



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: TC147

8th February 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: TC147 - Rioch Court, Kilkenny

I attach herewith reports in relation to the taking in charge of the above residential development comprising of 54 units at Rioch Court, 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 & Development Acts, 2000 - 2020

Planning & Development Regulations, 2001 - 2020

TAKING IN CHARGE REPORT FOR
ELECTED MEMBERS

Planning Reference:	TC147
Development:	Rioch Court, Kilkenny
Developer:	Joe Lennon
Planning Permission Reference: & 00/111 & 04/020	P.98/061/PL.62.110479 & 00/104 & 00/105

Site Location & Description:

Rioch Court is a residential mixed development of housing and apartments with a total of 54 Units, located in Kilkenny. The site is served by mains water and sewerage, and is accessed via a single entrance from St Rioch's St.

Planning History:

P98/061 & PL.62.110479 - To demolish house nos. 10,11,12,13 and 14 St Rioch's Terrace and to construct 19 houses and 8 apartments with access from St Rioch's Terrace.

P00/104 - To construct 9 apartments on lands at St Rioch's Court

P00/105 - To amend planning permission number P98/061 St Rioch's Street by changing block B1 from 5 houses to 9 apartments on lands at St Rioch's Street.

00/111 - To construct 4 apartments on lands at St Rioch's Court

04/020 - Retention of development to retain amendments made to the second floor of block E, changing it from 2 no two bed apartments 33 and 34 to one bed apartments 33,34,35,36

and ancillary change to the site of adding 6 number car park spaces. This is amendment to planning ref 00/104


TIC Request:

There was a formal application to have Rioch Court taken in charge in 2013. Subsequent to this, the planning authority claimed the bond. The full value of the bond has been paid by the bondholder, which will allow all remaining works to be procured and arranged by the planning authority.

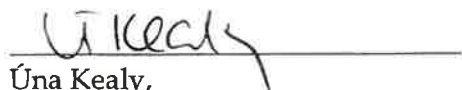
Please also note, final taking in charge is not dependent on the completion of the remaining works. If needs be, the completion of the works can continue after taking in charge. This principle applies to works where the planning authority is in receipt of the bond money and is arranging the works.

Recommendation:

Having regard to the planning authority being in receipt of the bond money, and the planned completion of all 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 Rioch Court, Kilkenny, as outlined on the attached map.


William Delaney,
Executive Engineer, Planning.

Date: 7/2/23

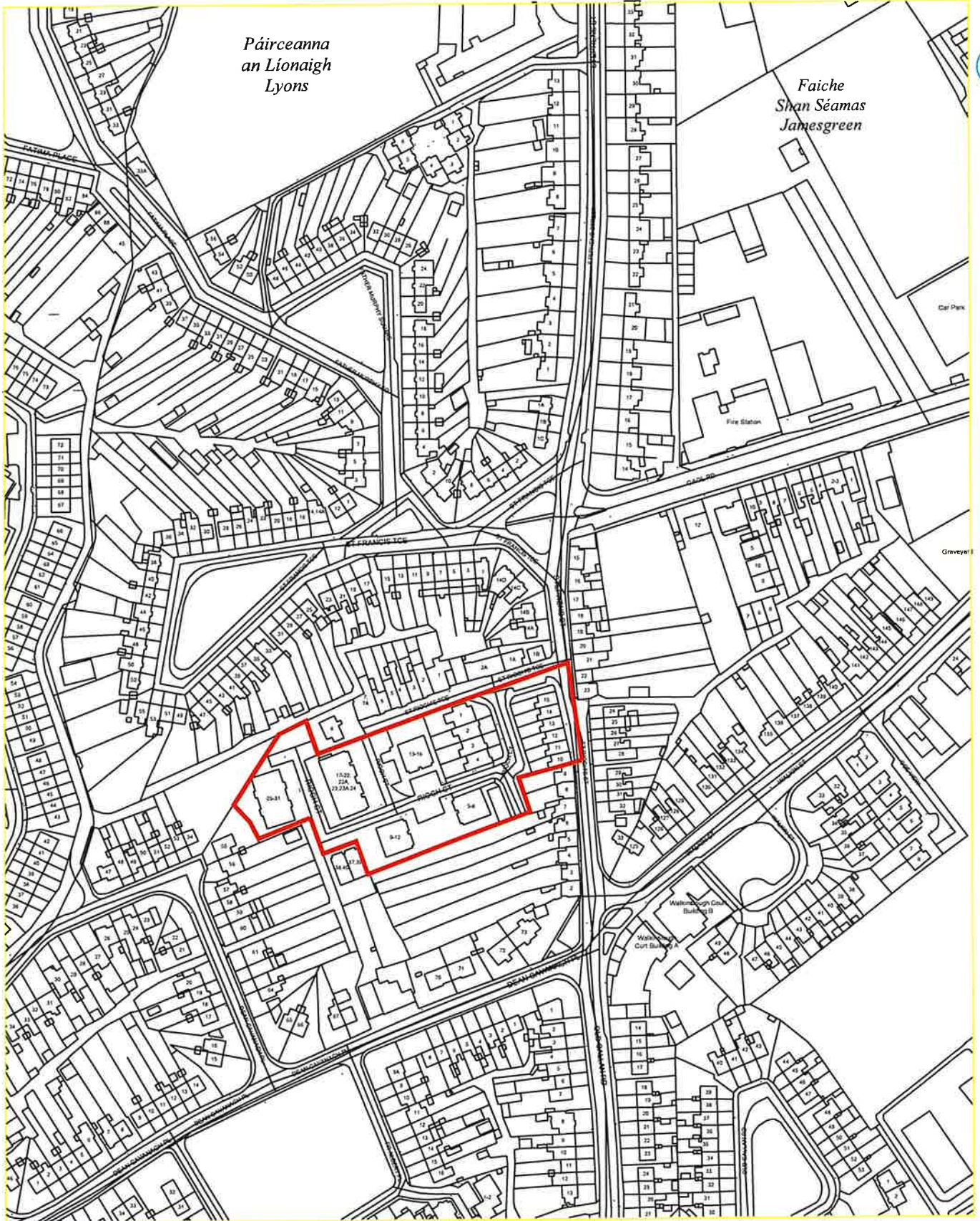

Una Kealy,
Administrative Officer, Planning.

Date: 07-02-23

THIS IS A COMPUTER GENERATED MAP WITH ITM CORDINATES

O.S MAP REF. 4829- b

N663126 N653774



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

E 662689 N653223

DRAFT - INFORMATION PURPOSES ONLY

Taking in Charge at Rioch Court, Kilkenny

Scale : 1.2500
Plot Date: 01/02/2023
Drn by: W Delaney

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