



Planning Department  
Dun Laoghaire-Rathdown County Council  
County Hall  
Marine Road  
Dun Laoghaire  
Co. Dublin

09 December 2025

**Re: Stage 3 LRD Planning Application for lands located North of Glenamuck Road, Bounded by GDDR and GLDR, Kilternan, Dublin 18**

Dear Sir / Madam

Please find enclosed copy deed of transfer dated 13 October 2020 (the “*Transfer*”) between Brendan Cowley, the previous owner of the lands the subject of the above planning application and known as the “*Retained Lands*” in the Transfer, and Glenamuck Land Ventures Limited in respect of the adjoining lands to the south known as *Glenamuck Manor* (the “*Sold Land*” in the Transfer).

As set out in Schedule 3 of the Transfer, Brendan Cowley and his successors in title reserved various easements over the Sold Land for the benefit of the Retained Land, including the following (any capitalised terms are defined in the Transfer):

- The right to pass and repass along the roads and footpaths within the Sold Land with or without horses, cars, motor cars, motor lorries and all other manner of vehicles for the use of and access to the Retained Lands from the public road.
- The right to construct and retain gables, eaves, gutters, spouts, downpipes or similar structures attached to any dwelling erected on the Retained Lands which may overhang or project into the airspace of the Sold Land.
- The right to pass and run Services to and from the Retained Land through any Conduits on the Sold Land.
- The right to connect up with, inspect, install, cleanse, replace, repair and renew Conduits over under or upon the Sold Land.
- The right to lay the “*Pipe*”, the approximate location of which is marked in green on the map attached to the deed of transfer.

Accordingly, the enclosed Transfer confirms and secures the rights necessary for vehicles, pedestrians and other road users to pass through the Glenamuck Manor site in order to access and exit the lands that are the subject of this planning application.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully,

Sarah Scully

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Sarah Scully  
Legal Counsel



MCDERMOTT CREED & MARTYN SOLICITORS  
DX 5005  
SLIGO

**Our Reference:** P2024LR029237P  
**Your Reference:** NMcS/COW001/0004  
**Folio:** DN19338F  
**Instrument Number:** D2020LR136147W

Dear Sir/Madam,

We are pleased to inform you that the above application has been completed.

Yours faithfully,

Zoey Kenny  
Central Storage Facility (Santry)

13th March 2024

**SCHEDULE**

Certified copy of instrument number D2020LR136147W.

Instrument issued in accordance with procedures set out in Practice Direction Inspection of documents. See [www.prai.ie](http://www.prai.ie) for details.

Instrument redacted in accordance with GDPR and the Data Protection Act, 2018.

Enquiries may be addressed to Zoey Kenny, [zoey.kenny@tailte.ie](mailto:zoey.kenny@tailte.ie), 01-854 4216

Land Registry Application for Registration  
(Incorporating Form 17)

D2020LR136147W

1. Applications

Application Type	Document	Consideration	Revenue Stamp
Charge	Deed of Charge		Not Required
Open New Folio		No Consideration Required	Not Required
Transfer (Sale)	Deed of Transfer	[REDACTED]	20-1081278-6447-131020-L

2. Folios

Folio Number	County
DN19338F	Dublin
DN3277	Dublin

3. Fees Payable

The Fee for this Application is €1050.00

*€1050 LAND DIRECT  
Account*

4. Applicant Details

Forename	Surname / Organisation	Address
	Glenamuck Land Ventures Limited	Stonebridge House, Stonebridge Cross, Shankill, Co. Dublin

5. Application for Registration

I (the applicant) (or) as solicitor for the applicant(s) apply for registration of the above named as owner(s) as sole owner / joint tenants of the property the subject of the application herein and/or (as the applicant or registered owner or person entitled to be registered owner) apply for registration of the burdens/cautions/inhibitions in accordance with the documents lodged and assent to the registration of same as burdens on the property.

