

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Planning Report



Planning and Development Act 2000, as amended.

Planning and Development Regulations, 2001.

TAKING IN CHARGE REPORT FOR
ELECTED MEMBERS

Planning Reference:	TC 185
Development:	Lime Grove, Oakridge, Belmont, Ferrybank Co Kilkenny
Developer:	Liam Neville Developments Ltd
Planning Permission Reference:	19/444 & 18/627

Site Location & Description:

Lime Grove is a residential development of 17 units located IN Belmont, Ferrybank, Co Kilkenny. The site is served by mains water and sewerage and is accessed via a single entrance from the L 7587-4 Aylesbury Road.

Planning History:

P. 18/627 - Permission to build 17 two storey houses and semi-detached houses, with the option to convert the attic area in any of the 3 terraced blocks to residential use, together with all associated site development works, to include a modification to the road alignment and provision of a pedestrian crossing both at the junction of the entrance to Lime Grove. Also planning permission to change the layout of the front apron (parking and turning) to the already built terraced houses no 15 to no 18 incl. previously no 21 to 24 Lime Grove (planning ref 06/1838) modified to create a front garden and entrance driveway to each of these four already build houses. All at Lime Grove, Oakridge, Belmont, Waterford/New Ross the N25 Kilkenny.

P. 19/444 - Permission to build one pair of semi detached, two storey houses on sites 11 & 12 of Lime Grove, in a change of design as directed by Condition 4 of the Grant of Permission under ref no 18/627 and planning permission to interchange the pair of semi detached, two storey houses of sites 16 & 17, with the three unit two storey terrace block of sites 13, 14 and 15 from that as formed part of the Grant of Permission under ref no 18/627. The layout will now read No 13 and no 14 to be pair of two storey, semi detached houses and no 15,16 no 17, two storey terrace block of three houses. Together with all associated site development work and the necessary services, as both are already permissioned through the planning permission under ref no 18/627. Also planning permission to reposition the pair of two storey semi detached houses on sites 9 and 10, in a move North-westwards within the already permissioned site confines (planning ref 18/627) of sites 9 and 10. All on their site at Lime Grove, Oakridge, Belmont, Watford/New Ross the N25 Co Kilkenny

TIC Request:


The formal application to have Lime Grove, Oakridge, Belmont, Ferrybank Co. Kilkenny taken in charge was made by the developer in July 2023. The application was deemed valid by the planning authority in Feb 2024 following receipt of satisfactory further information. The application was referred to the various internal service areas 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.

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:

I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Lime Grove, Oakridge, Belmont, Ferrybank Co. Kilkenny as outlined on the attached map


William Delaney,
Executive Engineer, Planning.

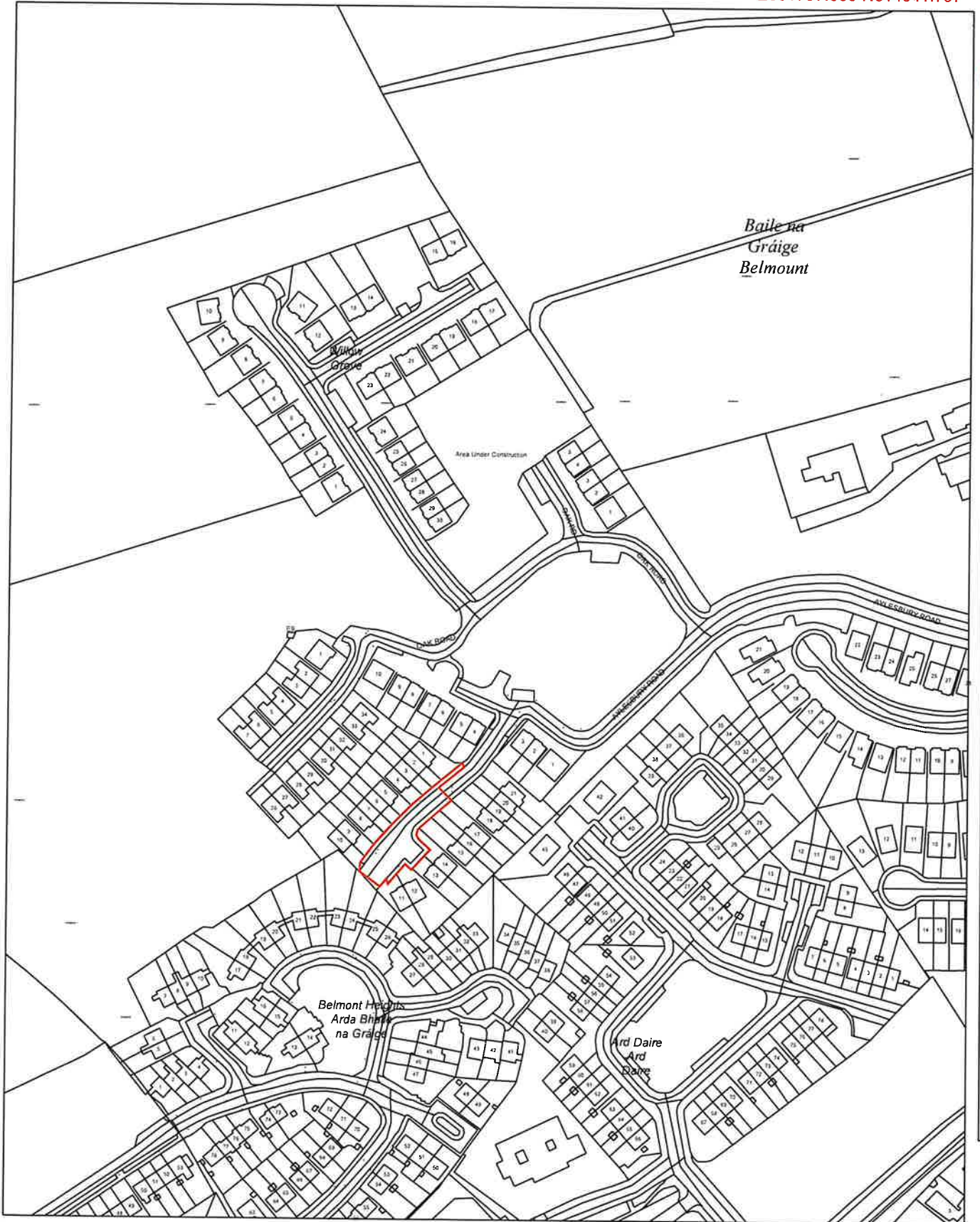
Date: 15/4/24


Una Kealy,
Administrative Officer, Planning

Date: 15.04.2024

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OS MAP REF.5632 - A

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

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INFORMATION PURPOSES ONLY

Taking in Charge
Lime Grove
Belmont, Ferrybank
Co Kilkenny

Scale : 1:2500 @A4
Plot Date: 25/03/24
Drn by: W Delaney

Comhairle Chontae Chill Chainnigh

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