



Comhairle Chontae Chill Chainnigh

Halla an Chontae Sraid Eoin Cill Chainnigh
R95 A39T

Pobail agus Áiteanna Inbhuanaithe a Chruthú

Kilkenny County Council

County Hall John Street Kilkenny
R95 A39T

Creating Sustainable Communities and Places



Ref: TC110

2th June 2023

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: TC110

- Friars Hill, Graignamanagh
Co. Kilkenny

I attach herewith reports in relation to the taking in charge of the above residential development comprising of 53 units at Friars Hill, Graignamanagh, 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:

Denis Malone
A/Director of Services
Planning

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: | TC110 |
| Development: | Friars Hill, Graignamanagh Co. Kilkenny |
| Developer: | GMB Construction |
| Planning Permission Reference: | P 04/594, 05/1164, 06/1514 |

Site Location & Description:

Friars Hill is residential development of 53 detached and semi-detached houses located in Graignamanagh, Co. Kilkenny. The site is served by mains water and sewerage and is accessed via a single entrance from regional road R705.

Planning History:

P.04/594 - Permission to build 73 houses (detached, semi detached and terraced) together with associated site development works and associated services installation all on site.

P.05/1164 - For a reduction from 73 houses to 67 house units. This application will retain the roads and services layout of that permissioned through planning reference 04/594. Also planning permission for a change of house type, which will include detached, semi-detached and terraced units, variations from that permissioned through planning reference 04/594 all on site at Harristown , Graignanmangh Co. Kilkenny

P.06/1514 - To increase the overall density by two units (67 units to 69 unit) from that as permitted by Planning Ref no. 05/1164, by building two additional dormer type houses. No. 49A is a new detached dormer house. 49 and 49A are repositioned on the site layout plan. 48A is a change from a detached dormer house to a semi-detached pair of dormer houses (no 48 and 49). All with the required site development works and the associated services installation.

Modification to road junction of road 1 to road 4 by providing the access to road 4 through road 5. All on site at Harristown, Borris Road, Gaignamanagh, Co Kilkenny

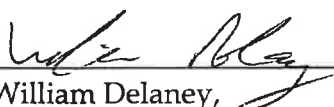
TIC Request:

The formal application to have Friars Hill taken in charge was made by the residents in February 2014. Kilkenny Coco provided a letter to the same effect (houses no 17 - 32 were acquired by the Housing Department Kilkenny Coco under Part V provision). The application was deemed valid by the planning authority in 2014 following receipt of satisfactory further information. The bond was claimed and the full value paid by the bondholder. 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.

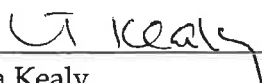
Recommendation:

Having regard to the planning authority being in receipt of the bond money, and the planned completion of works identified by the various internal service areas to bring the estate to taking in charge standard; I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Friars Hill, Gaignamanagh, Co. Kilkenny, as outlined on the attached map.



William Delaney,
Executive Engineer, Planning.

Date: 2/6/23



Una Kealy,
Administrative Officer, Planning

Date: 02.06.2023

THIS IS A COMPUTER GENERATED MAP WITH ITM CORDINATES



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Doubke River - An Dubhruise

DRAFT - INFORMATION PURPOSES ONLY

Transfer of common lands at Friars Hill
Graignamanagh Co Kilkenny

Scale : 1:2500
Plot Date: 1/6/23
Dwn by: WD

