

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:	TC165
Development:	Seville Rise (Phase 1), Margaretsfield, Callan Road, Kilkenny
Developer:	Treacy Homes
Planning Permission Reference:	P.06/1089, P.12/38, & P.17/704

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**Site Location & Description:**

Seville Rise (Phase 1) is residential development of 40 dwelling units plus 1 office unit located at Margaretsfield, Callan Road, Kilkenny. The 40 dwelling units consist of 10 semi-detached houses, 4 terraced houses, 8 duplex houses, 8 duplex apartments, and 10 apartments. The site is served by mains water and sewerage, and is accessed via a single entrance from local tertiary road L66232.

The area to be taken in charge is outlined on the attached map; other parts/phases of the development do not form part of this taking in charge application.

### Planning History:

P.06/1089 - Permission granted for development on a site of 2.225 hectares. The development will consist of the construction of a scheme comprising 33 no. houses (19 no. three bed. houses, 13 no. four bed. houses, and 1 no. five bed. house); 16 no. duplex houses (3-bed); 16 no. duplex apartments (2-bed); 20 no. residential apartments (16 no. two-bed apartments, 4 no. 3-bed apartments); and 2 no. office units (344 sq.m. each - 688 sq.m. in total. The proposal also includes the provision of a new entrance onto the permitted access road from the Callan Road (Register Reference 04/798), public and private open space, hard and soft landscaping, all other site development works above and below ground, and the erection of a temporary advertising structure.

P.12/38 - Permission granted for Extension of Duration: Re Planning Ref: 06/1089.


P.17/704 - Permission granted for Extension of Duration: Re Planning Ref: 06/1089.

### TIC Request:

The formal application to have Seville Rise (Phase 1) taken in charge was received from Respond on the 03<sup>rd</sup> February 2021. Respond, a registered charity and a registered Approved Housing Body within the meaning of Section 6 of the Housing (Miscellaneous Provisions) Act 1992 is the sole owner and manager of the dwelling units. Subsequent to this, the planning authority issued a schedule of remedial works identified by the various internal service areas, these works have been substantially completed by the developer. The developer has also issued completion certificates, insurances, maps etc. The planning authority will reconcile the works completed and the documents submitted with the schedule of remedial works. Any outstanding works/documents will be progressed and completed by the developer.

### Recommendation:

Having regard to the substantial completion of all works identified by the various internal service areas, and the expected completion of outstanding items; I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Seville Rise (Phase 1), Margaretsfield, Callan Road, Kilkenny as outlined on the attached map.

  
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Alan Hyland,  
Executive Engineer, Planning.

Date: 14/02/22

  
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Una Kealy,  
Administrative Officer, Planning

Date: 14.02.22

