

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:	TC 141
Development:	Ayrfield, Granges Road, Kilkenny
Developer:	MacCarthy Bros. Ltd
Planning Permission Reference:	03/990056 06/990104

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**Site Location & Description:**

Ayrfield is a residential development of 55 units & creche (1 The Green) located on Granges Rd, Kilkenny. The site is served by mains water and sewerage and is accessed via a single entrance from the L – 2600 Granges Road.

**Planning History:**

P. 03/990056 – for a residential development including : (a) six no 2 storey detached houses to include provision of third floor attic residential accommodation (type 1) with detached garages and associated vehicular entrances; seven no 2 storey detached houses to include provision of third floor attic residential accommodation (type 2) and associated detached garages in two no houses; fourteen no 2 storey detached and six no semi-detached houses to include provision of third floor attic residential accommodation (type 3 ) and associated detached garage to one no house; thirteen no 2 storey terraced houses to include provision of third floor attic residential accommodation (type 4); one no dormer detached house and associated entrance and detached garage (type 5) and ancillary related works; (b) one no 2 storey detached house to also include provision of third floor attic residential accommodation and also to include a child care creche for 20 children; (c) fifteen no two bedroom apartments in a three storey residential apartment building with associated stairs

access & lift, parkin, bin & bicycle stores and open space; (d) overall site infrastructural development works, vehicular entrance to Granges road, boundary walls, site services and ancillary related works at Granges Road. In addition alterations to layout with increase to total number of residential units from 63 to 68; provision of pedestrian and vehicular access and also orientation of residences on to Lord Edward Street; alterations to ground floor layout and elevations of the child care creche for 20 children; revised storm water system with attenuation, discharging through a new drain through Lord Edward Street to a new outfall to the Breaghagh River beside the Butts Roundabout, including a bore under Butts Green; alterations to overall site infrastructural development works, open space, paths, boundary walls, site services and ancillary related works at Ayrfield, Granges Road and Lord Edward Street.

P. 06/990104 - alterations to the existing approved development which relates to a creche, consisting of a first-floor extension to the side of the approved premises, elevation and layout alterations, shelter roof over patio and ancillary related works at No 1 The Green, Ayrefields Townland, Granges Road & Lord Edward St Kilkenny

**TIC Request:**

The formal application to have Ayrfield taken in charge was made by the developer in 2009. The application was deemed valid by the planning authority in 2009 following receipt of satisfactory further information. In 2022 KCC engaged with OCFPM, acting on behalf of the bondholder, with a view to KCC taking the Estate in charge. It was agreed that works to bring the estate to taking in charge standard will be procured and arranged by the planning authority.

Please also note, final taking in charge is not dependent on the completion of the remaining works. If needs be, the completion of the works can continue after taking in charge. This principle applies to works where the planning authority is in receipt of the bond money and is arranging the works.

**Recommendation:**

I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Ayrfield, Kilkenny, as outlined on the attached map.

*William Delaney*

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William Delaney,  
Executive Engineer, Planning.

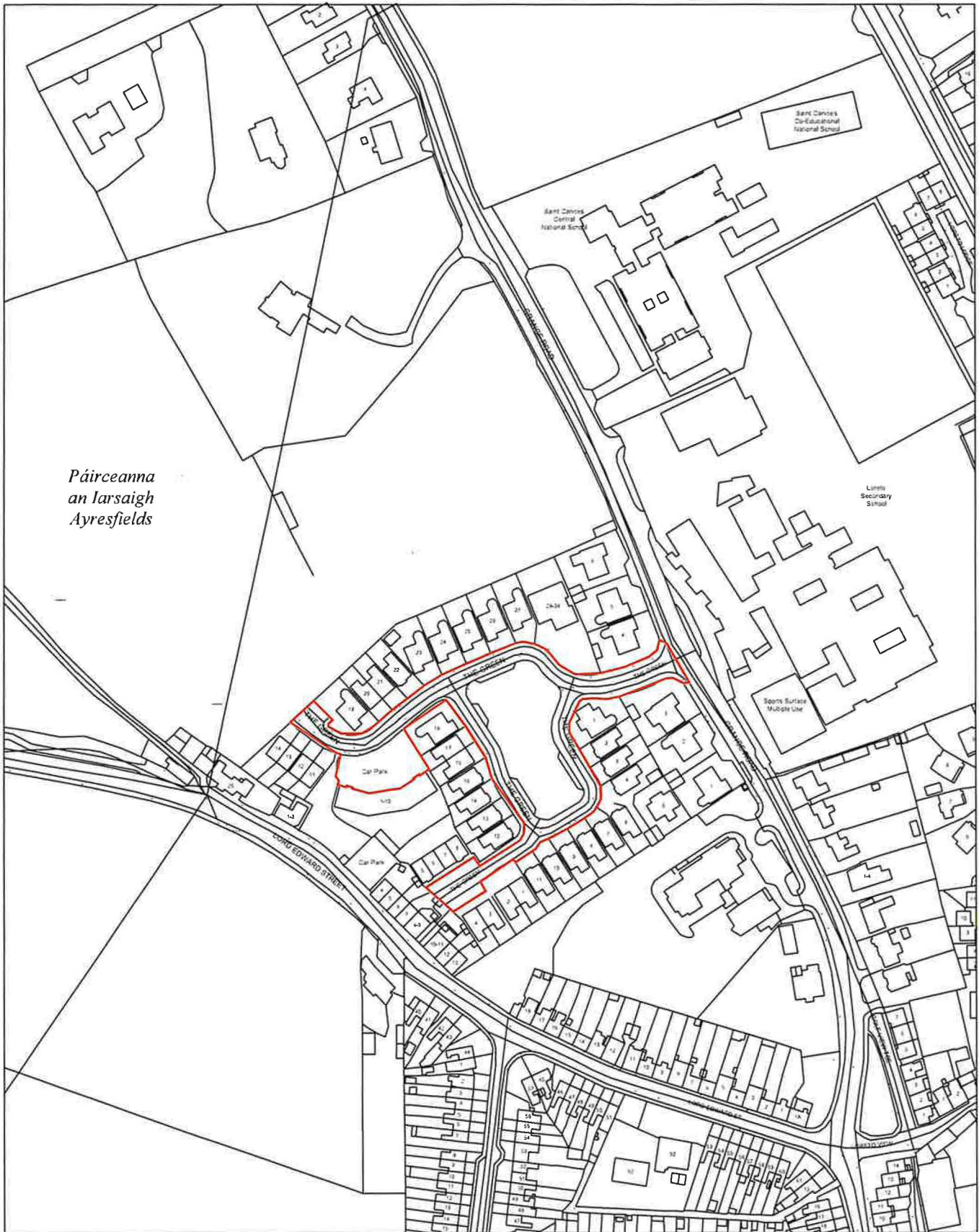
Date: 16/2/22

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Úna Kealy,  
Administrative Officer, Planning

Date:

THIS IS A COMPUTER GENERATED MAP WITH ITM CORDINATES



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

Transfer of lands at Ayrfield Kilkenny

Scale : 1:2500 @A4

Plot Date: 15/02/24

Drn by: W Delaney

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