

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 182
Development:	Village Gardens, Smithland North, Kilkenny
Developer:	Paddy Raggett Homes Ltd
Planning Permission Reference:	P.20/540

Site Location & Description:

Village Gardens is a residential mix development of 23 houses, located in Smithland North, Waterford Rd, Kilkenny. The site is served by mains water and sewerage, and is accessed via an entrance from the R - 910.

Planning History:

P 20/540 - for demolition of existing disused farm sheds, construction of a new residential development of 20 dwellings consisting of 3 No. four bedroom dormer bungalows, 13 No. three bedroom two storey town houses, 4 No. two bedroom two storey town houses, new site entrance, connection to existing public foul sewer and all associates site works.

TIC Request:

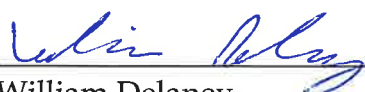
The formal application to have Village Gardens, Smithland North, Waterford Road, Kilkenny taken in charge was made by the developer in Sep 2023. The application was deemed valid by the planning authority in Oct 2023 following receipt of satisfactory further information. The application was referred to 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 Village Gardens, Smithland North, Waterford Road, Kilkenny, as outlined in red on the attached map.



William Delaney,
Executive Engineer, Planning.

Date: 2/7/24



Denis Malone,
Senior Planner, Planning.

Date: 2/7/2024

THIS IS A COMPUTER GENERATED MAP WITH ITM CORDINATES

E 650964.799 N 654626.902



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

E 650527.206 N 654075.507

DRAFT - INFORMATION PURPOSES ONLY

Transfer of lands at Village Gardens Kilkenny
NOTE : Areas in green to be excluded from TIC

Scale : 1:2500 @A4
Plot Date: 18/10/23
Drn by: W Delaney

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Telephone: (056) 7794000
Fax: (056) 7794004
Webpage: www.kilkennyccoco.ie
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