6. Lodged By

Name	AMOSS SOLICITORS
Postal Address	WARRINGTON HOUSE
	MOUNT STREET CRESCENT
	DUBLIN 2

Reference HR/CAST04/0008

7. I as solicitor for the applicant apply for registration of the following charge and as solicitor for the registered owner/person entitled to be registered as owner assent to its registration as a burden on the property affected

*\*Authorised Lending Institutions are those (i) authorised under Irish Legislation, (ii) authorised under the terms of the EU Directive 2013/36/EU to carry on banking business in the State, or (iii) licensed, authorised and regulated by law in the country of incorporation if that is outside the EEA.*

Name of Lender OTHER LENDER



(1) BRENDAN COWLEY

and

(2) GLENAMUCK LAND VENTURES LIMITED

TRANSFER  
relating to lands at Westgate, Glenamuck Road, Dublin 18

DWF (Dublin)  
5 George's Dock  
IFSC  
Dublin  
Dublin 1



### Stamp Certificate

Document ID: 200096290A Date Issued: 14/10/2020  
Stamp Certificate ID: 20-1081278-6447-131020-L Notice Number: 51831683-033061  
Duty: € [REDACTED]  
Total: € [REDACTED]  
Date of Execution of Instrument: 13/10/2020  
Parties From: BRENDAN COWLEY  
Parties To: GLENAMUCK LAND VENTURES LIMITED  
Property Westgate, Glenamuck Road, Carrickmines, Dublin18  
Folio Number(s): DN19338F, DN3277F  
Non Residential: Chargeable Consideration: [REDACTED] Duty: [REDACTED]

Revenue 

COUNTY DUBLIN

FOLIOS DN19338F AND 3277F

THIS TRANSFER is dated 13 October

2020

BETWEEN

- (1) BRENDAN COWLEY of West Gate, Glenamuck Road, Carrickmines, Dublin 18 (the "Vendor");
- (2) GLENAMUCK LAND VENTURES LIMITED (company number 676800) whose registered office is Stonebridge House, Stonebridge Close, Shankill, County Dublin (the "Purchaser").

OPERATIVE PROVISIONS

The Vendor as registered owner as beneficial owner in consideration of the sum of [REDACTED] (the receipt of which the Vendor acknowledges) **HEREBY TRANSFERS** the Sold Land to the Purchaser **TOGETHER WITH** the Granted Easements and **SUBJECT TO** the Excepted Easements

The Purchaser **ASSENTS** to the registration of the Excepted Easements as a burden on the Sold Land and the Vendor **ASSENTS** to the registration of Granted Easements as a burden on the Retained Land.

In witness whereof this transfer has been executed in the manner following the day and year first above written.

DEFINITIONS

In this transfer and the several schedules to it (unless the context otherwise requires) the following expressions shall mean:

**"Common Areas"** all malls, landscaped areas, playgrounds, and other similar features, now or to be, developed/installed/constructed pursuant to a scheme of a residential housing estate development which are intended for the common use and enjoyment by owners and occupiers and visitors but excluding private dwellinghouses

**"Conduits"** all channels, conduits, pipes, drains, water courses, ditches, gutters, sewers, wires, mains cables and other conducting media of whatever kind or nature for the supply or transmission of the Services or any of them;

**"Excepted Easements"** the easements rights and privileges excepted and reserved out of this transfer and specified in schedule 3 to this transfer;

<b>"Granted Easements"</b>	the easements rights and privileges included in this transfer and specified in schedule 4 to this transfer;
<b>"Pipe"</b>	the pipe laid or to be laid running under or over the Sold Land and the Retained Land the approximate route and location of which is shown for the purposes of identification only coloured green on the Plan
<b>"Plan"</b>	the plan or plans annexed to this transfer;
<b>"Retained Land"</b>	the property described in Schedule 2
<b>"Services"</b>	supply of water, drainage of sewerage, soil and surface water, electricity, gas, oil, heating fuel, telephone, alarm signals and other services or utilities of whatsoever nature and kind (as appropriate);
<b>"Sold Land"</b>	the property described in Schedule 1

SCHEDULE 1

The Sold Land

All that and those the parts of Folio DN19338F and Folio DN3277 as are more particularly outlined in red on the Plan

Part of plan N° 3, lands  
N° 1 of folio DN3277.

Plan: DVTN7.

Part of plan N° 24, lands  
N° 1 of folio DN19338F.

Plan DVTP3.

NF: DN243350F.



10/2/21.

