

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 176
Development:	Beechwood, Richview, Kilkenny
Developer:	Paddy Raggett Homes Ltd
Planning Permission Reference:	P.17/860

Site Location & Description:

Beechwood is a residential development of 7 houses, located in Richview, Castlecomer Rd, Kilkenny. The site is served by mains water and sewerage, and is accessed via an entrance from the R - 712.

Planning History:

P 17/860 – for a new residential development consisting of seven single storey 246m² detached dwellings, new site entrance, road network, paths, site enclosures, ancillary services, residents play area and all associated site works.

TIC Request:


The formal application to have Beechwood, Richview, Castlecomer Road, Kilkenny taken in charge was made by the developer in February 2023. The application was deemed valid by the planning authority in April 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.

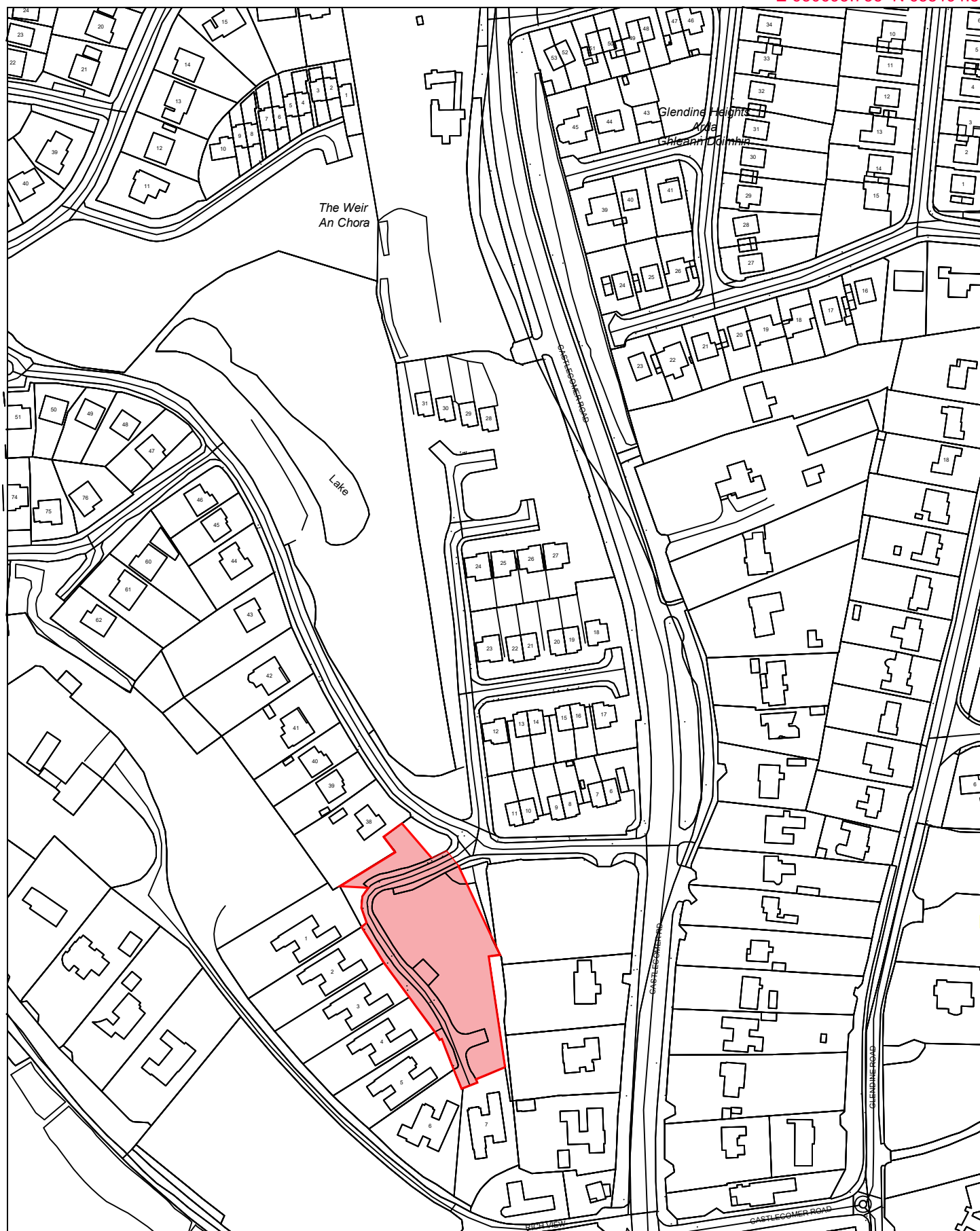
Date: 2/7/24


Denis Malone,
Senior Planner, Planning.

Date: 2/7/2024

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E 650695.735 N 658194.366



E 650258.142 N 657642.972

DRAFT - INFORMATION PURPOSES ONLY

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

Transfer of lands at Beechwood, Richview, Kilkenny

Scale : 1:2500 @A4

Plot Date: 04/06/24

Drn by: W Delaney

Comhairle Chontae Chill Chainnigh
Kilkenny County Council

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