

1st February, 2018

**To The Cathaoirleach & Each Elected Member of Carlow
County Council**

Re: Planning and Development Activity Report

I attach herewith, report covering Planning and Development activities within County Carlow.

The report provides an update on the following:-

<i>Development Management</i>	<i>page 2</i>
<i>Enforcement Activities</i>	<i>page 2</i>
<i>Forward Planning</i>	<i>page 2</i>
<i>Dangerous Structures</i>	<i>page 5</i>
<i>Derelict Sites</i>	<i>page 6</i>
<i>Vacant Site Levy</i>	<i>page 11</i>
<i>Housing Developments Not in the Charge of Carlow County Council</i>	<i>page 11</i>

**E. Brophy,
A/Director of Services**

Development Management

	31st January, 2018	1st January, 2017 – 31st December, 2017
Number of planning applications received	22	373
Number of invalid planning applications	3	93
Number of decisions granted	14	261
Number of decisions refused	0	11
Number of pre-planning meetings held	6	167

Enforcement Activities

	31st January, 2018	1st January, 2017 – 31st December, 2017
Number of complaints received	12	61
Number of complaints closed	2	40
Number of Warning Letters issued	0	34
Number of Enforcement Notices issued	2	12
Number of inspections carried out	5	52
Number of court proceedings ongoing	5	6
Number of Prosecutions	0	0

Forward Planning

Draft National Planning Framework (NPF)

The Government's Draft NPF "Ireland 2040 – Our Plan" was published on the 27th September 2017 and outlines the long-term strategic planning framework for the country up to 2040. The Plan will guide national, regional and local planning opportunities

together with investment decisions for at least the next two decades. A workshop was facilitated by the planning department with Members of the Council and the Economic Development, Enterprise Support and Planning Strategic Policy Committee on 23rd October 2017. Following same a submission was prepared and submitted to the Department in November 2017 which highlights the strategic issues for County Carlow to ensure the sustainable development of the county into the future.

Notification of the date for the publication of the finalised National Planning Framework and the publication of the Capital Plan (to be known as the National Development Plan) is awaited.

Regional Spatial and Economic Strategy

Following publication of the Draft National Planning Framework “Ireland Our Plan 2040”(NPF), the Southern Regional Assembly has commenced the formal process for the formulation of a Regional Spatial and Economic Strategy (RSES) for the Southern Region as provided for under Section 21(1)(b) of the Planning and Development Act 2000 (as amended). The objective of the RSES shall be to support the implementation of the NPF and the economic policies and objectives of the Government by providing a long-term planning and economic framework which shall be consistent with the NPF and the economic policies or objectives of the Government.

In order to stimulate debate and encourage participation in the process **an Issues Paper** has been prepared by the Southern Regional Assembly which details the matters to be considered in the Regional Spatial and Economic Strategy. The Southern Regional Assembly is currently inviting submissions in writing in response to the Issues Paper focusing on strategic spatial planning and economic issues for the region. **Submissions can be made by 5.00pm on 16th February 2018** via **one** of the following media:

Email: rses@southernassembly.ie

Post: RSES Submissions, Southern Regional Assembly, Assembly House, O’Connell Street, Waterford X91 K256

The Regional Assembly will consider all submissions made before preparing a Draft Regional Spatial and Economic Strategy. Please

note that public submissions may be published on the Regional Assembly website and subject to Freedom of Information.

A copy of the Issues Paper together with the relevant Newspapers Notice and Public Notice have been circulated to the Elected Members and are on Public Display at the offices of Carlow County Council, Athy Road, Carlow and online at www.carlow.ie.

A workshop was facilitated with the Elected Members on 8th January 2018 and issues raised will be incorporated into a submission to the Regional Assembly.

County Development Plan 2015-2021- Variations

- a) Variation no. 1(a) of the County Development Plan 2015-2021 which provides for the introduction of the vacant site levy and its implementation as part of the development planning process in the Local Area Plans/ town and village plans in the County was adopted at the July 2017 Council meeting.
- b) Variation no. 1(b) of the County Development Plan 2015-2021 incorporating changes to Part V in the Carlow County Development Plan 2015-2022 and the Housing Strategy was adopted at the July 2017 Council Meeting.

County Development Plan 2015-2021- Two Year Progress Report

The Chief Executive's Two Year Progress Report on the Carlow County Development Plan 2015-2021 under Section 15(2) of the Planning and Development Act 2000 (as amended) was noted by the Elected Members at the Council Meeting on 11th of September 2017.

Carlow Environs Local Area Plan 2012 -2018 – Extend Life of LAP

At the Council meeting on the 11th September 2017 the Members resolved to extend the life of the Carlow Town Environs Local Area Plan 2012-2018 as contained in the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018, in accordance with the provisions of Section 19 – 20 of the Planning

and Development Act 2000, (as amended). The life of the Local Area Plan was extended by a further 4 years (i.e. up to and including 4th November 2022).