**SCHEDULE 2**

**The Retained Land**

All that and those the parts of Folio DN19338F and Folio DN3277 as do not comprise the Sold Land

Do not Map

- MAP NOT REFERENCED

- Housing Development

### SCHEDULE 3

#### The Excepted Easements

Full right and liberty for the Vendor, his successors and administrators, servants, agents, workmen, licensees, invitees, tenants and undertenants in common with the Vendor and as appurtenant to the Retained Land in common with all others having similar rights:

1. The right to enter upon the Sold Lands with workmen and others and all necessary equipment for the purposes of laying the Pipe and afterwards inspecting, cleansing, maintaining, repairing, renewing or replacing the Pipe making good any damage occasioned by such work but not being responsible for any temporary inconvenience caused by any such work and to drain sewerage water and soil from the Retained Land through the Pipe into the public sewer.
2. At all times by day and by night and for all purposes in connection with the use of and access to the Retained Land with or without horses, cars, motor cars and motor lorries and all other manner of vehicles howsoever propelled or drawn laden or unladen to go pass and repass over and along all roadways and footpaths now laid over or to be laid over the Sold Land leading from and to the Retained Land to and from the public road.
3. The free passage and running of the Services to and from the Retained Land or any part thereof through the Conduits which now are or may at any time be in, under over or upon any part of Sold Land together with all easements, rights and privileges necessary for repairing, maintaining and reinstating the same.
4. The right to connect up with and to inspect, install, cleanse, replace, repair and renew the Conduits for that purpose to enter the Sold Land or any part thereof (but not any buildings erected thereon) with or without workmen and others and all necessary equipment making good any damage thereby occasioned but not being responsible for any temporary inconvenience or temporary damage thereby occasioned but causing as little inconvenience as reasonably possible.
5. The right to use, in common with other owners and occupiers of the Sold Land (or any part thereof) and their visitors and all others for the time being having the like right, the Common Areas in the Sold land subject to such reasonable regulations for the common enjoyment thereof as the Purchaser may from time to time prescribe.
6. The right for the benefit of those parts of the Retained Land which immediately abut the Sold Land to construct gables, eaves, gutters, spouts, downpipes and similar structures attached to dwellings erected or to be erected on the Retained Land and overhanging or projecting into the airspace of the Sold Land together with the right to retain such gables, eaves, gutters, spouts, downpipes and similar structures.
7. The right for the benefit of those parts of the Retained Land laid out as dwellings or to be laid out as dwellings which immediately abut the Sold Land to enter onto the Sold Land upon reasonable notice (except in case of emergency) and remain there for such reasonable time as is necessary for the purposes of inspecting, cleansing, repairing, renewing and decorating the gables, eaves, gutters, spouts, downpipes and similar structures attached to such dwellings with workmen and others and all necessary equipment making good any damage thereby occasioned but not being responsible for any temporary inconvenience or temporary

damage caused by such works provided however that such rights of entry shall be exercised only in the event that such inspection, cleansing, repair, renewal or decoration cannot practicably be carried out other than by entering upon the Sold Land.

**SCHEDULE 4**

**The Granted Easements**

Full right and liberty for the Purchaser, their successors and administrators, servants, agents, workmen, licensees, invitees, tenants and undertenants in common with the Purchaser and as appurtenant to the Sold Land in common with all others having similar rights:

1. The right to enter upon the Retained Lands with workmen and others and all necessary equipment for the purposes of laying the Pipe and afterwards inspecting, cleansing, maintaining, repairing, renewing or replacing the Pipe making good any damage occasioned by such work but not being responsible for any temporary inconvenience caused by any such work and to drain sewerage water and soil from the Sold Land through the Pipe into the public sewer.
2. At all times by day and by night and for all purposes in connection with the use of and access to the Sold Land with or without horses, cars, motor cars and motor lorries and all other manner of vehicles howsoever propelled or drawn laden or unladen to go pass and repass over and along all roadways and footpaths now laid over or to be laid over the Retained Land leading from and to the Sold Land to and from the public road.
3. The free passage and running of the Services to and from the Sold Land or any part thereof through the Conduits which now are or may at any time be in, under over or upon any part of Retained Land together with all easements, rights and privileges necessary for repairing, maintaining and reinstating the same.
4. The right to connect up with and to inspect, install, cleanse, replace, repair and renew the Conduits for that purpose to enter the Retained Land or any part thereof (but not any buildings erected thereon) with or without workmen and others and all necessary equipment making good any damage thereby occasioned but not being responsible for any temporary inconvenience or temporary damage thereby occasioned but causing as little inconvenience as reasonably possible.
5. The right to use, in common with other owners and occupiers of the Retained Land (or any part thereof) and their visitors and all others for the time being having the like right, the Common Areas in the Retained Land subject to such reasonable regulations for the common enjoyment thereof as the Vendor may from time to time prescribe.
6. The right for the benefit of those parts of the Sold Land which immediately abut the Retained Land to construct gables, eaves, gutters, spouts, downpipes and similar structures attached to dwellings erected or to be erected on the Sold Land and overhanging or projecting into the airspace of the Retained Land together with the right to retain such gables, eaves, gutters, spouts, downpipes and similar structures.
7. The right for the benefit of those parts of the Sold Land laid out as dwellings or to be laid out as dwellings which immediately abut the Retained Land to enter onto the Retained Land upon reasonable notice (except in case of emergency) and remain there for such reasonable time as is necessary for the purposes of inspecting, cleansing, repairing, renewing and decorating the gables, eaves, gutters, spouts, downpipes and similar structures attached to such dwellings with workmen and others and all necessary equipment making good any damage

