

Comhairle Chontae Chill Chainnigh  
Kilkenny County Council  
Planning Report



Planning & Development Acts, 2000 - 2020

Planning & Development Regulations, 2001 - 2020

TAKING IN CHARGE REPORT FOR  
ELECTED MEMBERS

Planning Reference:	TC 184
Development:	Cnoc Baun, Ballyfoyle Road, Kilkenny
Developer:	Orchardvale Developers Ltd
Planning Permission Reference:	P.05/1801 & P.07/991

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**Site Location & Description:**

Cnoc Baun is a residential mix development of 20 houses, located on the Ballyfoyle Road, Kilkenny. The site is served by mains water and sewerage, and is accessed via a single entrance from the L - 2612. The L2612 is accessed from the R 712.

**Planning History:**

P 05/1901 - to construct 22 no. 3-storey houses, 18 of House Type A 5-bedroom detached and 4 of House Type B, 3-bedroom terrace, on lands

P 07/991 - to remove house numbers 10,11,12 & 13 and replace them with 3 two storey 4-bedroom detached houses. This is an amendment to Planning Register Reference 05/1801, on lands

**TIC Request:**

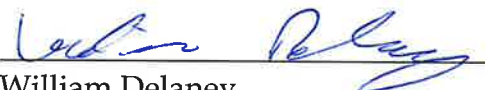
The formal application to have Cnoc Baun taken in charge was made by the developer in September 2023. The application was deemed valid by the planning authority in April 2024 following receipt of satisfactory further information. The application was referred to the various internal service areas as outlined above and based on the responses, a schedule of necessary works will be issued to the developer.

Having reviewed the conditions attached to the original grant of permission in conjunction with the completion of works identified by individual service areas, it would appear that the development has been substantially completed in accordance with the conditions attached to the grant of permission. The developer's agents have committed to addressing all outstanding items as a matter of urgency following a service area review of the works and document submission.

There are no objections from individual service areas to the taking in charge of this development, therefore, it is considered appropriate that Kilkenny County Council initiate proceedings for taking in charge. The final taking in charge will only proceed subject to the satisfactory completion of all outstanding items and subject to the approval of the elected members.

**Recommendation:**

Having regard to the substantial completion of the development in accordance with the conditions attached to the grant of permission, the substantial completion of all works identified by the various internal service areas, and the expected completion of outstanding items related to both, I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Cnoc Baun, Kilkenny, as outlined in red on the attached map.

  
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William Delaney,  
Executive Engineer, Planning.

Date: 14/5/24

  
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Una Kealy,  
Administrative Officer, Planning.

Date: 14/5/24