

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 164
Development:	Westcourt, Callan Co. Kilkenny
Developer:	Ormonde Developments
Planning Permission Reference:	

Site Location & Description:

Westcourt is a residential development with a total of 67 units, located in Callan Co. Kilkenny. The site is served by mains water and sewerage, and is accessed via a single entrance from the L5049 to a private road which will form part of the overall Taking in Charge application.

Planning History:

P 00/1221 - to erect 70 no. 2 storey 3- & 4-bedroom houses. With primary sewage treatment plant, revised access road layout.

P 03/1061 - for the revised layouts of House No's. 1,2,20,21,22,30 and 49 to incorporate garage conversion, for the revised front elevations of House Nos. 1-48 & 50, 51, 54-57, 60-63 & 66 and for the revised site layout to incorporate the installation of 1 no. 12 ton semi-rounded gas storage vessel and associated site works related to the original planning permission reference number 00/1221.

P 03/1065 - for the retention of works to the Mill Race incorporating the erection of a new boundary wall and railings, laying new drainage pipes and hardcore surface and associated site works.

P 03/822 - for the revised layouts of house nos. 1, 2, 20, 21, 22, 30 & 49 to incorporate garage conversion, for the revised front elevations for house nos. 1-48 & 50-61 and for the revised site layout to incorporate the installation of 1 no.12 ton semi-mounted gas storage vessel and associated site works related to the original planning permission reference number 00/1221 on housing development

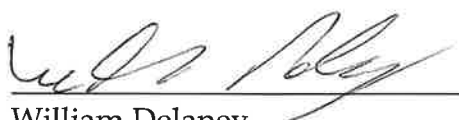
TIC Request:

The formal application to have taken in charge was made by the EDPM on behalf of the developer in November 2019. The application was deemed valid by the planning authority in December 2019 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 by July 2025.

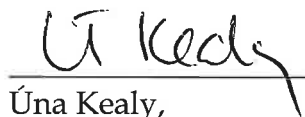
A site meeting with the Area Engineer in September 2025 established that the works identified by the various service areas are substantially complete. The developer's agents have committed to addressing all outstanding items as a matter of urgency following a service area review of the works and document 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:

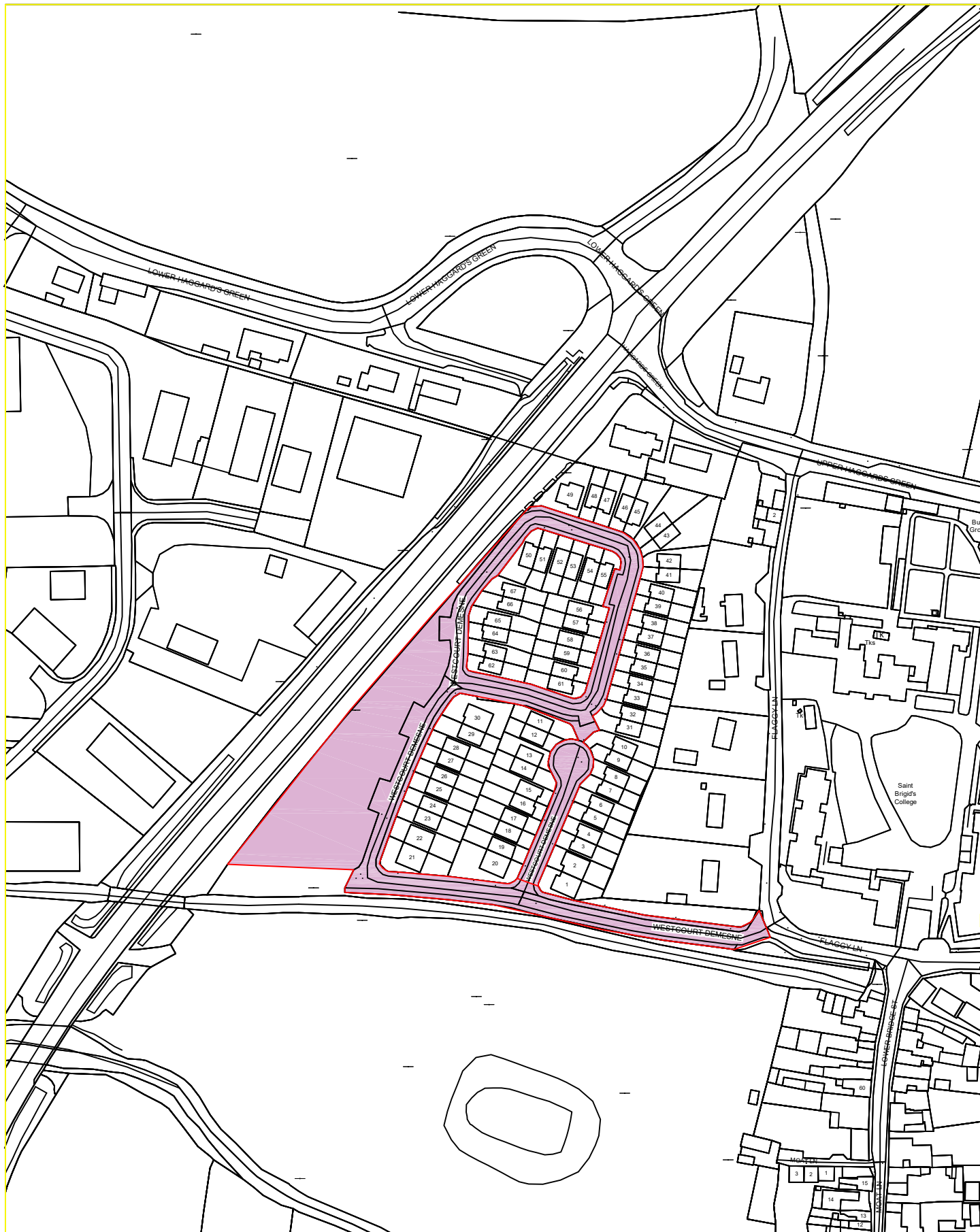
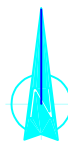

William Delaney,
Executive Engineer, Planning.

Date: 30/9/25


Una Kealy,
Administrative Officer, Planning.

Date: 30/9/25

E 641447.667 N 644597.718



BASED ON ORDNANCE SURVEY OF IRELAND MAP LICENCE No KILKENNY CC/MA 08/12

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DRAFT - INFORMATION PURPOSES ONLY

Transfer of lands at Westcourt Callan Co Kilkenny

Scale : 1:2500 @A4

Plot Date: 25/9/25

Drn by: W Delaney

Comhairle Chontae Chill Chainnigh

County Hall John Street Kilkenny
Telephone: (056) 7794000
Fax: (056) 7794004
Webpage: www.kilkennyccoco.ie
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