Proposed Amendment No. 2 Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012 – 2018 incorporating the Carlow Town Environs Local Area Plan 2012-2018 (as extended)

The Planning Authority is currently progressing Proposed Amendment No. 2 to the Carlow Town Environs Local Area Plan 2012-2018 (as extended). The Proposed Amendment facilitates consideration of an application for a single dwelling house within the lands zoned strategic reserve in exceptional circumstances only where an economic functionality / social requirement is clearly demonstrated by the applicant and where the development of the site would otherwise be in accordance with the proper planning and sustainable development of the area. The Elected Members resolved to alter the proposed amendment which is currently on public display until 19th February 2018. Following the public display period a Chief Executive’s report will be prepared and circulated to the Elected Members for consideration. The Elected Members must consider the report in conjunction with any environmental reports and decide whether to make the Amendment of the Joint Spatial Plan for the Greater Carlow and Graiguecullen Urban Area incorporating the Carlow Town Environs Local Area Plan 2012-2018 (as extended) with all some or none of the material alterations.

Dangerous Structures

	31st January, 2018	1st January, 2017 – 31st December, 2017
Number of complaints received	1	7
Number of Notices issued	1	24
Number of Notices complied with by the Owner/Occupier	1	5

Notices of Notices complied with by Carlow County Council completing works	0	0
Number of Dangerous Structures cases ongoing	21	21

Derelict Sites

	31st January, 2018	1st January, 2017 – 31st December, 2017
Number of complaints received	2	14
Number of letters issued to owner/occupier	0	9
Number of Notices issued	9	75
Number of Notices /letters complied with	2	9

There are **41** properties/sites currently on the Derelict Sites Register as follows:

- 38 in Carlow Town
- 2 in Tullow
- 1 in Muinebheag

The current position of these is outlined below:

Carlow Town:

Location of Property/Site	Current Position
25 St. Killian's Crescent, Carlow	Derelict Sites process completed. Derelict Sites Levy accruing on the property
St. Anne's, Cox's Lane, Carlow	Derelict Sites process completed. Derelict Sites Levy accruing on the property
2 Charlotte Street, Carlow	Derelict Sites process completed. Derelict Sites Levy accruing on the property
22 Barrack Street, Carlow	Compulsorily Acquired by Carlow County Council. To be removed

	from Derelict Sites Register in 2018
23 Barrack Street, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
24 Barrack Street, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
25 Barrack Street, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
26 Barrack Street, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
27 Barrack Street, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
28 Barrack Street, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
29 Barrack Street, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
30 Barrack Street, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018

31 Barrack Street, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
32 Barrack Street, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
63 St. Fiacc's Tce., Graiguecullen	Majority of works completed by the owner of the property. Have requested that the remainder of the works be completed
Former Celtic Linen Site, Montgomery St., Carlow	Levy applied and paid. Works completed to this property in December 2017/January 2018
66 The Laurels, Tullow Road, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
67 The Laurels, Tullow Road, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
68 The Laurels, Tullow Road, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
69 The Laurels, Tullow Road, Carlow	Compulsorily Acquired by Carlow County Council. To be removed

	from Derelict Sites Register in 2018
70 The Laurels, Tullow Road, Carlow	Compulsorily Acquired by Carlow County Council. To be removed from Derelict Sites Register in 2018
24 St. Fiaccs Terrace, Graiguecullen	Derelict Sites process completed. Derelict Sites Levy accruing on the property
169 St. Mary's Park, Carlow	Derelict Sites process completed. Derelict Sites Levy accruing on the property
Unit 4, Enterprise Park, O'Brien Road, Carlow	Entered on Derelict Sites Register. Levy due to be applied in 2018
Site at Burrin Street, Carlow	Works completed by owner in November/December, 2017. To be removed from Register
Site at Leighlin Road, Graiguecullen	Entered on Derelict Sites Register. Levy due to be applied in 2018
42 Dublin Street, Carlow	Entered on Derelict Sites Register. Levy due to be applied in 2018
149 The Laurels, Tullow Road, Carlow	Entered on Derelict Sites Register. Levy due to be applied in 2018
23 Pacelli Ave., Graiguecullen, Carlow	Derelict Sites Levy accruing on the property
Bungalow, Chapel Street, Graiguecullen, Carlow	Entered on Derelict Sites Register. Levy due to be applied in 2018
8 The Laurels, Tullow Road, Carlow	Entered on Derelict Sites Register. Levy due to be applied in 2018

Property at junction of Pollerton Road/Staplestown Road, Carlow	Entered on Derelict Sites Register. Levy due to be applied in 2018
40 John Sweeney Park, Tullow Road, Carlow	Entered on Derelict Sites Register. Levy due to be applied in 2018
5 John Sweeney Park, Tullow Road, Carlow	Entered on Derelict Sites Register. Levy due to be applied in 2018
82 John Sweeney Park, Tullow Road, Carlow	Entered on Derelict Sites Register. Levy due to be applied in 2018
Unit No's 1, 2, 3 & 4, Granby Row, Carlow	Entered on Derelict Sites Register. Levy due to be applied in 2018
20 St. Killian's Crescent, Carlow	Works being completed on property. To be removed from the Register on completion of works
Sites No.'s 10 & 11 Enterprise Park, O'Brien Road, Carlow	Entered on Derelict Sites Register. Levy due to be applied in 2018

Tullow:

Location of Property/Site	Current Position
43 Pairc Mhuire, Tullow, Co. Carlow	Derelict Sites Levy accruing on the property
44 Pairc Mhuire, Tullow, Co. Carlow	Derelict Sites Levy accruing on the property

Muinebheag:

Location of Property/Site	Current Position
17 Pairc Mhuire, Bagenalstown, Co. Carlow	Entered on Derelict Sites Register. Levy due to be applied in 2018

The following properties/sites were removed from the Derelict Sites Register in 2017:

