN AOIBHINN	9	A
5101	NEWBRIDGE	CONNELL DRIVE	168	A
5102	NEWBRIDGE	BARODA COURT	84	A
5103	NEWBRIDGE	LIFFEY DRIVE	30	A
5104	NEWBRIDGE	RIVER COURT	24	A
5112	NEWBRIDGE	RATHCURRAGH LODGE	146	A
5114(a)	NEWBRIDGE	THE GRANGE	89	B
5114(b)	NEWBRIDGE	THE PRIORY		B
5119(a)	NEWBRIDGE	ROSEBERRY	60	B
5119(b)	NEWBRIDGE	RAYMOND COURT		B

5127	NEWBRIDGE	COLLEGE FARM	266	C
5132	NEWBRIDGE	WELLSLEY MANOR	87	B
5133	NEWBRIDGE	OLD CONNELL WEIR	79	C
5141(a)	NEWBRIDGE	ROSEBERRY HILL	141	D
5144	NEWBRIDGE	GREAT SOUTHERN	70	B
6106(a)	KILDARE	NORTH GLEBE	158	B
6106(b)	KILDARE	CURRAGH FINN		B
6303	KILDANGAN	KILDANGAN MANOR	18	C
6404	RATHANGAN	ANNSBORO VIEW	6	B
6502	BALLYSAX	THE ELMS	11	A
6507	BALLYSAX	DUN CUILLINN	33	C
8109	CALVERSTOWN	ROSEWOOD	12	C
8111	CALVERSTOWN	CARRIG GLEN	38	C
TOTAL		53 ESTATES	4998 UNITS	

SUMMARY OF ESTATES BY CATEGORY:

CATEGORY	A	B	C	D
NO. ESTATES	16	20	15	2
NO. UNITS	1647	1438	1681	232