

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:	TC 183
Development:	Hillview, Bennettsbridge, Co.Kilkenny
Developer:	Melville Developers Ltd
Planning Permission Reference:	P.18/174 & P. 19/462

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**Site Location & Description:**

Hillview is a residential mix development of 56 houses, located in Bennettsbridge, Co.Kilkenny. The site is served by mains water and sewerage, and is accessed via an entrance from the L - 2635.

**Planning History:**

P 01/63 - Full permission for the development of 40 houses at Bennettsbridge Co. Kilkenny.  
Permission was granted 26/03/04 to construct 36 houses on lands at Bennettsbridge

P 04/1801 - Permission to re-arrange the layout and house types of 17 of the 21 houses, house no's 3 to 19 inclusive. To change the house types of 12 A-type semis, 4 B-Type semis, 4 C-Type semis and 1 D-Type attached. Both the C and D roof height has been reduced and introducing 1 new A-Type detached. This is an amendment to An Bord Pleanála Ref PL 10.205689 on lands at Bennettsbridge, Co Kilkenny

**TIC Request:**

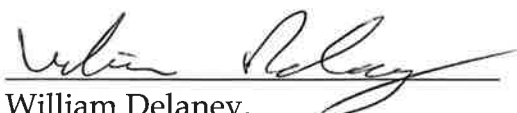
The formal application to have Hillview, Bennettsbridge Co. Kilkenny taken in charge was made by the developer in May 2022. The application was deemed valid by the planning authority in May 2022 following receipt of satisfactory further information. The application was referred to the various internal service areas as outlined above and based on the responses, a schedule of necessary works will be issued to the developer.

Having reviewed the conditions attached to the original grant of permission in conjunction with the completion of works identified by individual service areas, it would appear that the development has been substantially completed in accordance with the conditions attached to the grant of permission. The developer's agents have committed to addressing all outstanding items as a matter of urgency following a service area review of the works and document submission.

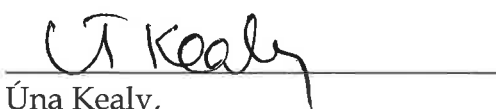
There are no objections from individual service areas to the taking in charge of this development, therefore, it is considered appropriate that Kilkenny County Council initiate proceedings for taking in charge. The final taking in charge will only proceed subject to the satisfactory completion of all outstanding items and subject to the approval of the elected members.

**Recommendation:**

Having regard to the substantial completion of the development in accordance with the conditions attached to the grant of permission, the substantial completion of all works identified by the various internal service areas, and the expected completion of outstanding items related to both, I recommend that Kilkenny County Council initiate proceedings for the taking in charge of Hillview, Bennettsbridge, Co. Kilkenny, as outlined in red on the attached map.

  
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William Delaney,  
Executive Engineer, Planning.

Date: 11/3/24

  
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Una Kealy,  
Administrative Officer, Planning.

Date: 11.03.2024