Site/Property	Date removed
Marlborough Street, Graiguecullen, Carlow	June 2017
4 College Street, Carlow	April 2017

Vacant Site Levy

The Planning Department is continuing to progress the establishment of a Vacant Site Register as provided for under the Urban Regeneration and Housing Act 2015. To facilitate implementation of the levy the following has / is being progressed:

- a. Variation no. 1(a) of the Carlow County Development Plan 2015-2021 has been adopted, which incorporates the provisions of the Urban Regeneration and Housing Act 2015.
- b. The Muine Bheag/Royal Oak Local Area Plan 2017-2023 (Adopted 09/01/17) and the Tullow Local Area Plan 2017-2023 (Adopted 13/02/17), both incorporate policies and objectives in relation to the provisions of the Urban Regeneration and Housing Act 2015 and the development of vacant sites, including the identification of potential regeneration lands.
- c. The assessment of potential vacant sites is now progressing and comprises of the carrying out of site inspections, planning history and landownership searches, the drafting of site reports and template letters and notices, and referrals to internal departments for comments/observations. It is anticipated that Vacant Site Levy Notices will be issued to landowners in the coming weeks.

The Vacant Site Register is available to view online on the Council's website at www.carlow.ie. Entries will be made on the Register following the completion of site assessments and the issuing of notices pursuant to the Urban Regeneration and Housing Act 2015.

Housing Developments Not in the Charge of Carlow County Council (Including Unfinished Estates)

Outlined below, in Appendix A (Carlow MD page 14) and Appendix B (Muinebheag MD page 27), are the housing developments identified within the Carlow Municipal District (*Appendix A*) and the

Muinebheag Municipal District (*Appendix B*) which are not in the charge of Carlow County Council to date.

The lists of developments do not purport to be an exhaustive list of all developments within the Municipal Districts of Carlow and Muinebheag that have not been taken in charge as the process of identifying such developments is ongoing.

The housing developments identified do not include for the following development types as such development types do not form part of the 'Taking in charge of Housing Estates Policy Document':

- apartment developments generally subject to a Management Company
- private gated communities generally subject to a Management Company
- holiday home developments generally subject to a Management Company
- retirement villages

Summary Of Reports Contained in Appendix A and B:

(The totals include for both municipal districts. A breakdown of the totals is provided in Appendix A and B as appropriate)

1. **65** housing developments have been identified to date as not being in the charge of Carlow County Council (in the Carlow MD and in the Muinebheag MD)
2. inspections have been completed in respect of **65** developments
3. **18** requests have been received to take estates in charge
4. Security bonds are available for **27** developments
5. Based on the inspections completed to date by the planning department, the funding requirements to bring developments to a taking-in-charge standard have been estimated as follows:
 - **€1,435,000.00** for developments where there is no developer, no bond or insufficient bond

The following were progressed during 2017/January 2018:

- 10 developments taken in charge as follows:
 - Rathfelim, Tullow
 - Loch Abhainn, Carlow
 - Ballydarton Mews, Fenagh

- The Meadows, Kildavin
- Academy Court, Carlow Town
- Rathsillan, Tullow
- Moyacomb Meadows, Clonegal
- The Granary, Grange, Killerig
- Granite Court, Fenagh
- Meadowbank, Palatine
- Works completed to Phelim Wood, Tullow under the National Taking in Charge Initiative with Taking in Charge process ongoing
- Parkgate, Tullow – claim submitted on security bond. Works to phase 1 completed by bondholder under the supervision of Carlow County Council
- Bond claimed and works completed to Castlerock, Bunclody by Carlow County Council – documentation currently being prepared in order to commence the taking in charge process
- Bonds claimed and surveying works to the underground services has commenced in the following developments:
 - The Village, Grange, Killerig
 - Tanner Hall, Carlow Town
 - Schoolhouse Gate, Ballinkillen
 - Kylemore Hill, Rathoe
 - De Lacey Abbey (phase 2), Rathvilly
- Carlow County Council has commenced works in Inis Gardens, Leighlinbridge
- Castleoaks, Carlow – awaiting submission of documents before taking in charge procedure can be commenced
- Site Resolution Plans have been submitted to Irish Water to seek funding to carry out works to the pumping stations and a decision is awaited in respect of the following developments:
 - The Fairways, Carlow Town
 - Kilree Street, Bagenalstown
 - Maple Court, Carlow Town
- Bond settlement negotiations ongoing in relation to:
 - Blackbog Grove, Carlow Town
 - Ardbhaile, Rathvilly
 - Slaneybank View, Rathvilly
 - Cluain Bui, Carlow Town
- Milford Park, Ballinabrannagh – Works completed. A legal Agreement required by Irish Water to progress the taking in

charge of this development is currently being drafted by Carlow County Council's Legal Advisor

APPENDIX A **Developments Not in the Charge of Carlow County Council – Carlow Municipal District**

Outlined below and included on the attached schedule are the housing developments identified within Carlow Municipal District which are not in the charge of Carlow County Council to date.

