

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 140
Development:	An Choill Rua, Paulstown, Co. Kilkenny
Developer:	Eugene Kealy
Planning Permission Reference:	P 01/710

---

**Site Location & Description:**

ChoillRuais mixed residential development of 65 units located in Paulstown, Co. Kilkenny. The site is served by a private well and private wastewater network (which is connected, in turn, to the public wastewater network), and is accessed via a single entrance from the L - 2625.

**Planning History:**

P.01/710—to construct 17 no. detached houses with detached garages, 34 no. semi-detached houses with detached garages, 12 no. town houses, 2 no. bungalows, 1 no creche and ancillary site works.

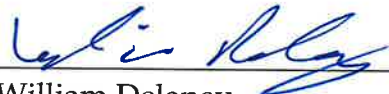
**TIC Request:**

The formal application to have An Choill Rua taken in charge was made by D Brennan & Associates on behalf of their client Eugene Kealy in December 2014. The application was deemed valid by the planning authority in January 2015 following receipt of satisfactory further information. A settlement figure from the bond was claimed in 2024 and the value paid by the bondholder. 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:**

Having regard to the planning authority being in receipt of the bond money, and the planned completion of works identified by the various internal service areas to bring the estate to taking in charge standard; I recommend that Kilkenny County Council initiate proceedings for the taking in charge of An Choill Rua, Paulstown, Co. Kilkenny, as outlined on the attached map.



William Delaney,  
Executive Engineer, Planning.

Date: 15/10/24

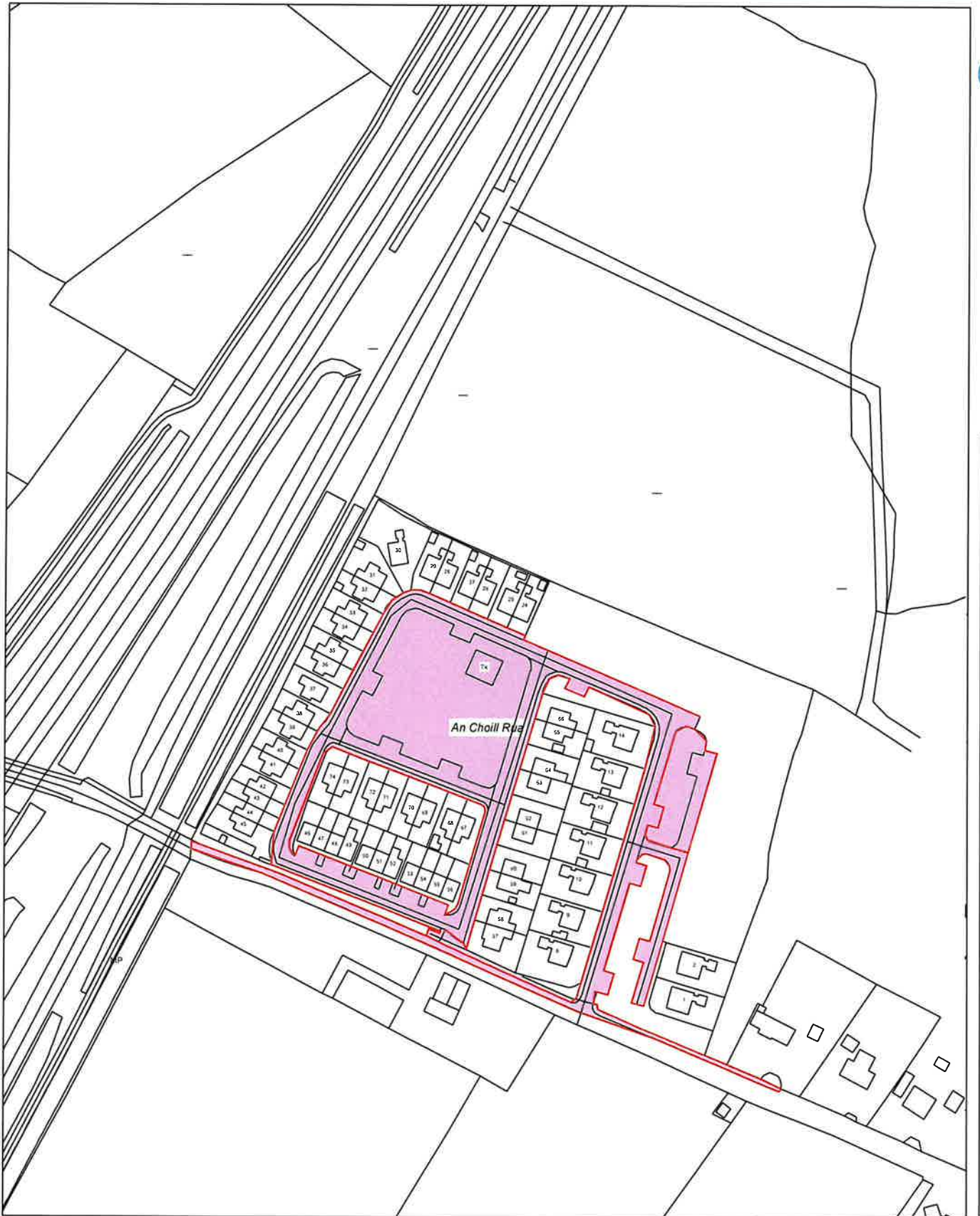


Denis Malone,  
Senior Planner, Planning

Date: 15/10/24

THIS IS A COMPUTER GENERATED MAP WITH ITM CORDINATES

E 665623.953 N 659920.190



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

E 665186.361 N 659368.796

**DRAFT - INFORMATION PURPOSES ONLY**

Transfer of lands at Choill Rua Paulstown

Scale : 1:2500 @A4  
Plot Date: 25/07/24  
Drn by: W Delaney

Comhairle Chontae Chill Chainnigh  
Kilkenny County Council  
County Hall John Street Kilkenny  
Telephons: (056) 7704000  
Fax: (056) 7794004  
Webpage: www.kilkennyccoco.ie  
Serving People - Preserving Heritage



