

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 170
Development:	Sycamore Drive, Larchfield Kilkenny
Developer:	MacCarthy Bros Ltd
Planning Permission Reference:	96/466 99/412

Site Location & Description:

Larchfield Court is a residential development of 38 units located on Sycamore Drive, Kilkenny. The site is served by mains water and sewerage and is accessed via a single entrance from the L 2607 Sycamore Drive.

Planning History:

P. 96/466 - Permission for indoor leisure centre (include swimming pool, exercise and training areas and ancillary bathing, changing and coffee shop facilities) and 4 three storey and 2 two/three storey blocks of residential development comprising 64 dwelling with access from Sycamore Drive at former Mahon McPhillips site, Sycamore Drive, Larchfield, Kilkenny.

P. 99/412 - Permission for extension of existing residential development comprising of 38 residential units in 1 two-storey, 1 two/three storey and 2 three storey blocks on leisure centre site of previously granted leisure centre and housing development. Planning Ref 96/466 and accessed from existing residential development at former Mahon McPhillips site, Sycamore Drive, Larchfield, Kilkenny.

TIC Request:

In 2021 KCC engaged with OCFPM, acting on behalf of the bondholder, with a view to KCC taking the Estate in charge. It was agreed that works to bring the estate to taking in charge standard will 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:

I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Larchfield Court, Kilkenny, as outlined on the attached map

William Delaney

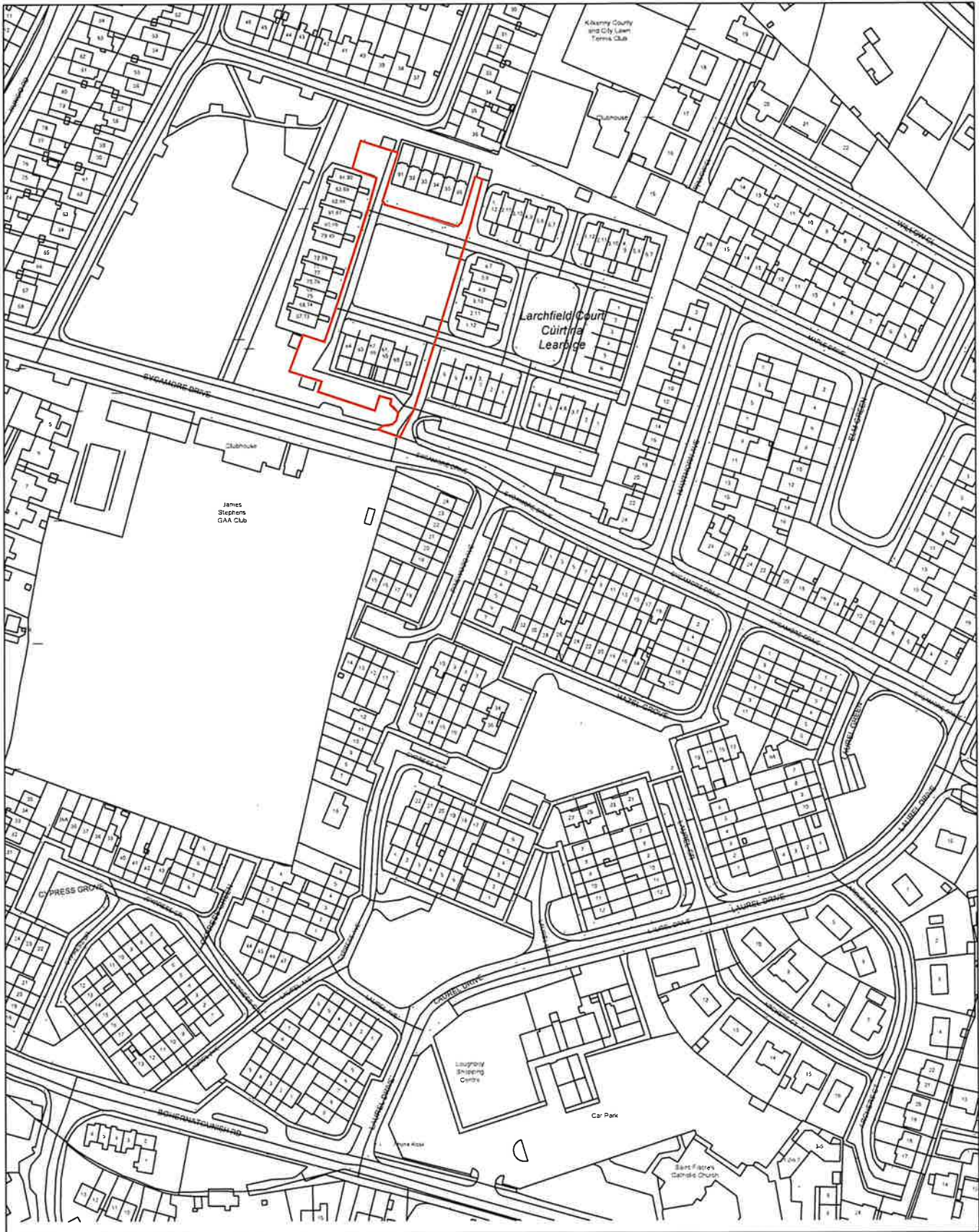
Date: 16/2/24

William Delaney,
Executive Engineer, Planning.

Date: _____

Úna Kealy,
Administrative Officer, Planning

THIS IS A COMPUTER GENERATED MAP WITH ITM CORDINATES



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

DRAFT - INFORMATION PURPOSES ONLY

Transfer of lands at Larchfield Kilkeny

Scale : 1:2500 @A4
Plot Date: 15/02/24
Drn by: W Delaney

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall, John Street, Kilkenny
Telephone: (056) 7794000
Fax: (056) 7794004
Website: www.kilkennyccoco.ie
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