

Ref: TC49

11<sup>th</sup> September 2017

**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:** TC49 – Seville Lawns, Margaret’s Fields, Callan Road, Kilkenny

I attach herewith report in relation to the taking in charge of the residential development comprising of 76 housing units at Seville Lawns, Margaret’s Fields, Callan Road, 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:**

  
\_\_\_\_\_  
Mary Mulholland  
Director of Services  
Planning

Planning & Development Acts, 2000 - 2015

Planning & Development Regulations, 2001 – 2015

Taking in Charge (TIC) Report Dated 1<sup>st</sup> September 2017

**REPORT ON TAKING IN CHARGE:**

**Planning Reference:** TC49

**Development:** Seville Lawns, Margaret's Fields, Callan Road, Kilkenny.

**Developer:** Denis Treacy & Son Limited.

**Planning Permission Reference:** P04/798

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**Site Location & Description**

Seville Lawns is a residential development located on the south-western side of Kilkenny City. The development consists of 76 units – a mix of houses, duplexes and apartments. The development is accessed from the N76, Callan Road and shares its main access road with the adjoining development – Seville Grove. Seville Grove formed Phase 2 of the overall development and was developed by the same developer. Seville Grove, including the access road, has already been taken in charge by Kilkenny County Council.

**Planning History**

P04/798 Permission for the construction of a housing scheme comprising 32 no. houses, (16 no. three-bed houses, 12 no. four-bed houses and 4 no. five-bed houses); 12 no. duplex houses (3 bed); 12 no. duplex apartments (2-bed); 20 no. residential apartments (16 no. two-bed apartments, 4 no. 3-bed apartments); a creche (240 sqm); an office unit (344 sqm) and a convenience retail unit (104 sqm). Following an appeal to An Bord Pleanála permission was finally granted for this development 18<sup>th</sup> November 2004 with the development subsequently commencing in December 2004.


**TIC Request:**

The formal application to have this development taken in charge was made by the developer on 31<sup>st</sup> July 2009 and again subsequently by the Margarets Fields Management Company Limited. The application was referred to the various internal service areas and a schedule of necessary works was issued to the developer. The developer undertook the works as identified with all works complete in 2016.


**Recommendation:**

Having regard to the completion of the development in substantial accordance with the conditions attached to the grant of permission and the completion of all works as identified by the various internal service areas, I recommend that Kilkenny County Council initiate proceedings for the formal taking in charge of Seville Lawns, Margaret's Fields, Callan Road, Kilkenny, as outlined on the attached map.

**SIGNED:**

  
Brendan Sheahan  
Executive Engineer

Date: 7/9/17

  
Annette Fitzpatrick  
Administrative Officer

Date: 7/9/2017

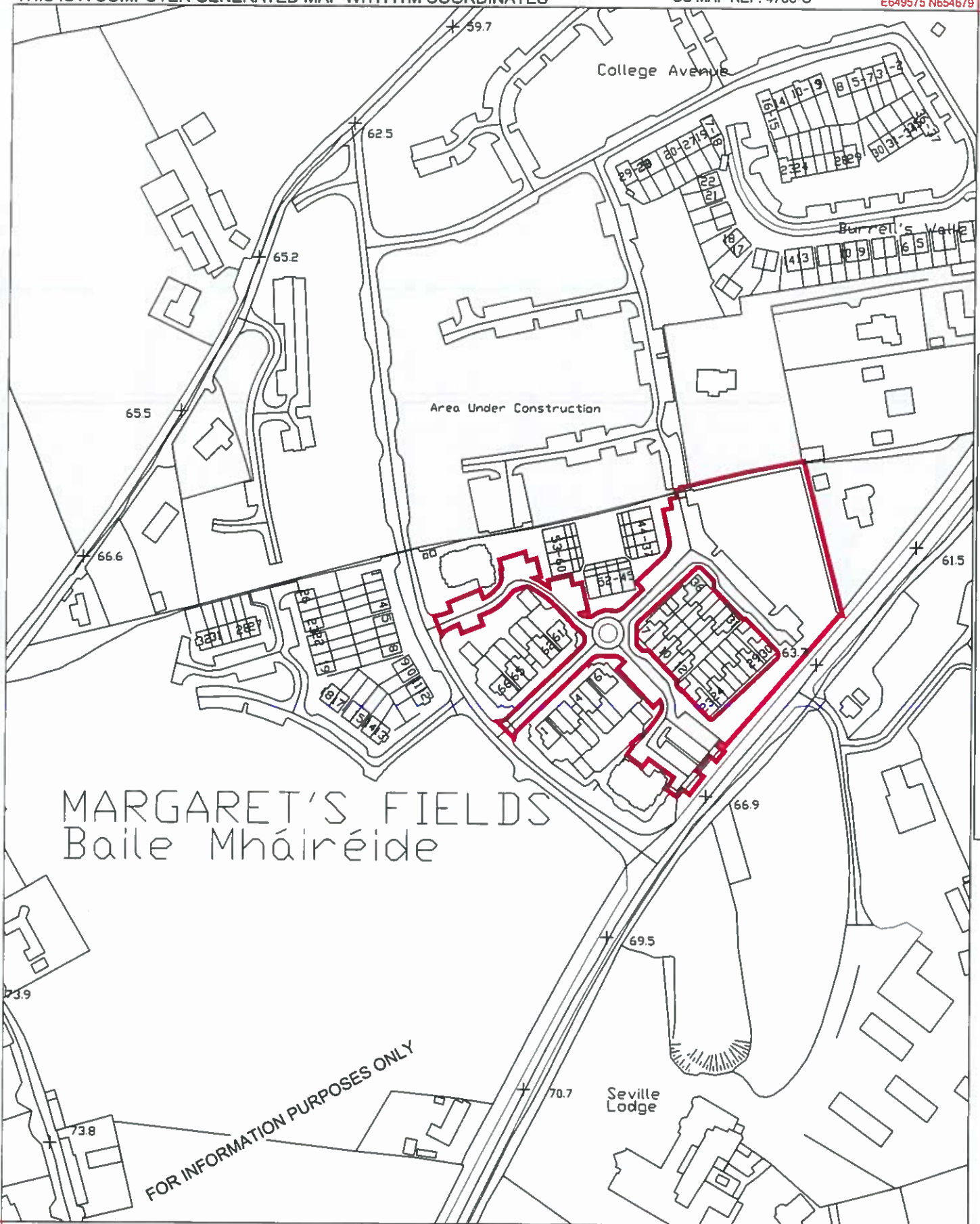
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OS MAP REF. 4766-C

E649575 N654679

Margaret's Fields Td.

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



MARGARET'S FIELDS  
Baile Mháiréide

FOR INFORMATION PURPOSES ONLY

E649101 N654085

Lands at Margaret's Fields, Callan Road, Kilkenny

AREA OF SITE OUTLINED IN RED = 0.91 Ha  
FOLIO - KK35124F & KK37278F

Scale 1:2,500 @ A4

Plot Date: 01/09/2017

Drm. BLS

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