The information in this report is set out under the following headings:

1. List of housing developments identified **(41)**
2. Housing developments currently listed on the Department of the Environment Survey of unfinished estates **(9)**
3. Housing developments subject to Property Tax Waiver 2013-2016 **(4)**
4. Housing developments for which inspections have been completed **(41)**
5. Housing developments for which Taking in Charge Requests have been received **(10)**
6. Housing developments for which funding is available from a security bond **(19)**
7. Current position of housing developments not subject to a taking in charge request or with no security bond available **(18)**
8. Estimated funding requirements - €641,000.00

1. List of Housing Developments Identified

A total of **41** developments have been identified to date as follows:

- Carlow Town = 21
- Rathvilly = 5
- Tullow = 12
- Grange = 1
- Palatine = 1
- Hacketstown = 1

The following is a list of the housing developments identified:

Carlow Town:

Name of Development	Address of Development
Barrowville	Barrowville, Kilkenny Road Carlow
Barrowlands	Graiguecullen, Carlow
Blackbog Grove	Blackbog Road, Carlow
Browneshill Crescent	Link Road, Chapelstown Carlow
Browneshill Wood	Kernanstown, /Chapelstown Carlow
Castle Oaks (includes Brookhurst and The Crescent)	Pollerton Little, Dublin Road Carlow
Castle View	Leighlin Road, Graiguecullen Co. Carlow
Clarence Court	Hacketstown Road/ Browneshill Road/ Tullow Road/ Carlow
Cluain Buí	Mortarstown, Carlow
Granville Court	Granby Row, Carlow
Loch Buí	Pollerton Big, Carlow
Maple Court	Mortarstown Upper, Carlow
Rath Abhainn	Kilkenny Road, Carlow
Rathdale	Pollerton, Carlow
River Crest	Sleaty Street, Carlow
River Court	Tullow Road, Carlow
Roseberry Hill	Ballinacarrig, Quinagh

	Co. Carlow
Somerton Court	Leighlin Road, Graiguecullen Co. Carlow
Tanner Hall	Strawhall, Athy Road Carlow
The Fairways	Pollerton, Carlow
Tuscany Downs	Green Road, Carlow

Rathvilly:

Name of Development	Address of Development
Ard Bhaile	Ballyoliver, Rathvilly Co. Carlow
Ashlawn	Rathvilly, Co. Carlow
De Lacy Abbey (Phase 1 & Phase 2)	Tullow Road, Rathvilly Carlow
Slaney Bank View	Rathvilly, Co. Carlow
The Orchard	Tullow Road, Rathvilly Co. Carlow

Tullow:

Name of Development	Address of Development
Abbey Close	Tullow, Co. Carlow
Bramble Court	Tullowhill, Tullow, Co. Carlow
Cuanahowan	Rathoe Road, Tullow Co. Carlow
Glendale Estate	Tullowphelim, Tullow, Co. Carlow
Graigowan	Tullowbeg, Carlow Road Tullow, Co. Carlow

Monastery Court	Church Lane, Tullow Co. Carlow
Mount Aaron Wood	Mount Wolseley, Tullow Co. Carlow
Mullawn Crescent	The Mullawn, Tullow Co. Carlow
Park Gate	Tullowphelim, Tullow Co. Carlow
Phelim Wood	Dublin Road/Station Road, Tullowphelim, Tullow Co. Carlow
Station Manor	Tullowphelim, Tullow Co. Carlow
Wolseley Village	Tullow, Co. Carlow

Grange:

Name of Development	Address of Development
The Village	Slaneyquarter, Grange Co. Carlow

Palatine:

Name of Development	Address of Development
Lime Grove	Burtonhall Demesne, Palatine Co. Carlow

Hacketstown:

Name of Development	Address of Development
Fair Green Crescent	The Green, Hacketstown Co. Carlow

2. Housing Developments Currently Listed On Department of the Environment Survey of Unfinished Estates

In the Carlow Municipal District **9** developments continue to be listed on the Department of Housing, Planning and Local Government's Survey 2017 as follows:

- Carlow Town = 3
- Rathvilly = 1
- Tullow = 2
- Grange = 1
- Palatine = 1
- Hacketstown = 1

A breakdown of the developments is outlined below:

Carlow:

Brownhill Road, Carlow
Cluain Bui, Mortarstown, Carlow
Rivercourt, Tullow Road, Carlow

Rathvilly:

Ard Bhaile, Tullow Road, Rathvilly

Tullow:

Abbey Close, Templeowen, Tullow
Glendale, Shillelagh Road, Tullow

Grange:

The Village, Slaneyquarter, Tullow

Palatine:

Lime Grove, Palatine, Carlow

Hacketstown:

Fairgreen Crescent, Tinahely Road, Hacketstown
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3. Housing Developments Subject to Property Tax Waiver 2013-2016

There are **4** housing developments in the Carlow Municipal District subject to the waiver as follows:

Carlow Town:

Cluain Bui, Mortarstown, Carlow
Roseberry Hill, Ballincarrig, Quinagh, Carlow

Rathvilly:

Ard Bhaile, Ballyoliver, Rathvilly

Palatine:

Limegrove, Killyshane, Palatine, Co. Carlow

4. Housing Developments For Which Inspections Have Been Completed

Inspections have been completed by the Planning Department in respect of **41** developments as follows:

- Carlow Town = 21
- Rathvilly = 5
- Tullow = 12
- Grange = 1
- Palatine = 1
- Hacketstown = 1

A list of the developments inspected is outlined below:

Carlow Town:

