

Planning & Development Acts, 2000 - 2018
Planning & Development Regulations, 2001 - 2019

REPORT ON TAKING IN CHARGE:

| | |
|---------------------------------------|---|
| Planning Reference: | TC20 |
| Development: | Ard Glas, Ban Ard, Tuar Na mBlath, An Grianan, An Cuainin at Abbeylands, Ferryback, Kilkenny. |
| Developer: | South-East Construction (Kent) Ltd. |
| Planning Permission Reference: | P.97/117, P.99/1214 P.99/1234, P.01/1206 & P.01/98 |

Site Location & Description

Ard Glas, Ban Ard, Tuar Na mBlath An Grianan and An Cuainin is a residential development of 123 dwellings located in Abbeylands, Ferrybank. It is accessed from Abbey Road (L3412) and is situated on the northern side of the River Suir. The units contained therein consist of single-storey and two-storey housing with a mix of terrace, semi-detached and detached dwellings.

Planning History

- P.97/117: Permission granted subject to 25 no. conditions to build 27 detached dwellings, together with associated services and site development works at Abbeylands, Ferrybank.
- P.99/1214: Permission granted subject to 10 no. conditions to build four houses (no. 20-23 inclusive) as part of an extension to the layout (under construction Planning Ref P97/117), together with associated site works and services installation all on site at Ard Glas, Abbeylands, Ferrybank.
- P.99/1234: Permission granted subject to 22 no. conditions to build a cluster/courtyard of 14 houses + build 5 detached split level houses. Proposed layout revised from that previously set out on P. 99/1234 to include a public open space area to the West of the site (between site 5 and site boundary) - etc at Ard Glas, Abbeylands, Ferrybank.

- P.01/98: Permission granted subject to 15 no. conditions to build 75 houses & an extension of road no. 2 from cul de sac to through road (Pl. Ref. 97/117 & 99/1214), together with associated site development works & associated services installation. All forming phase 2 of their overall housing development at Ard Glas, Abbeylands, Ferrybank.
- P.01/1206: Permission granted subject to 6 no. conditions to a change of layout including new service road off Road no. 1 and a change of house type from detached split level houses to detached single storey houses (from that as granted permission under ref. no. 99/1234). Also, permission for an increase in density from 5 units to 6 units. All forming Phase 3 of the overall housing development at Ard Glas, Abbeylands, Ferrybank.

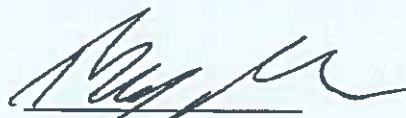
TIC Request:

The formal application to have this development taken in charge was made by the developer in 2005. The application was referred to the various internal service areas as outlined above and based on the responses a schedule of necessary works was prepared. Due to the failure of the developer to engage constructively with the county council regarding the taking in charge process and the required taking in charge works a claim was made on the bond from the Bond Holder in 2015. The subsequent process in this instance required Kilkenny County Council to fund and complete all works and to submit a subsequent claim with supporting documentation. Upon completion of the taking in charge works in Q3 2019 a claim of €32,738 was submitted to the Bond holder and this has now been paid to Kilkenny County Council.

Recommendation:

The development is considered to be completed in substantial accordance with the relevant planning applications and conditions attached therein. Any matters of non-compliance related to the said applications which have not been addressed by the applicant / developer are not considered to be material for the purposes of taking-in-charge of roads, footpaths, open space, services, etc. Consequently, and having regard to the completion of all taking in charge works as identified by the various internal service areas, I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Ard Glas, Ban Ard, Tuar Na mBlath, An Grianan, An Cuainin at Abbeylands, Ferryback, Kilkenny under Section 11 of the Roads Act 1993 and Section 180 of the Planning and Development Acts 2000-2019.

SIGNED:



Thomas Brennan
Executive Engineer

Date:

6/12/2019



Denis Malone
Administrative Office

Date:

6/12/2019

Seán & Co

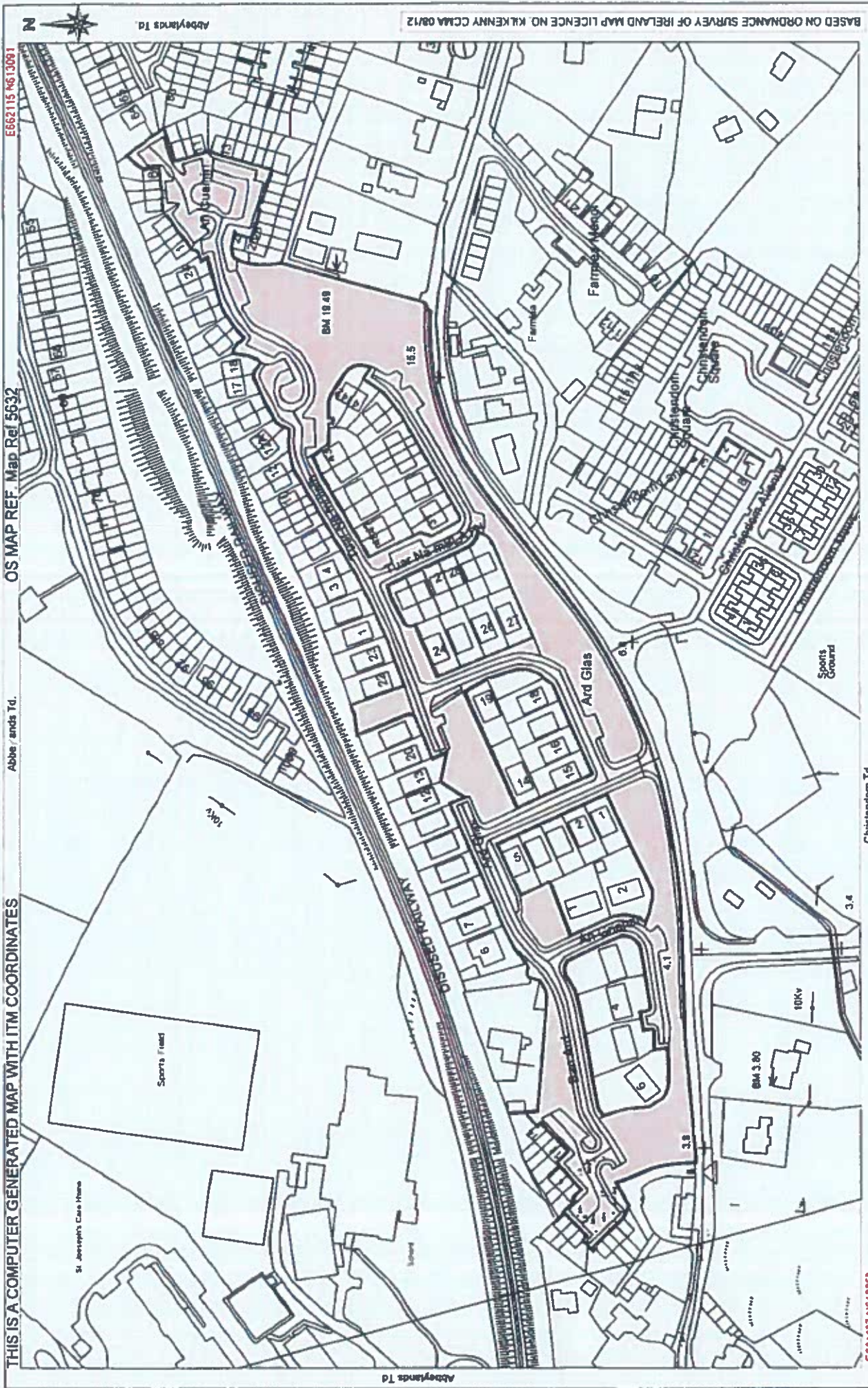
THIS IS A COMPUTER GENERATED MAP WITH ITM COORDINATES

Abbe / ends Td.

OS MAP REF. Map Ref 5632

E662115 N6 13091

BASED ON ORDNANCE SURVEY OF IRELAND MAP LICENCE NO. K.KENNY CCMA 08/12



Kilkenny County Council
 Kilkenny County Council
 County Hall, John Street, Kilkenny
 T: 041 7740000
 F: 041 7740004
 Web: www.kk.cerf.ie

Scale: 1:2500 @ A4
 Plot Date: 27/11/2019
 Dm: T. Brennan

FOR INFORMATION PURPOSES

NOTE: Drawing Subject to Alterations
 Pending Final Legal Transfer to Kilkenny
 County Council. DO NOT SCALE.

Lands at Abbeylands Ferrybank Co. Kilkenny
 AREA OF SITE OUTLINED & SHADED IN RED = Area 3.03 Ha
 FOLIO - KK3419 (part of), otherwise area not registered.

E661427 N6 12653

Christendom Td.

Abbeylands Td



Abbeylands Td