

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 172
Development:	Orchard Close, New Orchard Road, Kilkenny
Developer:	Byrne & Byrne Building Contractors
Planning Permission Reference:	P. 18/373

Site Location & Description:

Orchard Close, New Orchard Road is a residential development of housing with a total of 23 Units, located in Orchard Close, New Orchard Road, Kilkenny. The site is served by mains water and sewerage, and is accessed via a single entrance from the L - 2613.

Planning History:

P 18/378 - for 23 no. two storey houses and site development works consisting of: (a) 12 no. semi-detached three bedroomed two storey houses, (b) 11 no. terraced three bedroomed two storey houses in 3 blocks, (c) new site entrance including alterations to existing footpath and cycle lane, internal access roadways, vehicle turning areas and car parking, (d) watermains, foul drainage, surface water drainage, petrol oil interceptor and surface water soakaways, (e) all ancillary site development works at

TIC Request:


The formal application to have Orchard Close taken in charge was made by the developer in Jan 2023. The application was deemed valid by the planning authority in February 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 was issued to the developer. The works were substantially completed by the developer in 2020.

A site visit in June 2024 established that the works identified by the various service areas are substantially complete. 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 completed in substantial 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 Orchard Close, New Orchard Road, Kilkenny, as outlined in red on the attached map.



William Delaney,
Executive Engineer, Planning.

Date: 6/8/24



Denis Malone,
Senior Planner, Planning.

Date: 6/8/24

THIS IS A COMPUTER GENERATED MAP WITH ITM CORDINATES

E 652225.355 N658283.053



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

E 651787.762 N 657731.659

DRAFT - INFORMATION PURPOSES ONLY

Transfer of lands at Orchard Close, Kilkenny

Scale : 1:2500 @A4
Plot Date: 19/7/23
Drn by: W Delaney

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