Barrowville, Kilkenny Road, Carlow
Barrowlands, Graiguecullen, Carlow
Blackbog Grove, Blackbog Road, Carlow
Browneshill Crescent, Link Road, Chapelstown, Carlow
Browneshill Wood, Kernanstown/Chapelstown, Carlow
Castle Oaks, Dublin Road, Carlow
Castle View, Leighlin Road, Graiguecullen, Co. Carlow
Clarence Court, Hackettsown/Browneshill/Tullow Road, Carlow
Cluain Bui, Mortarstown, Carlow
Granville Court, Granby Row, Carlow
Loch Bui, Pollerton Big, Carlow
Maple Court, Mortarstown Upper, Carlow
Rath Abhainn, Kilkenny Road, Carlow
Rathdale, Pollerton, Carlow
River Crest, Sleaty Street, Carlow
Rivercourt, Tullow Road, Carlow
Roseberry Hill, Ballincarrig, Quinagh, Carlow

Somerton Court, Leighlin Road, Graiguecullen, Co. Carlow
Tanner Hall, Strawhall, Athy Road, Carlow
The Fairways, Pollertown Little, Carlow
Tuscany Downs, Green Road, Carlow

Rathvilly:

Ard Bhaile, Ballyoliver, Rathvilly
Ashlawn, Rathvilly, Co. Carlow
De lacey Abbey, Tullow Road, Rathvilly
Slaney Bank View, Rathvilly
The Orchard, Tullow Road, Rathvilly, Co. Carlow

Tullow:

Abbey Close, Tullow, Co. Carlow
Bramble Court, Tullow Hill, Tullow
Cuanahowan, Rathoe Road, Tullow
Glendale Estate, Tullowphelim, Tullow
Graigowan, Tullowbeg, Carlow Road, Tullow
Monastery Court, Church Lane, Tullow, Co. Carlow
Mount Aaron Wood, Mount Wolsely, Tullow
Mullawn Crescent, The Mullawn, Tullow, Co. Carlow
Park Gate, Tullowphelim, Tullow
Phelim Wood, Tullowphelim, Tullow
Station Manor, Tullowphelim, Tullow
Wolseley Village, Tullow, Co. Carlow

Grange:

The Village, Slaney Quarter, Grange

Palatine:

Lime Grove, Burtonhall Demesne, Palatine
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Hacketstown:

Fair Green Crescent, Hacketstown

5. Housing Developments For Which Taking in Charge Requests Have Been Received

Requests to have estates taken in charge have been received in respect of **10** developments as follows:

- Carlow Town = 5

- Rathvilly = 1
- Tullow = 4

The housing developments for which requests have been received to take in charge and the current position is outlined below:

Carlow:

<i>Name and Address of Development</i>	<i>Request Received From</i>	<i>Current Position</i>
Browneshill Wood, Kernanstown/ Chapelstown, Carlow	Developer	Inspection completed. Works completed by Developer. Awaiting submission of taking in charge documentation
Castle Oaks, Dublin Road, Carlow	Developer	Documentation to be submitted prior to commencement of Taking in Charge Process
Loch Bui, Pollerton Big, Carlow	Residents	Inspection completed. Funding required to complete development for taking in charge
Maple Court, Mortarstown Upper, Carlow	Residents	A Site Resolution Plan has been submitted for the approval of Irish Water
The Fairways, Pollerton, Carlow	Developer (prior to going into liquidation)	A Site Resolution Plan has been submitted for the approval of Irish Water

Rathvilly:

<i>Name and Address of Development</i>	<i>Request Received From</i>	<i>Current Position</i>
Slaney Bank View, Rathvilly, Co. Carlow	Residents	Inspection completed. Bond under claim.

Tullow:

<i>Name and Address of Development</i>	<i>Request Received From</i>	<i>Current Position</i>
Cuanahowan, Tullow, Co. Carlow	Rathoe Road, Tullow, Co. Carlow	Inspection completed. List of works forwarded to Developer for completion
Graigowan, Tullowbeg, Tullow, Co. Carlow	Developer	Inspection completed. List of outstanding works forwarded to developer for completion
Monastery Court, Tullow, Co. Carlow	Residents	Inspection completed
Phelim Wood, Tullowphelim, Tullow, Co. Carlow	Developer	Works completed under the National Taking in Charge Initiative. Taking in Charge process currently ongoing

6. Housing Developments For Which Funding Is Available From A Security Bond

Of the 41 housing developments identified in the Carlow Municipal District security bonds are available in respect **19** developments as follows:

- Carlow Town = 10
- Rathvilly = 3
- Tullow = 5
- Grange = 1

The list below outlines the developments with current bonds. The position in relation to bonds is subject to continuous change depending on whether the bonds are renewed by the Bondholder.

Bonds currently under claim with a decision being awaited from the Bondholder include Blackbog Grove, Ardbhaile, Cluain Bui and Slaneybank.

