

Comhairle Chontae Chill Chainnigh  
Kilkenny County Council  
Planning Report



Planning and Development Act 2000, as amended.

Planning and Development Regulations, 2001.

**TAKING IN CHARGE REPORT FOR  
ELECTED MEMBERS**

Planning Reference:	TC161
Development:	Arbourmount (Phase 1), Rockshire, Ferrybank, Co. Kilkenny
Developer:	Chetel Limited
Planning Permission Reference:	P.02/1512, P.08/135, P.10/80, & P.10/465

---

**Site Location & Description:**

Arbourmount (Phase 1) is residential development of 16 detached houses located at Rockshire, Ferrybank, Co. Kilkenny. The site is served by mains water and sewerage, and is accessed via a single entrance from local primary road L3409. The area to be taken in charge is outlined on the attached map; other parts/phases of the development do not form part of this taking in charge application.

**Planning History:**

P.02/1512 – Permission granted for the construction of 36 detached two storey dwellings of 3 house types and all associated site works.

P.08/135 – Permission granted for the extension of life of planning permission 02/1512. Expiry date 30/11/10.

P.10/80 - Permission refused for the extension of life of planning permission 02/1512.

P.10/465 - Permission granted for the extension of life of planning permission 02/1512. Expiry date 30/11/15.

**TIC Request:**

The formal application to have Arbourmount (Phase 1) taken in charge was made by the residents in May 2019. The application was deemed valid by the planning authority in June 2019 following receipt of satisfactory further information. The Planning Authority is currently collating a schedule of remedial works identified by the various internal service areas. The Special Liquidator of IBRC have repudiated the bond in this case, therefore, the cost of remedial works will be funded from internal resources. The works will be procured arranged, and funded by the local authority.

Please also note, final taking in charge is not dependent on the completion of remedial works. If needs be, the completion of the works can continue after taking in charge. This principle applies where the works are being funded by a bond or internal resources.


**Recommendation:**

Having regard to the expected completion of remedial works identified by the various internal service areas; I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Arbourmount (Phase 1), Rockshire, Ferrybank, Co. Kilkenny as outlined on the attached map.



Alan Hyland,  
Executive Engineer, Planning.

Date: 09/03/22

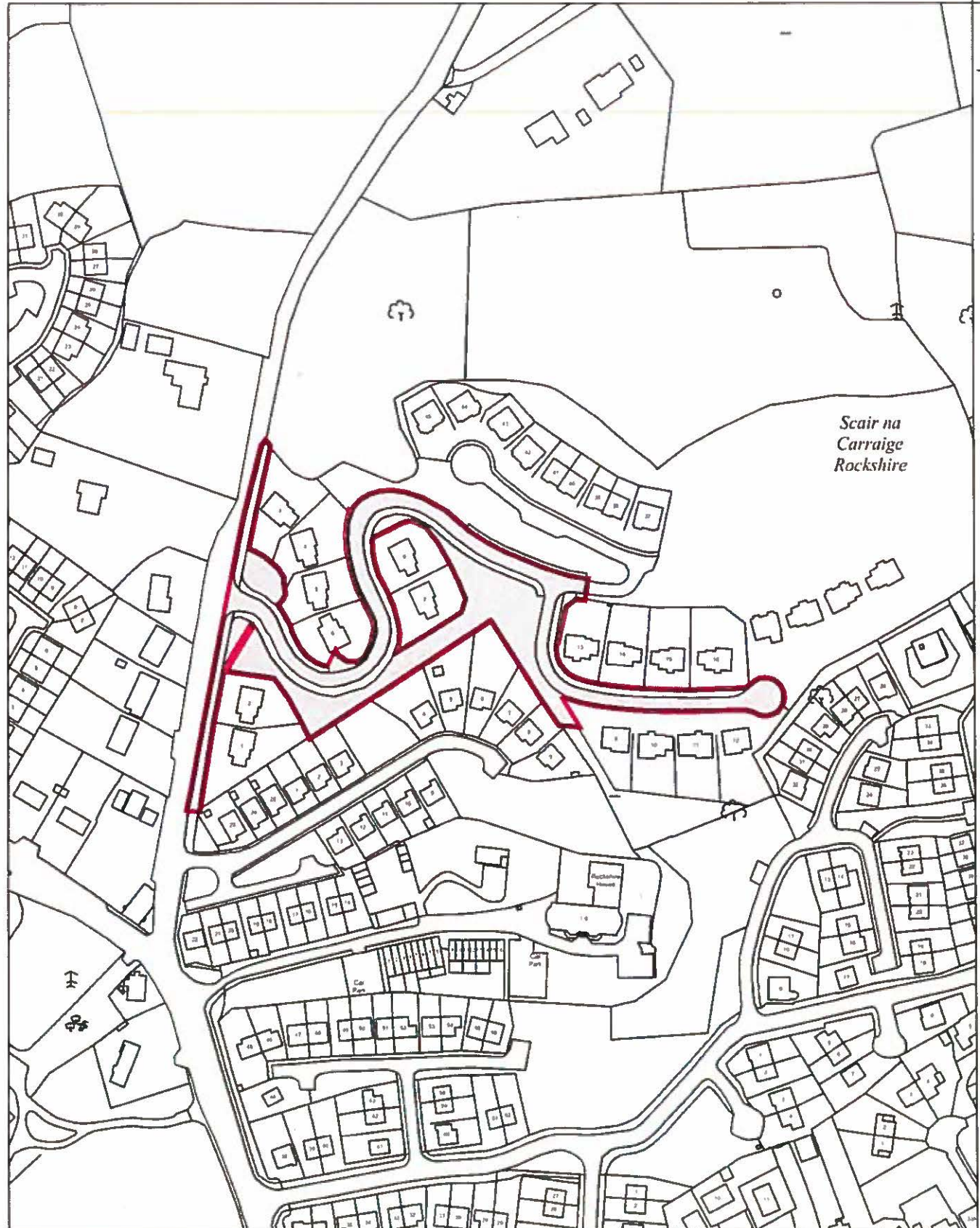


Una Kealy,  
Administrative Officer, Planning

Date: 09.03.2022

THIS IS A COMPUTER GENERATED MAP WITH ITM COORDINATES  
OS MAP REF. 5632-A & 5632-12

661222, 613917



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

660784, 613366

TAKING IN CHARGE  
ARBOURMOUNT (PHASE 1),  
ROCKSHIRE, FERRYBANK,  
CO. KILKENNY

FOR  
INFORMATION  
PURPOSES  
ONLY

SCALE 1:2500 @ A4  
PLOT DATE 08-03-2022  
DRAWN BY A. HYLAND

Comhairle Chontae Chill Chainnigh  
Kilkenny County Council

County Hall, John Street, Kilkenny  
Telephone: (051) 7733377  
Fax: 0504 178404  
Website: [www.kilkennycc.ie](http://www.kilkennycc.ie)  
Serving People. Preserving Heritage.

