

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 38
Development:	Clonkill, Callan, Co. Kilkenny
Developer:	McKillen Bros
Planning Permission Reference:	P.99/1243, P.03/1613, P.04/102, P. 08/1380, P. 05/1919

Site Location & Description:

Clonkill is a residential mixed development of housing and apartments with a total of 66 Units, located in Kilkenny. The site is served by mains water and sewerage, and is accessed via a single entrance from the L - 1021.

Planning History:

P.09/1243 – to erect 61 houses consisting of 5 four bed detached houses, 6 four bed detached dormer bungalows and 50 four bed semi-detached houses along with associated site development works

P.03/1613 – for amendments to the design of parts of the development at Tinnamonna not yet commenced to comprise: (a) the omission of the 'A' type house on sites, 9,10 and 11 and the insertion of 5 no. 'L' type two storey houses with associated minor amendments to road layout, boundaries, services etc.; (b) the provision of attached garages to the permitted 'B' type houses on sites 2,3,8,27,46 & 57; (c) the omission of house type 'D' on sites 26,33,56&61 in favour of a replacement house type 'M'; (d) the omission of house type 'D' and 'A' on sites 12 & 17 in favour of 4 no. house type 'L' two storey units; with associated minor adjustments to boundaries, services etc.

P.04/102 – for one additional residential unit and associated works on corner site at Clonkil, Residential Estate (currently at construction stage)

P.08/1380 - Permission to retain as constructed gas compound

P.05/1919 - to erect 2 no. detached houses on site nos. 34A and 35D. Both houses connected to existing public sewerage system

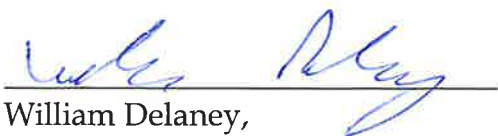
TIC Request:

There was a formal application to have Clonkill taken in charge in February 2008. Subsequent to this, the planning authority claimed the bond. The full value of the bond has been paid by the bondholder, which will allow all remaining works to be procured and arranged by the planning authority.

Please also note, final taking in charge is not dependent on the completion of the remaining works. If needs be, the completion of the works can continue after taking in charge. This principle applies to works where the planning authority is in receipt of the bond money and is arranging the works.

Recommendation:

Having regard to the planning authority being in receipt of the bond money, and the planned completion of all works identified by the various internal service areas to bring the estate to taking in charge standard; I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Clonkill, Callan, Co.Kilkenny, as outlined on the attached map.



William Delaney,
Executive Engineer, Planning.

Date: 2/7/24



Denis Malone,
Senior Planner, Planning.

Date: 2/7/2024

