

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 175
Development:	Harrowville Leggettsrath West, Kilkenny
Developer:	Paddy Raggett Homes Ltd
Planning Permission Reference:	P.18/174 & P. 19/462

Site Location & Description:

Harrowville is a residential mix development of 8 houses, located in Leggettsrath West off the Dublin Rd, Kilkenny. The site is served by mains water and sewerage, and is accessed via a single entrance from the L - 26315. The L26315 is accessed from the R 712.

Planning History:

P 18/174 – Permission for demolition of existing dwelling and construction of a new residential development consisting of six two storey 164m² detached dwellings, new site entrance, road network, paths, site enclosures, ancillary services and all associated site works at Leggettsrath West, Dublin Road, Kilkenny

P 19/462 – Permission for 2 no. two storey 167.4 m² dwellings and all associated site work, plus alterations to previously permitted road network, paths and ancillary services as permitted under reference P18/174 – access via existing site entrance under planning reference P18/174 at Leggettsrath West, Dublin Road, Kilkenny

TIC Request:

The formal application to have Harrowville, Leggettsrath West taken in charge was made by the developer in February 2023. The application was deemed valid by the planning authority in April 2023 following receipt of satisfactory further information. The application was referred to the various internal service areas as outlined above 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 and document submission.

There are no objections from individual service areas to the taking in charge of this development, therefore, 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.

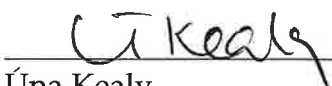
Recommendation:

Having regard to the substantial completion of the development in accordance with the conditions attached to the grant of permission, the substantial completion of all works identified by the various internal service areas, and the expected completion of outstanding items related to both, I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Harrowville, Leggettsrath, Kilkenny, as outlined in red on the attached map.



William Delaney,
Executive Engineer, Planning.

Date: 11/3/24



Una Kealy,
Administrative Officer, Planning.

Date: 11.03.2024