

Planning and Development Acts 2000 to 2018
Planning and Development Regulations 2001 to 2018

REPORT ON TAKING IN CHARGE:

Planning Reference:	TC112
Development:	Inis Alainn, Fiddown, Co. Kilkenny
Developer:	Springwell Developments Ltd.
Planning Permission Reference:	P03/1381 & P06/1556

Site Location & Description

Inis Alainn is a residential development consisting of 15 dwellings located within Fiddown Village. The dwellings are a mixture of detached and semi-detached units. 8 no. dwellings are street-access buildings - i.e. access is directly onto the main street in Fiddown (Road Number R698). The remaining 7 units are accessed via an estate road with a single access onto the main street.

Planning History

- P03/1381: Permission granted subject to 18 no. conditions to Joe Traynor for the erection of 14 no. fully serviced dwelling houses and associated site works, on 12th January 2005 following a 3rd party appeal to An Bord Pleanala.
- P06/1556: Permission granted subject to 14 no. conditions to Springwell Developments Ltd. for 3 additional 3 dwelling houses on 21st January 2007.

The current 15 no. dwellings were constructed on foot of the above permissions. 2 no. dwellings were not constructed. The estate was not fully completed when the developer went into receivership in February 2016.

TIC Request:

The formal application to have this development taken in charge was made by the developer on 11th February 2014. The application was referred to the various internal service areas of the council and based on the responses a schedule of necessary works was prepared. The developer engaged with the council and prepared CCTV surveys and as built drawings but progress slowed and the developer entered receivership in 2016.

Kilkenny County Council subsequently undertook remedial works to bring the development up to the necessary standard for taking in charge. Works were completed in 2017 and monies spent were subsequently claimed from the development bond.

Recommendation:

Having regard to the completion of the development in substantial accordance with the conditions attached to the grant of permission and the completion of all works as identified by the various internal service areas, I recommend that Kilkenny County Council initiate proceedings for the formal taking in charge of Inis Alainn, Fiddown, as outlined on the attached map.

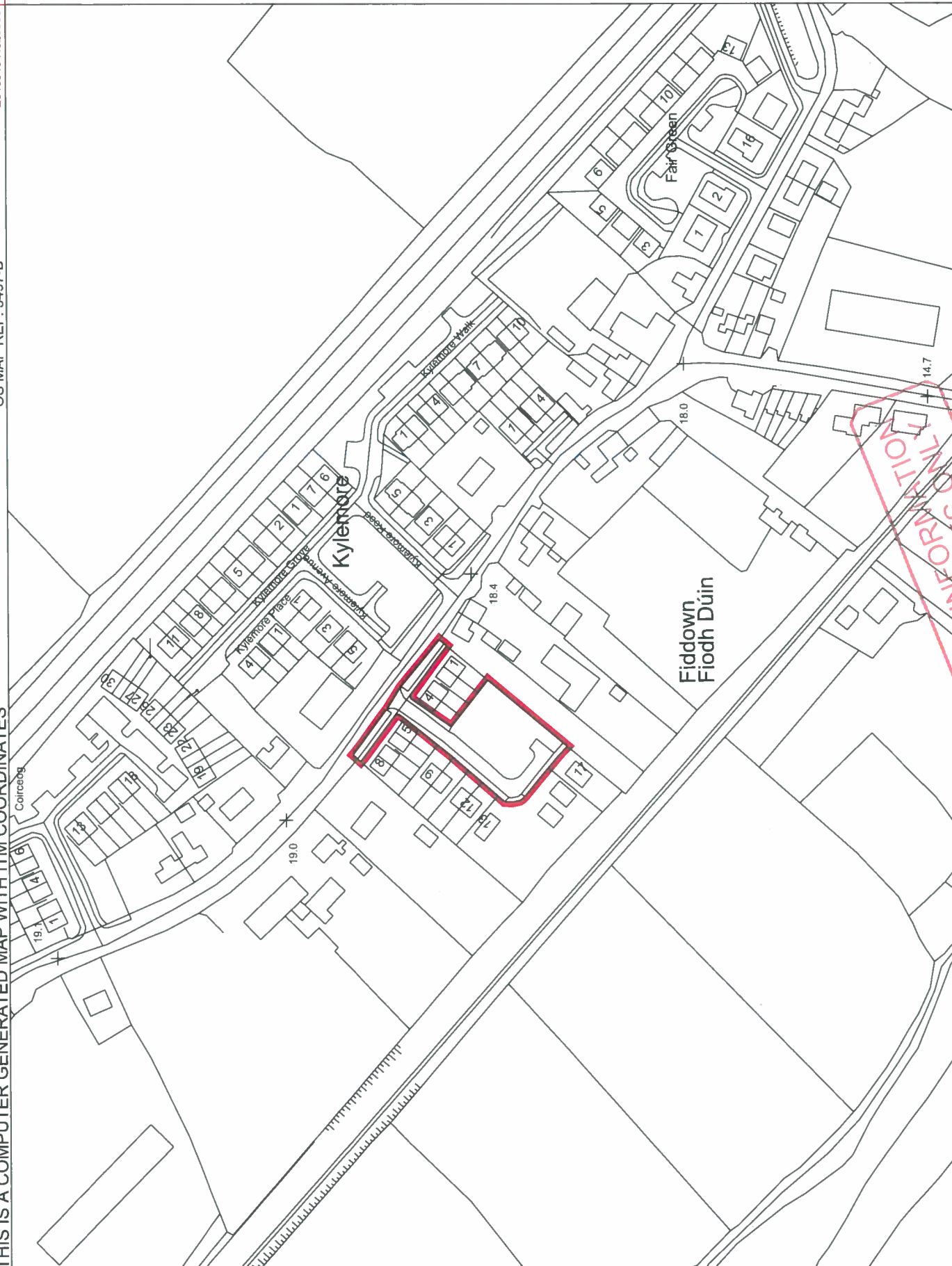
SIGNED: Brendan Sheahan
Brendan Sheahan
Executive Engineer

Date: 08/02/2019

A. Fitzpatrick
Annette Fitzpatrick
Administrative Officer

Date: 08/02/2019

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



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 Kilkenny County Council
 County Hall, John Street, Kilkenny
 Tel: 056 7794000
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Scale: 1:2500 @ A4
 Plot Date: 04/02/2019
 Dtm: BLS

E646943 N620080
Lands at Inis Alainn, Fiddown, Co. Kilkenny
 AREA OF SITE OUTLINED IN RED = 0.24 Ha
 FOLIO - KK9307 (Part of), KK9505 (Part of), KK26295F (Part of)

FOR INFORMATION PURPOSES ONLY

