



Ref: TC112

19th March 2019

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 and Development Acts 2000 to 2018

Development: TC60 - Archersfield, Kilmaganny, Co. Kilkenny

I attach herewith report in relation to the taking in charge of the above residential development comprising of 24 housing units at Kilmaganny, 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 Acts 2000 to 2018 be commenced;

SIGNED:

Sean McKeown
Director of Services
Planning



Planning and Development Acts 2000 to 2018
Planning and Development Regulations 2001 to 2018

REPORT ON TAKING IN CHARGE:

Planning Reference:	TC60
Development:	Archersfield, Kilmaganny, Co. Kilkenny
Developer:	Springwell Developments Ltd.
Planning Permission Reference:	P04/1196 and P06/1555

Site Location & Description

Archersfield is a residential development consisting of 24 dwellings located within Kilmaganny Village. The dwellings are a mixture of detached and semi-detached 2 storey units. 4 no. dwellings are street-access buildings - i.e. access is directly onto the main road (R701). The remaining 20 units are accessed via an estate road with a single access onto the main road.

Planning History

- P04/1196: Permission granted subject to 34 no. conditions to Springwell Developments Ltd. for the erection of 20 no. fully serviced dwelling houses and associated site works, on 15th June 2005.
- P06/1555: Permission granted subject to 18 no. conditions to Springwell Developments Ltd. for 4 additional semi-detached dwelling houses on 25th January 2007.

TIC Request:

The formal application to have this development taken in charge was made by the developer on 21st January 2011. The application was referred to the various internal service areas of the council and based on the responses a schedule of necessary works was prepared. The developer engaged with the council and prepared CCTV surveys and as built drawings but progress slowed and the developer entered receivership in 2016.

Kilkenny County Council subsequently undertook remedial works to bring the development up to the necessary standard for taking in charge. Works were completed in 2017 and monies spent were subsequently claimed from the development bond.

Recommendation:

Having regard to the completion of the development in substantial accordance with the conditions attached to the grant of permission and the completion of all works as identified by the various internal service areas, I recommend that Kilkenny County Council initiate proceedings for the formal taking in charge of Archersfield, Kilmaganny, Co. Kilkenny, as outlined on the attached map.

SIGNED:

Brendan Sheahan
Brendan Sheahan
Executive Engineer

Date: 14/03/19

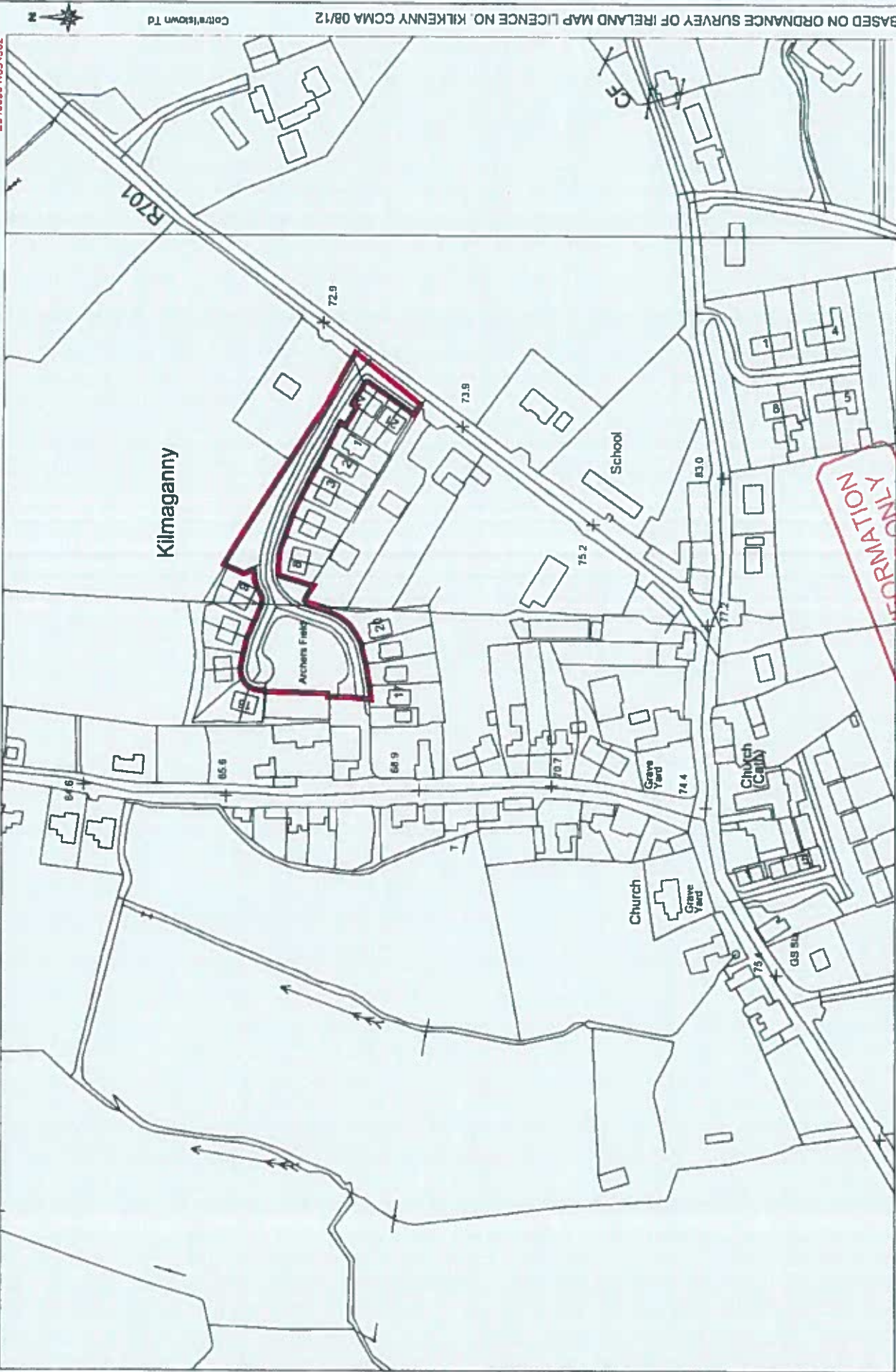
A. Fitzpatrick
Annette Fitzpatrick
Administrative Officer

Date: 14/03/19

THIS IS A COMPUTER GENERATED MAP WITH ITM COORDINATES

OS MAP REF. 5191-A, 5191

EG46099 N63462



Kilmaganny

Archers Field

School

Church

Grave Yard

Church (Culla)

Grave Yard

G.S. Hall

EG45434 N634512

Lands at Kilmaganny, Co. Kilkenny

AREA OF SITE OUTLINED IN RED = 0.42 Ha

FOLIOS - KK24795F (part of), KK2611F (part of)

FOR INFORMATION PURPOSES ONLY

Scale: 1:2500 @ A4

Plot Date 11/02/2019

Drm: BLS

Comhairle Chathair Chill Channagh

Kilkenny County Council

County Hall, John Street, Kilkenny

Tel: 051 7794000

Fax: 051 7794004

Web: www.kilkenny.gov.ie



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

Cotwinstown Td