

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 167
Development:	Fiodh Mor & Leaca Ard Ferrybank, Kilkenny
Developer:	SE Construction
Planning Permission Reference:	P 02.1772 & P 04/1816

Site Location & Description:

Fiodh Mor & Leaca Ard are residential developments of a total of 249 units located on Ferrybank, Co Kilkenny. The sites are served by mains water and sewerage and are accessed via three entrances from the L - 3412, Abbey Road.

Planning History:

P.02/1772 - to build 168 houses (detached, semi-detached and terrace type units), together with associated site development works and associated services installation. All forming Phase 4 of overall housing development.

P.04/1816 - for construction of 81 houses (detached, semi-detached and terrace house types). Together with associated site works and associated services installation.

TIC Request:

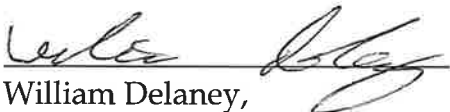
The formal application to have Fiodh Mor & Leaca Ard taken in charge was made by the Developer in January 2021. The application was deemed valid by the planning authority in January 2021 following receipt of satisfactory further information. The application was referred to the various internal service areas and based on their responses, a schedule of necessary works was issued to the developer. The works were substantially completed by the developer by May 2025.

A site meeting with the developer's agents in July 2025 established that the works identified by the various service areas are satisfactorily complete. The developer's 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:

I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Fiodh Mor & Leaca Ard, as outlined on the attached map.



William Delaney,
Executive Engineer, Planning.

Date: 04.09.2025

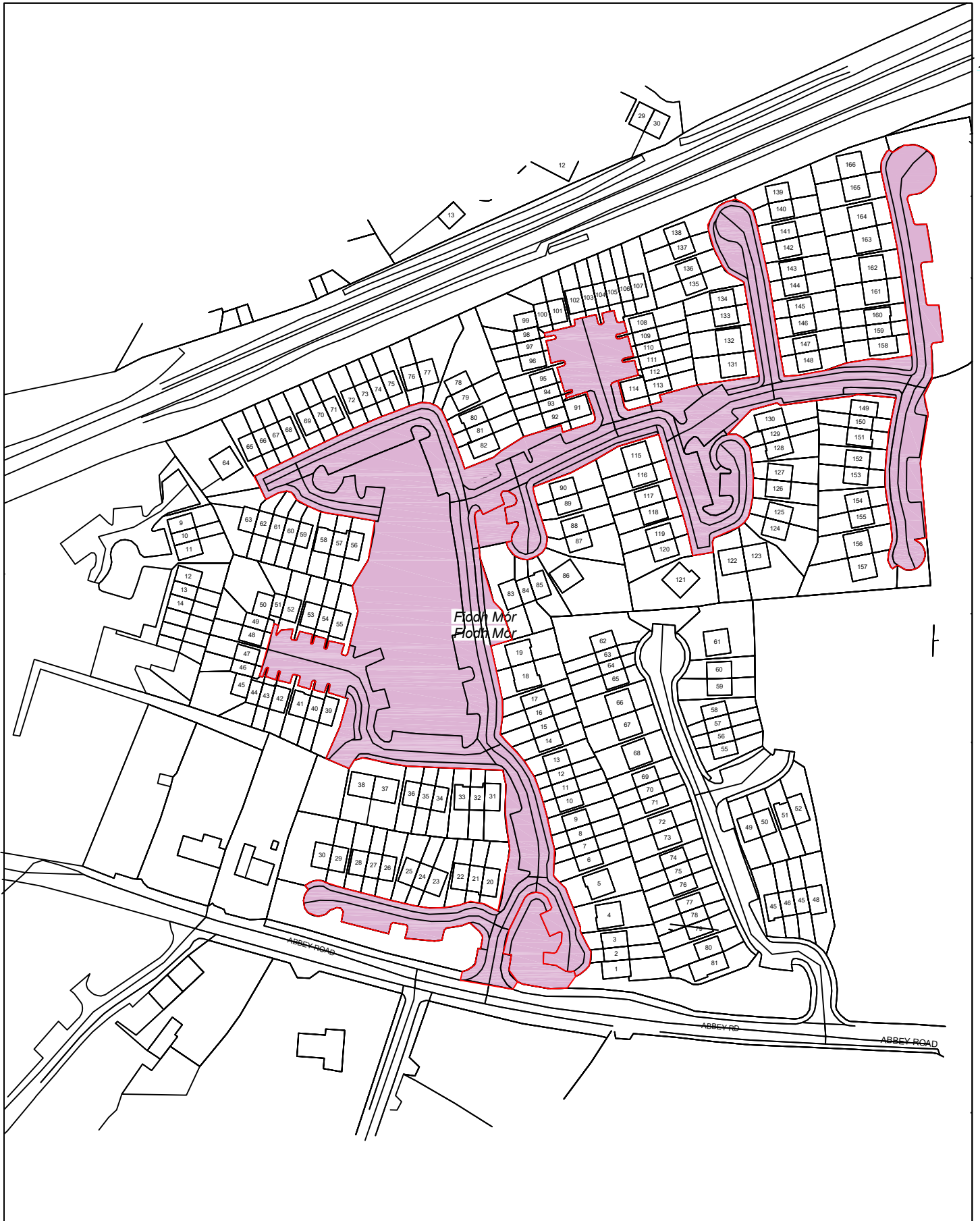


Una Kealy,
Administrative Officer, Planning

Date: 04.09.2025

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DRAFT - INFORMATION PURPOSES ONLY

