



Ref: TC55

13th May 2019

TO: An Cathaoirleach
& Each Member of Kilkenny County Council

RE: Taking in Charge

Section 11 of the Roads Act, 1993
Section 180 of the Planning and Development Acts 2000 to 2018

Development: TC55 - Chapel View, Stoneyford, Co. Kilkenny

I attach herewith report in relation to the taking in charge of the above residential development comprising of 36 housing units at Stoneyford, Co. Kilkenny.

I recommend that the procedure required in accordance with Section 11 of the Roads Act, 1993 in order to facilitate the taking in charge of the roads in the above development and in accordance with Section 180 of the Planning & Development Acts 2000 to 2018 be commenced.

SIGNED:

Sean McKeown
Director of Services
Planning

Planning and Development Acts 2000 to 2018

Planning and Development Regulations 2001 to 2018

REPORT ON TAKING IN CHARGE:

Planning Reference:	TC55
Development:	Chapel View
Developer:	GMB Construction Ltd.
Planning Permission Reference:	P02/812 & P04/1856
Planning Permission Reference:	P04/1196 and P06/1555

Site Location & Description

Chapel View is a residential development consisting of 36 dwellings located within Stoneyford Village. The dwellings are a mixture of detached and semi-detached 2 storey buildings. The estate is accessed via a single access point onto the main street in Stoneyford (R713).

Planning History

- P02/812:** Permission granted subject to 27 no. conditions to Robert Finnegan for the erection of 36 no. fully serviced dwelling houses and associated site works, on 7th November 2002.
- P04/1859:** Permission granted subject to 5 no. conditions to GMB Construction Ltd. for a change of house type on 3 no. houses on 1st March 2005.

TIC Request:

The formal application to have this development taken in charge was made by the residents on 23rd August 2010. The application was referred to the various internal service areas and based on the responses a schedule of necessary works was prepared. The developer entered into receivership in 2013 and the council subsequently engaged with the bond holder to secure funding to complete the necessary works. The bond was paid out in 2018 with works commencing at the end of 2018. All works necessary to bring the development to the standard for taking in charge have now been completed.

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 Chapel View, Stoneyford, Co. Kilkenny, as outlined on the attached map.

SIGNED: Brendan Sheahan
Brendan Sheahan
Executive Engineer

Date: 10/05/2019

A. Fitzpatrick
Annette Fitzpatrick
Administrative Officer

Date: 10/05/2019

THIS IS A COMPUTER GENERATED MAP WITH ITM COORDINATES

OS MAP REF. 5012-C

E652658 N643290

Lawcus Td



40.9

Sports Ground

Sports Ground

Stonyford Ath Stúin

G S Sta

PO

Chapel View

Church (R.C)

47.2

49.1

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

Colliersbody Td

E652208 N642625

Stoneyford East Td

FOR INFORMATION PURPOSES ONLY

Lands at Stoneyford, Co. Kilkenny

AREA OF SITE OUTLINED IN RED = 0.61 Ha
FOLIO - KK35522F (part of) and KK9990 (part of)

Scale: 1:2500 @ A4

Plot Date: 23/04/2019

Drm: BLS

Comhairle Contae Chill Chainnigh

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