

Ref: TC92

11th October, 2016.

TO: An Cathaoirleach
& Each Member of Kilkenny County Council

RE: Taking in Charge

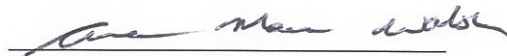
Section 11 of the Roads Act, 1993
Section 180 of the Planning & Development Act, 2000
As amended by Section 59 of the Planning & Development Act 2010

Development: TC92 - Abbey Grove, Gowran, Co. Kilkenny

I attach herewith report in relation to the taking in charge of the residential development comprising of 27 Houses at Abbey Grove, Gowran, 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 Act, 2000 as amended by Section 59 of the Planning & Development Act 2010, be commenced;

SIGNED:



Anne Maria Walsh
A/ Director of Services
Planning

Planning & Development Acts, 2000 - 2015
Planning & Development Regulations, 2001 – 2015
Taking in Charge (TIC) Report Dated 10th October 2016

REPORT ON TAKING IN CHARGE:

Planning Reference:	TC92
Development:	Abbey Grove, Gowran
Developer:	Gowran Property Partners
Planning Permission Reference:	P03/1558

Site Location & Description

The development is located in the village and townland of Gowran. It consists of 27 dwellings – a mix of detached, semi-detached and terraced 2-storey houses. It is accessed directly from the R448 (main road through Gowran). The access is shared by a Nursing Home with ancillary sheltered accommodation. Kilkenny County Council granted permission for 35 dwellings and the Nursing Home under P03/1558 – this included the sheltered accommodation.

Planning History

P03/1558 – Permission for a nursing home and 35 no. houses – including 7 sheltered housing units – along with new site entrance and associated site works. Granted subject to conditions on 28th January 2004.

P05/1673 – Permission for amendments to P03/1558 including change from 1 detached dwelling to 3 no. terraced sheltered housing units. Granted subject to conditions on 17th February 2006.


TIC Request:

The developer of the estate applied to have Abbey Grove taken in charge on 5th June 2012. The developer has now substantially completed the works identified by the various services areas and the planning officer. The development is served by an on-site borehole however, and as such Irish Water will not take any water / wastewater services in charge at this point. Accordingly the taking-in-charge of this estate will require Kilkenny County Council to take the wastewater infrastructure (including pumping station) in charge until such time as the estate is connected to the upgraded public water system and all water services assets are transferred to Irish Water.

Recommendation:

Having regard to the fact that the estate has been substantially completed in accordance with conditions attached to the grant of permissions, I recommend that Kilkenny County Council initiate proceedings for the formal Taking-in-Charge of Abbey Grove as outlined on the attached map.

SIGNED:


Brendan Sheahan
Executive Engineer

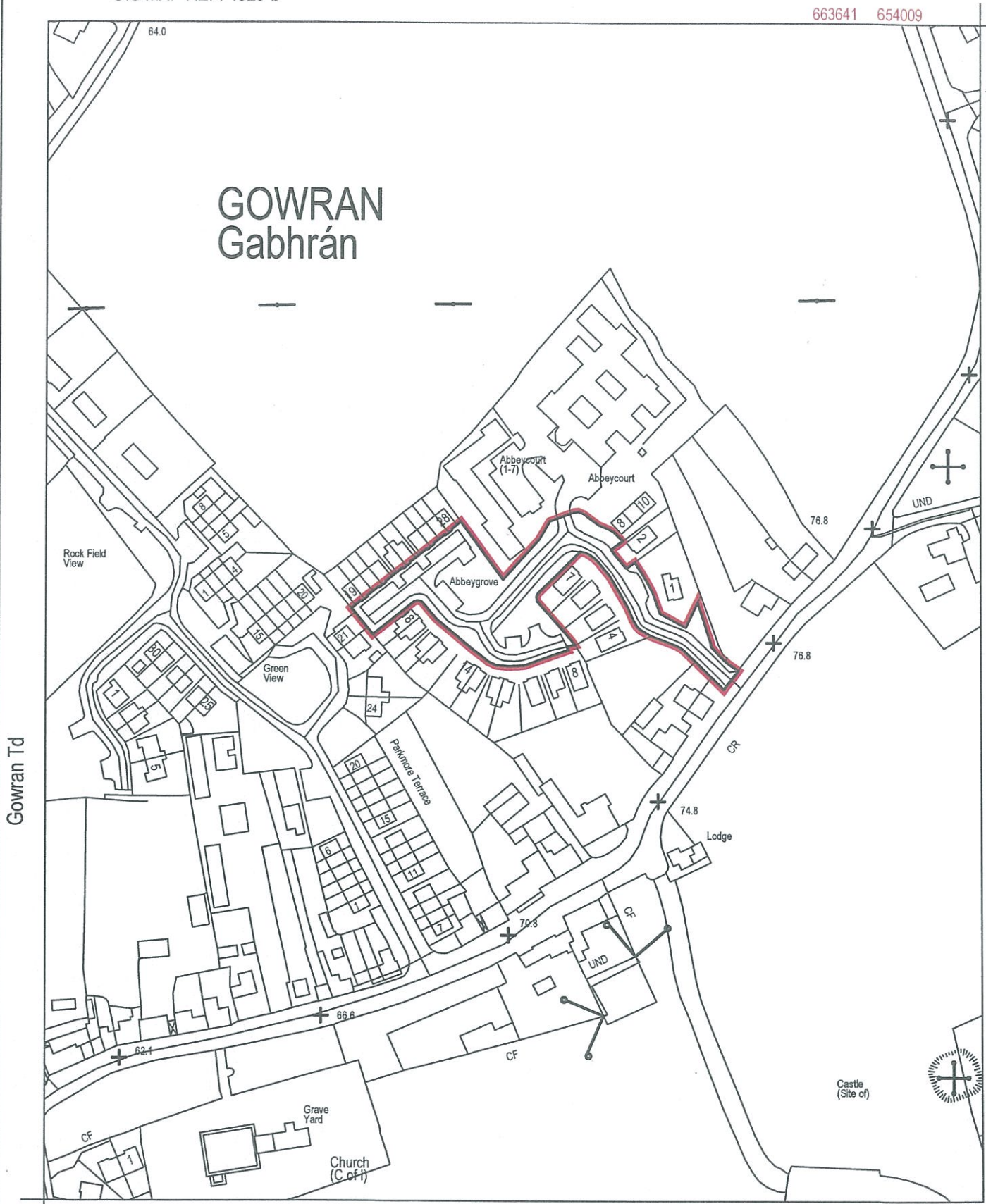
Date: 11/10/2016

THIS IS A COMPUTER GENERATED MAP with itm coordinates

O.S MAP REF. 4829-b

663641 654009

GOWRAN Gabhrán



BASED ON ORDNANCE SURVEY OF IRELAND MAP, LICENCE No. 2013/27/ccma/kilkennycountycouncil

FOR LAND REGISTRY USE

Transfer of common lands at AbbeyGrove, Gowran, Co. Kilkenny
 Part of Folio kk25385f & kk24600f
 AREA OF SITE OUTLINED IN RED = 0.51 Hac

Scale : 1.2500 @ A4
 Plot Date: 30.06.2015
 Drn by: P Moran
 Exec Tech.

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