



Ref: TC54

8<sup>th</sup> March 2021

**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:** TC54 - Bellfield, Abbeylands, Ferrybank, Co. Kilkenny

I attach herewith reports in relation to the taking in charge of the above residential development comprising of:

204 houses at Bellfield, Abbeylands, Ferrybank, 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:

Sean McKeown  
Director of Services  
Planning

Planning & Development Acts, 2000 - 2015

Planning & Development Regulations, 2001 - 2015

Taking in Charge (TIC) Report Dated 05<sup>th</sup> March 2021

**TAKING IN CHARGE REPORT FOR  
ELECTED MEMBERS**

Planning Reference:	TC54
Development:	Bellfield, Abbeylands, Ferrybank, Co. Kilkenny
Developer:	South Eastern Construction
Planning Permission Reference:	P.01/695, P.02/897, P.02/1532, P.03/1549, and P.03/1770

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**Site Location & Description:**

Bellfield is a residential development of 204 houses and creche located in the townland of Abbeylands in South Co. Kilkenny. The dwellings are a mix of detached, semi-detached, and terraced houses. The development is served by mains water and sewerage, and is accessed via a single entrance from regional road R711.

**Planning History:**

P.01/695 - Permission granted to build 65 houses, together with associated site development works and associated services installation including entrance from the New Ross Road at Ferrybank. All forming Phase 1 of proposed development (total 231 houses) on site.

P.02/897 - Permission granted for a 49 house development and associated infrastructural works including indefinite retention of 21 No. Houses (No. 1-14, Road 2, No. 1-7 Road 3). This is a revision of permission P01/695.

P.02/1532 - Permission granted to build 92 houses (Two storey-Detached, semi-detached and terrace court-yard units). The detached house has an adjoining and attached single storied creche building. All together with associated site development works and associated service installation (including entrance from the New Ross Road at Ferrybank which formed part of, and was permissioned through the subject of pl. ref. 01/695). All forming Phase 2 of the development on site.

P.03/1549 - Permission granted for a change of design for Creche from that already granted (planning ref. no. 02/1532).


P.03/1770 - Permission granted to build 66 houses (two-storey-semi-detached, terrace and courtyard units). All together with associated site development works, including an extension to the existing entrance road network and associated services installation permissioned through the subject of planning ref no 01/695. All forming Phase 3 of the development at their site.

**TIC Request:**

The formal taking in charge application was received from the developer on 01<sup>st</sup> December 2009. Subsequent to this, the Planning Authority engaged with the developer to progress the process and complete all remedial works identified by the various service areas. Finally, the bond was claimed and works were arranged by the area office, parks, and water services to bring the estate to taking in charge standard.

**Recommendation:**

Having regard to the substantial completion of the development in accordance with the conditions attached to the grants of permission and the completion of works identified by the various internal service areas, I recommend that Kilkenny County Council initiate proceedings for the formal taking in charge of Bellfield, Abbeylands, Ferrybank, Co. Kilkenny, as outlined on the attached map.

  
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Alan Hyland,  
TIC & BC Engineer, Planning.

Date: 05/03/21

  
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Una Kealy,  
Administrative Officer, Planning.

Date: 05/03/21