Carlow:

<i>Name and Address of Development</i>
Barrowville, Kilkenny Road, Carlow
Blackbog Grove, Blackbog Road, Carlow
Browneshill Crescent, Link Road, Chapelstown, Carlow
Browneshill Wood, Kernanstown/Chapelstown, Carlow
Castle Oaks, Dublin Road, Carlow
Clarence Court, Hacketstown/Browneshill/Tullow Road, Carlow
Cluain Bui, Mortarstown, Carlow
Rath Abhainn, Kilkenny Road, Carlow
River Court, Tullow Road, Carlow
Tanner Hall, Strawhall, Athy Road, Carlow

Rathvilly:

Ardbhaile, Ballyoliver, Rathvilly, Co. Carlow
Delacey Abbey, Rathvilly, Co. Carlow (Phase 2 only)
Slaney Bank View, Rathvilly, Co. Carlow

Tullow:

Abbey Close, Tullow, Co. Carlow
Bramble Court, Tullowhill, Tullow, Co. Carlow
Mullawn Crescent, Tullow, Co. Carlow
Park Gate, Tullowphelim, Tullow, Co. Carlow (phase 2 and 3)
Phelim Wood, Tullowphelim, Tullow, Co. Carlow

Grange:

The Village, Slaney Quarter, Grange

7. Current Position of Developments Not Subject To A Taking In Charge Request Or With No Security Bond Available

Carlow Town:

Name of Development	Address of Development	Current Position
Barrowlands	Graiguecullen, Carlow	Inspection completed
Castle View	Leighlin Road, Graiguecullen, Co. Carlow	Inspection completed
Granville Court	Granby Row, Carlow	Inspection completed
Rathdale	Pollerton, Carlow	Inspection completed
River Crest	Sleaty Street, Carlow	Inspection completed
Roseberry Hill	Ballinacarrig, Quinagh, Co. Carlow	Construction works in progress by the Developer
Somerton Court	Leighlin Road, Graiguecullen, Co. Carlow	Inspection completed
Tuscany Downs	Green Road, Carlow	Inspection completed

Rathvilly:

Name of Development	Address of Development	Current position
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Ashlawn	Rathvilly, Co. Carlow	Inspection completed
De Lacy Abbey (phase 1)	Tullow Road, Rathvilly, Carlow	Funding will be required to complete this development
De Lacy Abbey (phase 2)	Tullow Road, Rathvilly, Carlow	Bond claimed. Works have commenced
The Orchard	Tullow Road, Rathvilly, Co. Carlow	Inspection completed

Tullow:

Name of Development	Address of Development	Current Position
Glendale Estate	Tullowphelim, Tullow, Co. Carlow	Inspection completed
Mount Aaron Wood	Mount Wolseley, Tullow, Co. Carlow	Inspection completed. List of works forwarded to Developer
Park Gate (phase 1)	Tullow, Co. Carlow	Works completed by Bondholder under the supervision of Carlow County Council
Station Manor	Tullowphelim, Tullow, Co. Carlow	Documentation to progress taking in charge to be submitted
Wolseley Village	Tullow, Co. Carlow	Inspection completed

Hacketstown:

Name of Development	Address of Development	Current Position
Fair Green Crescent	The Green, Hacketstown, Co. Carlow	Funding will be required to complete this development

8. Funding Requirements

There are only two available options at present to assist with housing developments where works are required:

1. A security bond. In some instances the security may not be adequate to fund the full cost of works and therefore works will have to be prioritised in the particular development
2. The availability of the developer/owner to complete the works

Based on the inspections completed by the Planning Department it is *estimated* that a funding requirement in the sum of €641,000.00 is required in the Carlow Municipal District in respect of developments where there is no funding source, inadequate funding source or no developer available to complete the works.

APPENDIX B
Developments Not in the Charge of Carlow County
Council – Muinebheag Municipal District

Outlined below are the housing developments identified within the Muinebheag Municipal District which are not in the Charge of Carlow County Council to date.

The information is set out under the following headings:

1. List of housing developments identified **(24)**
2. Housing developments currently listed on the Department of the Environment Survey of unfinished estates **(8)**
3. Housing developments subject to Property Tax Waiver 2013-2016 **(6)**
4. Housing developments for which inspections have been completed **(24)**
5. Housing developments for which Taking in Charge Requests have been received **(8)**
6. Housing developments for which funding is available from a security bond **(8)**
7. Current position of housing developments not subject to a taking in charge request or with no security bond available **(9)**
8. Estimated funding requirements - €794,000.00

1. List of Housing Developments Identified

A total of 24 developments have been identified to date as follows:

- Ballinabranna = 2
- Ballinkillen = 1
- Ballon = 2
- Ballymurphy = 1
- Carrigduff = 3
- Clonegal = 1
- Fenagh = 1
- Leighlinbridge = 2
- Muinebheag = 5
- Myshall = 2
- Rathoe = 2
- St. Mullins = 1
- Tinnahinch = 1

The following is a list of the housing developments identified:

Ballinabranna:

Name of Development	Address of Development
Milford Park	Ballinabranna, Milford, Co. Carlow
Gort na Greine	Ballinabranna, Milford, Co. Carlow

Ballinkillen:

Name of Development	Address of Development
Schoolhouse Gate	Ballinkillen, Co. Carlow

Ballon:

Name of Development	Address of Development
Laragh Beg	Ballon, Co. Carlow
Mullaunmore Crescent	Ballon, Co. Carlow

Ballymurphy:

Name of Development	Address of Development
Inchapooka	Rocksavage, Ballymurphy, Co. Carlow

Carrigduff:

Name of Development	Address of Development
Castlerock (to include Castlepark, Castlecourt & Castleview)	Carrigduff, Co. Carlow
Poolview/Dun na Ri	Carrigduff, Co. Carlow
Pottersway	Carrigduff, Co. Carlow

Clonegal:

Name of Development	Address of Development
Radharc Na Doirin	Clonegal, Co. Carlow

Fenagh:

Name of Development	Address of Development
Riverfield Court	Myshall Road, Fenagh, Co. Carlow

Leighlinbridge:

Name of Development	Address of Development
Friar's Lough	Ballyknockan, Leighlinbridge, Co. Carlow
Inis Gardens	Poe's Hill, Leighlinbridge, Co. Carlow

Muinebheag:

Name of Development	Address of Development
Ashfield	Royal Oak Road, Bagenalstown, Co. Carlow
Court View	Bagenalstown, Co. Carlow
Kilree Street	Bagenalstown, Co. Carlow
Royal Oak Close	Royal Oak, Bagenalstown, Co. Carlow
Sli Na Ri	Moneybeg, Bagenalstown, Co. Carlow

Myshall:

Name of Development	Address of Development
Private Sites	Borris Road, Myshall
Sliabh Ban Way	Myshall, Co. Carlow

Rathoe:

Name of Development	Address of Development
Hill View	Rathoe, Tullow, Co. Carlow
Kylemore Hill	Rathoe, Co. Carlow

St. Mullins:

Name of Development	Address of Development
Old Mill	Glebe, St. Mullins

Tinnahinch:

Name of Development	Address of Development
Hotel Street	Tinnahinch, Co. Carlow

2. Housing Developments Currently Listed On Department of the Environment Survey of Unfinished Estates:

In the Muinebheag Municipal District **8** developments continue to be listed on the Department of Housing, Planning and Local Government's Survey 2016-2017 as follows:

- Ballinabranna = 1
- Ballon = 1
- Carrigduff = 1
- Fenagh = 1
- Leighlinbridge = 2
- Muinebheag = 1
- Myshall = 1

A breakdown of the developments is outlined below:

Ballinabranna:

Gort na Greine, Ballinabranna, Milford, Co. Carlow
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Ballon:

Laragh Beg, Ballon, Co. Carlow

Carrigduff:

Castlerock (to include Castlepark, Castlecourt & Castlevue, Carrickduff, Co. Carlow
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Fenagh:

Riverfield Court, Myshall Road, Fenagh, Co. Carlow
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Leighlinbridge:

Ballyknockan Manor, Ballyknockan, Leighlinbridge, Co. Carlow
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Friar's Lough, Ballyknockan, Leighlinbridge, Co. Carlow

Muinebheag:

Royal Oak Close, Royal Oak, Bagenalstown, Co. Carlow

Myshall:

Sliabh Ban Way, Myshall, Co. Carlow

3. Housing Developments Subject to Property Tax Waiver 2013-2016

There are **6** housing developments in the Muinebheag Municipal District subject to the waiver as follows:

Ballon:

Laragh Beg, Ballon, Co. Carlow

Fenagh:

Riverfield Court, Myshall Road, Fenagh, Co. Carlow

Leighlinbridge:

Ballyknockan Manor, Ballyknockan, Leighlinbridge, Co. Carlow

Muinebheag:

Royal Oak Close, Royal Oak, Bagenalstown, Co. Carlow

Sli Na Ri, Moneybeg, Bagenalstown, Co. Carlow

Myshall:

Sliabh Ban Way, Myshall, Co. Carlow

4. Housing Developments For Which Inspections Have Been Completed

Inspections have been completed by the Planning Department in respect of **24** developments as follows:

- Ballinabranna = 2
- Ballinkillen = 1
- Ballon = 2
- Ballymurphy = 1
- Carrigduff = 3

- Clonegal = 1
- Fenagh = 1
- Leighlinbridge = 2
- Muinebheag = 5
- Myshall = 2
- Rathoe = 2
- St. Mullins = 1
- Tinnahinch = 1

A list of the developments inspected is outlined below:

Ballinabranna:

Milford Park, Ballinabranna, Milford, Co. Carlow
Gort na Greine, Ballinabranna, Milford, Co. Carlow

Ballinkillen:

Schoolhouse Gate, Ballinkillen, Co. Carlow
--

Ballon:

Laragh Beg, Ballon, Co. Carlow
Mullaunmore Crescent, Ballon, Co. Carlow

Ballymurphy:

Inchapooka, Rocksavage, Ballymurphy, Co. Carlow

Carrigduff:

Castlerock (to include Castlepark, Castlecourt & Castlevew, Carrigduff), Co. Carlow
Poolview, Carrigduff, Co. Carlow
Pottersway, Carrigduff, Co. Carlow

Clonegal:

Radharc Na Doirin, Clonegal, Co. Carlow

Fenagh:

Riverfield Court, Myshall Road, Fenagh, Co. Carlow
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Leighlinbridge:

Friar's Lough, Ballyknockan, Leighlinbridge, Co. Carlow
Inis Gardens, Poe's Hill, Leighlinbridge, Co. Carlow

Muinebheag:

Ashfield, Royal Oak Road, Bagenalstown, Co. Carlow
Court View, Bagenalstown, Co. Carlow
Kilree Street, Bagenalstown, Co. Carlow
Royal Oak Close, Royal Oak, Bagenalstown, Co. Carlow
Sli Na Ri, Moneybeg, Bagenalstown, Co. Carlow

Myshall:

Private Sites, Borris Road, Myshall, Co. Carlow
Sliabh Ban Way, Myshall, Co. Carlow

Rathoe:

Hill View, Rathoe, Tullow, Co. Carlow
Kylemore Hill, Rathoe, Co. Carlow

St. Mullins:

Old Mill, Glebe, St. Mullins

Tinnahinch:

