

Ref: TC116

12th September, 2016.

TO: An Cathaoirleach
& Each Member of Kilkenny County Council

RE: Taking in Charge


Section 11 of the Roads Act, 1993
Section 180 of the Planning & Development Act, 2000
As amended by Section 59 of the Planning & Development Act 2010

Development: TC116 – Chapelgate, Kilmacow, Co. Kilkenny

I attach herewith report in relation to the taking in charge of the residential development comprising of 61 houses at Chapelgate, Kilmacow, Co. Kilkenny.

I recommend that the procedure required in accordance with Section 11 of the Roads Act, 1993 in order to facilitate the taking in charge of the roads in the above development and in accordance with Section 180 of the Planning & Development Act, 2000 as amended by Section 59 of the Planning & Development Act 2010, be commenced;

SIGNED:



Anne Maria Walsh
A/ Director of Services
Planning

Planning & Development Acts, 2000 - 2015
Planning & Development Regulations, 2001 – 2015
Taking in Charge (TIC) Report Dated 9th September 2016

Planning Reference:	TC116
Development:	Chapelgate, Kilmacow
Developer:	S.E. Construction Limited
Planning Permission Reference:	P04/757

Site Location & Description

The development is located at Narrabaun South, just north of Kilmacow Upper village. It is accessed directly from local road number L3401. Kilkenny County Council granted permission for 60 dwellings and a crèche under P04/757 on 11th February 2005. This was subsequently appealed to An Bord Pleanála by a 3rd party and the Board granted permission with revised conditions on 14th November 2005. The 60 dwellings are a mixture of detached, semi-detached and town-houses – with the majority being semi-detached.

Planning History

P04/757 – application for 72 dwellings and crèche (subsequently revised and granted as 60 dwellings with crèche)
P07/2079 – retention of single dwelling as built (conditional)
P08/465 – retention of revised location for sewage treatment plant and permission to occupy 3 dwellings previously excluded from occupancy (conditional)
P09/691 – change of use from crèche to dwelling house (conditional)
P13/35 – application for extension of duration of P04/757 (refused)


TIC Request:

The developer of the estate applied to have Chapelgate taken in charge on 29th April 2015. The developer in conjunction with funding from NAMA has carried out the majority of the works identified by the Service Areas. The remaining minor works have been completed from funds approved under the National Taking in Charge Initiative by Kilkenny County Council.

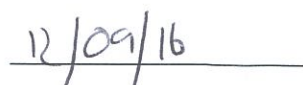
Recommendation:

Having regard to the substantial completion of the development in accordance with the conditions attached to the grant of permission and the completion of the schedule of works as issued to the developer in December 2014, I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Chapelgate, Kilmacow, Co. Kilkenny under Section 11 of the Roads Act 1993 and Section 180 of the Planning and Development Acts 2000-2015.

SIGNED:


Brendan Sheahan
Executive Engineer

Date:

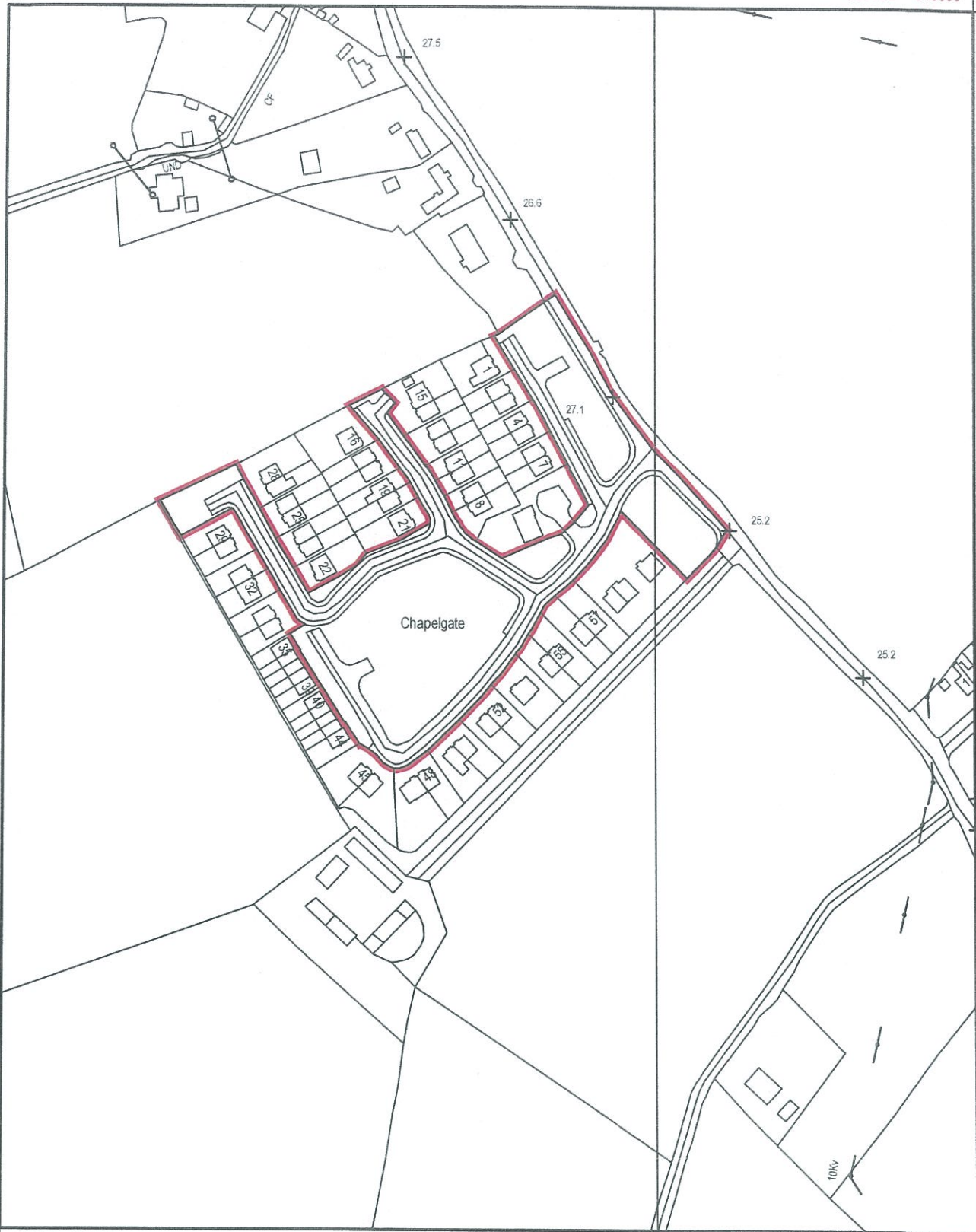


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An Fhionnach Bhián Theas
NARRABAUN SOUTH Td



BASED ON ORDNANCE SURVEY OF IRELAND MAP, LICENCE No. KILKENNY CCMA 08/12

655645 618084

FOR INFORMATION PURPOSES ONLY

Transfer of common lands at
Chapelgate Kilmacow, Co. Kilkenny
AREA OF SITE OUTLINED IN RED = 1.51Ha
FOI 10 - KK25163f

Scale : 1:2500 @ A4
Plot Date: 05.10.2015
Drn by: P Moran
Evan Tech

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