



Ref: TC139

11th of November 2019

TO: An Cathaoirleach
& Each Member of Kilkenny County Council

RE: TC139 Glenvale, Ballyragget, Co. Kilkenny

Section 11 of the Roads Act, 1993

Section 180 of the Planning and Development Acts 2000 to 2019

Development: TC139 Glenvale, Ballyragget, Co. Kilkenny

I attach herewith report in relation to the taking in charge of the above residential development consisting predominantly of dwellings, apartments and a number of commercial units with a crèche located within the town of Ballyragget.

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:	TC139
Development:	Glenvale, Ballyragget, Co. Kilkenny
Developer:	Donal O'Regan & John O'Brien
Planning Permission Reference:	P00/691, P02/471 & P04/630

Site Location & Description

Glenvale is a mixed development consisting predominantly of dwellings, apartments and a number of commercial units with a crèche, all located within the town of Ballyragget. The development is a mixture of detached and semi-detached 2 storey units. The commercial units as you enter the estate are street-access buildings – i.e. access is directly onto the street and national road (N77). The remaining properties are accessed via an estate road with a single access onto the national road.

Planning History

- P00/691: Permission granted subject to 27 no. conditions to demolish existing shed and construct 99 houses, 4 shop units with 5 apartments in total over the shops on lands.
- P02/471: Permission granted subject to 28 no. conditions to the developer to construct 68 houses and 1 creche on lands at Ballyragget, Co. Kilkenny (This is an amendment to planning permission 00/691).
- P04/630: Permission granted subject to 7 no. conditions to construct an additional house No. 92; road extension and new residential turning bay; path and 10 No. car park spaces as per 02/471 to be replaced; 12 proposed new car park spaces to replace 10 which were omitted, this is an amendment to planning reference 02/471; and to apply for retention permission for a change of use from an existing garage to a home office at house no. 75 with amendments to the elevation being two additional roof lights, additional glazed double doors and window to the side elevation and replacing the garage door with a glazed screen, this is an amendment to planning reference 02/471, on lands at Ballyragget, Co. Kilkenny

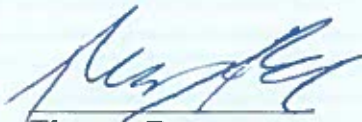
TIC Request:

A valid application to have this development taken in charge was made by residents on the 2nd of December 2014. As the developer was no longer in business, Kilkenny County Council dealt directly with the bond holder to ensure that all necessary works were completed. The bond money was paid out in full and Kilkenny County Council has now completed all necessary works to bring the development to a standard suitable for taking in charge, with the exception of some minor works related to Roads, Water Services / Irish Water and landscaping / parks. The remaining work will be undertaken towards the end of 2019 or early in 2020, but it is considered prudent at this time to bring the development under the formal maintenance regime of Kilkenny County Council and Irish Water.

Recommendation:

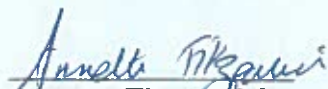
Having regard to the completion of the development in substantial accordance with the conditions attached to the grant of permissions and the completion of all works as identified by the various internal service areas, I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Glenvale, Ballyragget, Co. Kilkenny, under Section 11 of the Roads Act 1993 and Section 180 of the Planning and Development Acts 2000 to 2018.

SIGNED:



**Thomas Brennan
Executive Engineer**

Date: 11/11/2019



**Annette Fitzpatrick
Administrative Officer**

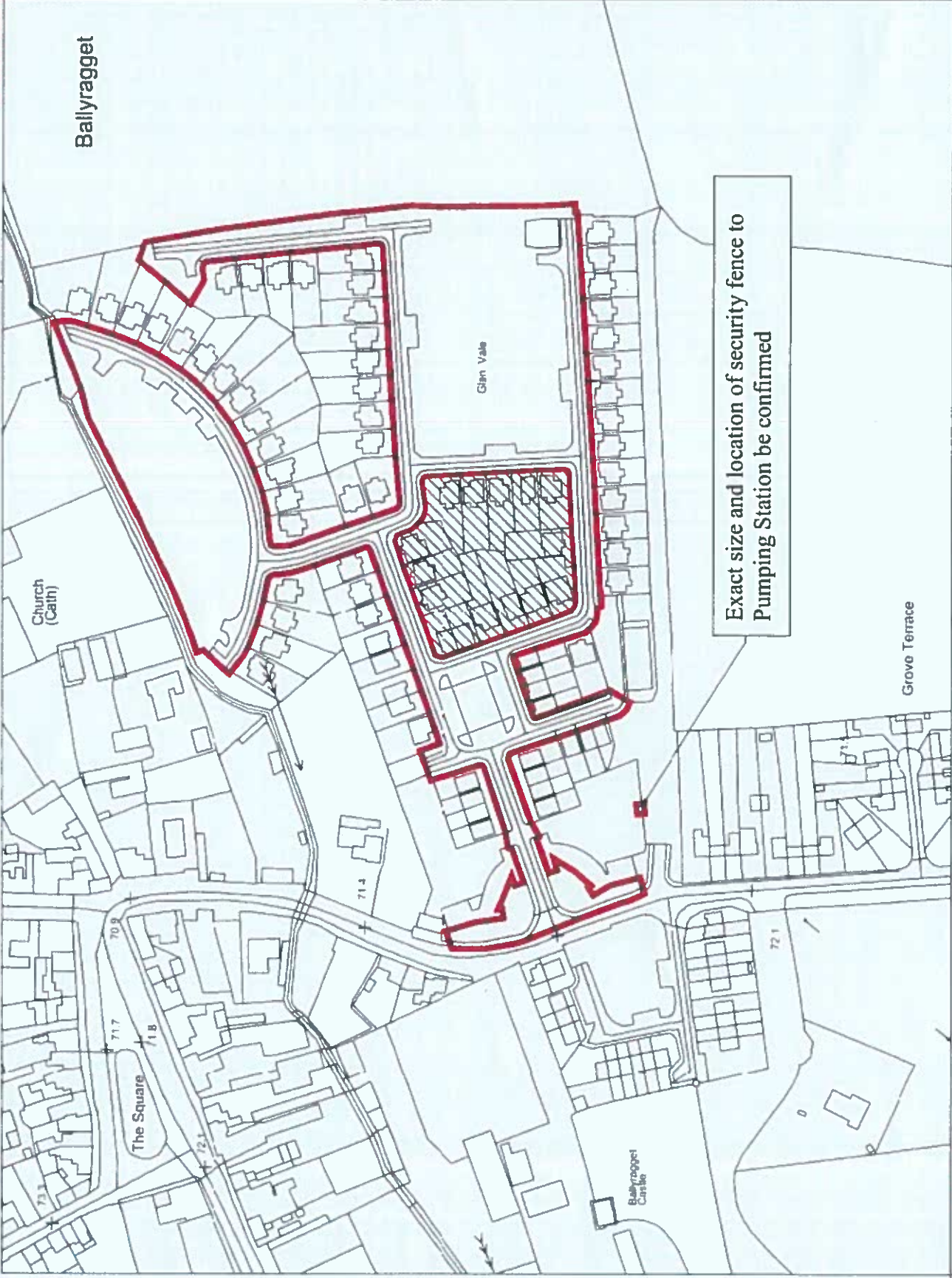
Date: 11/11/2019

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OS MAP REF. Map Ref

EXXXXXX NXXXXXX

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



EXXXXXX NXXXXXX

Comhairle Chontae Chláir Chlainnigh
Kilkenny County Council
County Hall, Jerni Street, Kilkenny
Tel: 051 7794320
Fax: 051 7794324
Web: www.kilkennycc.ie

Scale: 1:2500 @ A4
Plot Date: 28/01/2019
Drm: BLS

FOR INFORMATION PURPOSES

EXXXXXX NXXXXXX

Lands at Glenvale, Ballyragget, Co. Kilkenny

AREA OF SITE OUTLINED IN RED = Area FOLIO

NOTE: Drawing subject to alteration pending final legal land transfer to the Local Authority. DO NOT SCALE.