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

Transfer of lands at Fiodh Mor, Ferrybank, Kilkenny

Scale : 1:2500 @A4

Plot Date: 04/09/25

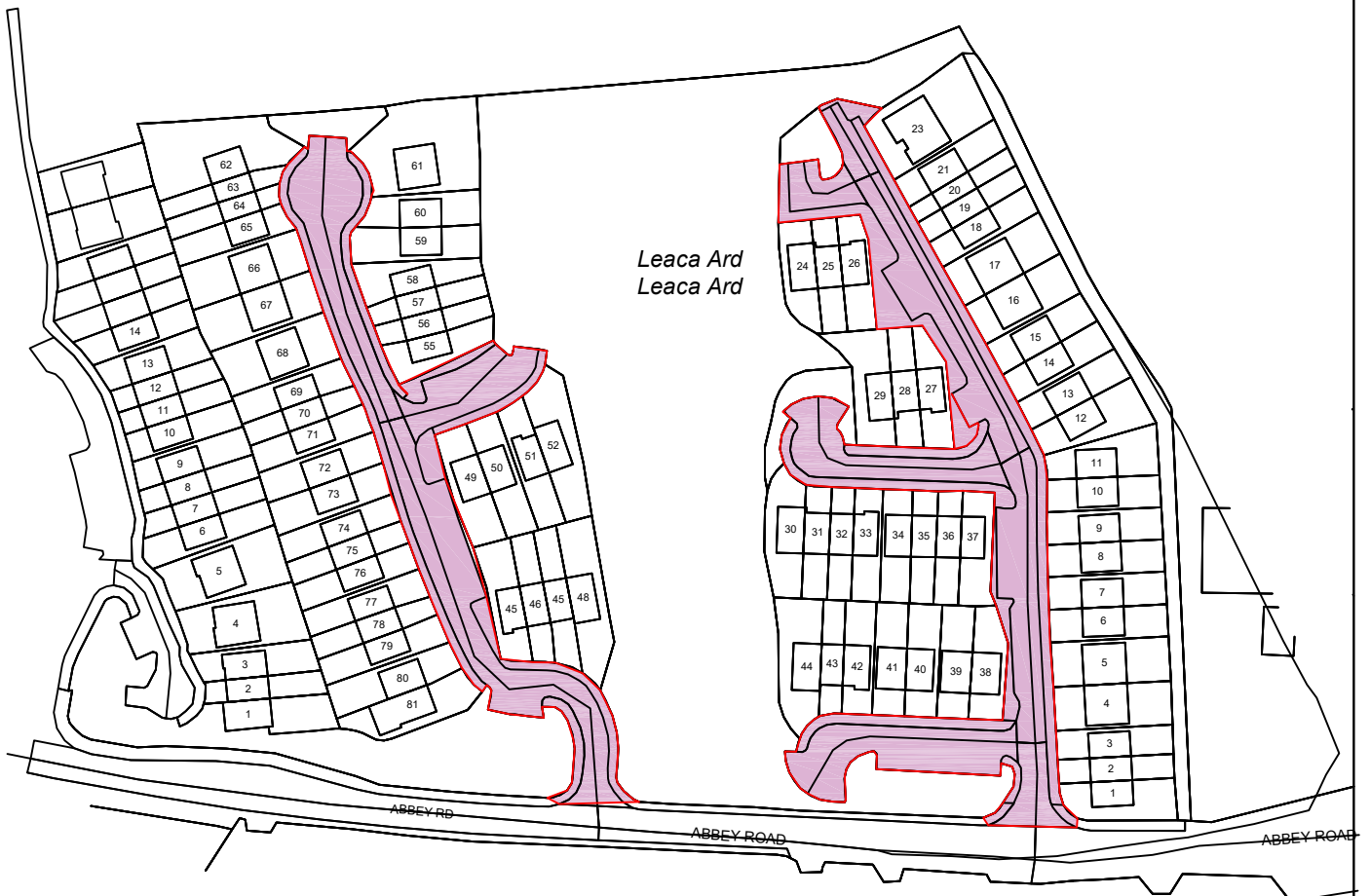
Drn by: W Delaney

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E 662586.258 N 613223.467



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DRAFT - INFORMATION PURPOSES ONLY

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

Transfer of lands at Leaca Ard, Ferrybank, Kilkenny

Scale : 1:2500 @A4

Plot Date: 04/09/25

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