Hotel Street, Tinnahinch, Co. Carlow

5. Housing Developments For Which Taking in Charge Requests Have Been Received

Requests to have estates taken in charge have been received in respect of **8** developments as follows:

- Ballinabranna = 1
- Ballinkillen = 1
- Carrigduff = 3
- Leighlinbridge = 1
- Myshall = 1
- Rathoe = 1

The housing developments for which requests have been received to take in charge and the current position is outlined below:

Ballinbrannagh:

<i>Name and Address of Development</i>	<i>Request Received From</i>	<i>Current Position</i>
		Works completed. Legal Agreement

Milford Park	Developer	required by Irish Water currently being drafted by Council's Legal Advisor
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Ballinkillen:

<i>Name and Address of Development</i>	<i>Request Received From</i>	<i>Current Position</i>
Schoolhouse Gate, Ballinkillen, Co. Carlow	Residents	Water leakage survey and CCTV surveys for sewer and storm water has commenced

Carrigduff:

<i>Name and Address of Development</i>	<i>Request Received From</i>	<i>Current Position</i>
Castlerock, Carrigduff, Bunclody, Co. Carlow	Residents	Bond Claimed and works completed to development by Carlow County Council
Pool view/Dun na Ri	Carrigduff, Bunclody, Co. Carlow	Inspection completed
Pottersway, Carrigduff, Co. Carlow	Residents	Inspection completed. No funding available to complete this development

Leighlinbridge:

<i>Name and Address of Development</i>	<i>Request Received From</i>	<i>Current Position</i>
Inis Gardens	Residents	Works commenced on site by Carlow County Council

Myshall:

<i>Name and Address of Development</i>	<i>Request Received From</i>	<i>Current Position</i>
Sliabh Baun Way	Residents	Inspection completed. Funding required to complete this development

Rathoe:

<i>Name and Address of Development</i>	<i>Request Received From</i>	<i>Current Position</i>
Kylemore Hill, Rathoe, Co. Carlow	Residents	Water leakage is completed and repair works being carried out. CCTV surveys of external pipelines to be completed in February, 2018

6. Housing Developments For Which Funding Is Available From A Security Bond

Of the 24 housing developments identified in the Muinebheag Municipal District security bonds are available in respect **8** developments as follows:

- Ballinabranna =1
- Ballinkillen =1
- Ballymurphy =1
- Carrigduff =1
- Clonegal =1
- Leighlinbridge =1
- Rathoe =1
- St. Mullins =1

The list below outlines the developments with current bonds. The position in relation to bonds is subject to continuous change depending on whether the bonds are renewed by the Bondholder.

Ballinabranna:

<i>Name and Address of Development</i>
Milford Park, Ballinabranna, Co. Carlow

Ballinkillen:

<i>Name and Address of Development</i>
Schoolhouse Gate, Ballinkillen, Co. Carlow

Ballymurphy:

<i>Name and Address of Development</i>
Inchapooka, Rocksavage, Ballymurphy, Co. Carlow

Carrigduff:

<i>Name and Address of Development</i>
Castlerock, Bunclody, Co. Carlow

Clonegal:

<i>Name and Address of Development</i>
Radharc na Doirin, Clonegal, Co. Carlow

Leighlinbridge:

<i>Name and Address of Development</i>
Inis Gardens, Poe's Hill, Leighlinbridge, Co. Carlow

Rathoe:

<i>Name and Address of Development</i>
Kylemore Hill, Rathoe, Co. Carlow

St. Mullins:

<i>Name and Address of Development</i>
Old Mill (The Glebe), Glebe, St. Mullins, Co. Carlow

7. Current Position of Developments Not Subject To A Taking In Charge Request Or With No Security Bond Available

Ballinabranna:

Name of Development	Address of Development	Current Position

Gort na Greine	Ballinabranna, Milford, Co. Carlow	Inspection completed. Funding will be required to complete this development
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Ballon:

Name of Development	Address of Development	Current position
Mullaunmore Crescent	Ballon, Co. Carlow	Inspection completed

Fenagh:

Name of Development	Address of Development	Current Position
Riverfield Court	Myshall Road, Fenagh, Co. Carlow	Inspection completed. Funding will be required to complete this development

Leighlinbridge:

Name of Development	Address of Development	Current Position
Friars Lough	Ballyknockan, Leighlinbridge, Co. Carlow	Inspection completed

Mhuinebheag:

Name of Development	Address of Development	Current Position
Court View	Bagenalstown, Co. Carlow	Inspection completed
Kilree Street	Bagenalstown	Inspection completed. Draft Site Resolution Plan forwarded to Irish Water for approval

Myshall:

Name of Development	Address of Development	Current Position
Private Sites	Borris Road, Myshall, Co. Carlow	Inspection completed

Rathoe:

Name of Development	Address of Development	Current Position
Hill View	Rathoe, Co. Carlow	Inspection completed

Tinnahinch:

Name of Development	Address of Development	Current Position
Hotel Street	Tinnahinch, Co. Carlow	Inspection completed

9. Funding Requirements

There are only two available options at present to assist with housing developments where works are required:

1. A security bond. In some instances the security may not be adequate to fund the full cost of works and therefore works will have to be prioritised in the particular development
2. The availability of the developer/owner to complete the works

Based on the inspections completed by the Planning Department it is *estimated* that a funding requirement in the sum of €794,000.00 is required in the Muinebheag Municipal District in respect of developments where there is no funding source, inadequate funding source or no developer available to complete the works.