thereby occasioned but not being responsible for any temporary inconvenience or temporary damage caused by such works provided however that such rights of entry shall be exercised only in the event that such inspection, cleansing, repair, renewal or decoration cannot practicably be carried out other than by entering upon the Retained Land.

SIGNATURE PAGE

THE VENDOR

SIGNED and DELIVERED as a DEED by  
BRENDAN COWLEY in the presence of:

Brendan Cowley

WITNESS

Signature: Jason McGrath

Name: JASON MCGRATH

Address: 10A

22 SPRINGFIELD PK

FOXROCK D15 P8C9

Occupation: COMPANY DIRECTOR

THE PURCHASER

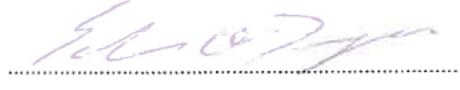
GIVEN under the COMMON SEAL of  
GLENAMUCK LAND VENTURES LIMITED  
and DELIVERED as a DEED:

DIRECTOR

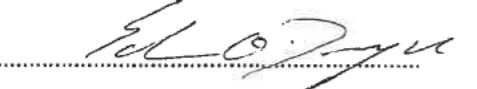
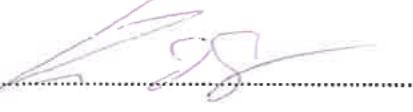
Signature: 

Name (in block capitals): EDWARD O'DWYER

DIRECTOR/SECRETARY/  
REGISTERED PERSON

Signature: 

Name (in block capitals): EDWARD O'DWYER

Signatures:
Present when the common seal of the Mortgagor was affixed hereto:

Director

Director/Secretary
(use a continuation sheet for additional signatories)

AMOSS SOLICITORS  
DX 179 007  
BALLSBRIDGE 2

**Our Reference:** D2020LR136147W  
**Your Reference:** HR/CAST04/0008  
**Folio:** DN3277, DN19338F  
**New Folio Number:** DN243350F  
**Applicant:** GLENAMUCK LAND VENTURES LIMITED

### **Notice of Completion**

Dear Sir/Madam,

We are pleased to inform you that the above application has been completed. The returnable documents (if any) are listed in the schedule below.

Copy Folios and Copy Folio/Title Plans (if requested) will issue separately.

Yours faithfully,

  
James Dunne  
Dublin Region Casework  
15th March 2022

### **SCHEDULE**

1. Counterpart Mortgage

*John J. Keane*  
VICTORIA HOMES LTD.  
Thomas Town, Naas,  
Co. Kildare.  
Tel: 045 895609  
VAT No: 98530640

PERMISSION  
TO CONNECT  
SERVICES  
THROUGH  
COWLEY LANDS



WAYLEAVE  
OVER ALL  
ROADS AND  
SERVICES TO  
BE HELD  
BY COWLEY  
FAMILY OR  
THEIR ASSIGNEES

SITE BOUNDARY  
OF LANDS TO BE  
SOLD IN PHASE 1

DESIGN NUMBER  
EN 0084020



Thomastown  
Naas  
Co. Kildare  
Ph: 045 895609  
Fax: 045 876285  
E: info@victoriahomes.ie

PROJECT ADDRESS  
GLENAMUCK ROAD,  
CARRICKMINES,  
CO. DUBLIN  
DRAWING NAME  
WAYLEAVE MAP  
DRAWING NUMBER  
LR-001  
DATE  
26-03-2020  
SCALE  
1:2500 (A3)

DRAWING PREPARED BY:  
NIALL FAGAN  
B. SC. ARCH. TECH.  
VICTORIA HOMES LTD  
THOMASTOWN, NAAS,  
CO. KILDARE

SITE BOUNDARY (1:2500 - A3)

