

5<sup>th</sup> September, 2016

**TO/THE CATHAOIRLEACH AND EACH MEMBER OF  
CARLOW COUNTY COUNCIL**

**Re: Planning and Development Activity Report**

Dear Councillor,

I attach, herewith, report covering Planning and Development activities within County Carlow for the period 1<sup>st</sup> January, 2016 to 31<sup>st</sup> August, 2016.

The report provides an update on the following:-

- *Development Management*
- *Enforcement Activities*
- *Forward Planning*
- *Dangerous Structures*
- *Derelict Sites*
- *Planning and Development Legislation – Vacant Site Levy*
- *Housing Developments Not in the Charge of Carlow County Council*

Yours sincerely,

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**B. O'Brien**  
**Director of Services**

## ***Development Management***

	<b>July &amp; August 2016</b>	<b>1<sup>st</sup> January – 31<sup>st</sup> August 2016</b>
Number of planning applications received	58	262
Number of invalid planning applications	7	55
Number of decisions granted	37	178
Number of decisions refused	1	10
Number of pre-planning meetings held	19	116

### *Pre-Planning Consultations:*

Since 5<sup>th</sup> April, 2016 revised procedures for pre-planning consultations were introduced to provide a transparent and consistent approach to pre-planning consultations and to ensure that the process would be productive for the applicant. The revised procedures now result in the submission of a certain minimum level of documentation in advance of the pre-planning meeting.

The procedure for dealing with pre-planning consultations is as follows:

1. The applicant submits a completed pre-planning application form along with relevant documentation
2. This application is referred to the relevant Planner who advises if there is any requirement for staff from other directorates to be involved in the pre planning process
3. The Planner advises of a suitable date and time for the meeting and the applicant is written to with their appointment details. The current average time from application to holding a pre planning meeting is within 2 ½ weeks of receipt of application
4. Carlow Municipal District pre planning meetings are held every second Friday afternoon and Muinebheag Municipal District pre-planning meetings are held every second Tuesday morning

116 formal pre-planning consultations meetings have been held and further requests are currently being processed.

General pre-planning queries received by correspondence (letter/e-mail/telephone) are responded to forthwith or if deemed necessary the applicant is advised to apply for a formal pre-planning consultation.

### ***Enforcement Activities***

	<b>July &amp; August 2016</b>	<b>1<sup>st</sup> January – 31<sup>st</sup> August 2016</b>
Number of complaints received	<b>6</b>	<b>53</b>
Number of complaints closed	<b>0</b>	<b>33</b>
Number of Warning Letters issued	<b>0</b>	<b>24</b>
Number of Enforcement Notices issued	<b>1</b>	<b>8</b>
Number of inspections carried out	<b>30</b>	<b>59</b>
Number of court proceedings ongoing	<b>7</b>	<b>7</b>
Number of Prosecutions	<b>0</b>	<b>0</b>

### ***Forward Planning***

The review of Tullow and Muine Bheag/Royal Oak Local Area Plans has commenced.

#### *Muine Bheag/Royal Oak Local Area Plan 2016-2022:*

The pre-draft public consultation stage for the Muine Bheag / Royal Oak LAP 2016 – 2022 took place from Tuesday 2<sup>nd</sup> February 2016 until Tuesday 1<sup>st</sup> March, 2016. As part of this stage of the public consultation the Council published a Pre-Draft Issues Paper to encourage public participation and this was placed on public display throughout the County and on the Council's website. Statutory bodies / service providers / organisations were also sent

the Issues Paper. A total of 10 submissions were received, 5 from statutory bodies and 5 from landowners and community interest groups.

A targeted consultation event was held in the old St. Mary's School Bagenalstown on 20<sup>th</sup> April, 2016. Invites were issued through both the Planning Department and the Public Participation Network (PPN) to approximately 60 different groups / individuals with different interests in the community, ranging from education, health, community groups, business, sports, environment and those who reside in the community. The consultation event was an informal discussion aided by an external facilitator. A graphic designer was also present who created a visual board outlining the ideas and suggestions in graphic form throughout the meeting. This proved to be a successful form of engagement and informed the preparation of the draft Muine Bheag / Royal Oak Local Area Plan.

A workshop was then facilitated with the Municipal District Members on the proposed draft plan on 30<sup>th</sup> May, 2016.

The draft Muine Bheag/Royal Oak Local Area Plan 2016-2022, along with accompanying Environmental Reports, was placed on public display at several locations throughout the County, namely County Buildings, Tullow Civic Offices, McGrath Hall and in the Bagenalstown and Borris Libraries. The Draft LAP were also available on [www.carlow.ie](http://www.carlow.ie). The 6 week display period was from Wednesday 15<sup>th</sup> June, 2016 until Wednesday 27<sup>th</sup> July 2016. Copies of the draft Local Area Plan and associated documents were also sent to prescribed statutory bodies including government departments and other agencies as required by the Planning and Development Acts.

A public information session was facilitated on Thursday 19<sup>th</sup> July 2016 in the Muine Bheag Area Office.

In total 12 submissions were received on the Draft LAP during the statutory period, 7 from statutory bodies and 5 from landowners and persons with community interests.

A Chief Executive's Report was prepared in the 6 week period following the end of the consultation period on the Draft Local Area

Plan, which was circulated to the Elected Members for consideration.

The Elected Members shall consider the proposal to make or amend the Local Area Plan following consideration of the Chief Executive's Report at the October Council Meeting.

*Tullow Local Area Plan 2016-2022:*

The pre-draft public consultation stage for the Tullow LAP 2016 – 2022 took place from Tuesday 2<sup>nd</sup> February 2016 until Tuesday 1<sup>st</sup> March, 2016. As part of this stage, the Council published a Pre-Draft Issues Paper to encourage public participation and this was placed on public display throughout the County and on the Council's website. Statutory bodies / service providers / organisations were also sent the Issues Paper. A total of 6 submissions were received, 5 from statutory bodies and 1 from a landowner.

A targeted consultation event was held in the Parish Centre in Tullow on 19<sup>th</sup> May, 2016. Invitations were issued through both the Planning Department and the Public Participation Network (PPN) to approximately 60 different groups / individuals with a range of interests in the community, such as education, health, community groups, business, sports, environment and those who reside in the community. The consultation event was an informal discussion aided by an external facilitator. A graphic designer was also present who created a visual board outlining the ideas and suggestions in graphic form throughout the meeting. This proved to be a successful form of engagement and informed the preparation of the draft Tullow Local Area Plan.

A workshop was then facilitated with the Municipal District Members on the proposed draft plan on 29<sup>th</sup> June, 2016.

The draft Tullow Local Area Plan 2016-2022, along with accompanying Environmental Reports, is on public display at several locations throughout the County, namely County Buildings, Tullow Civic Offices, McGrath Hall and in the Carlow and Borris Libraries. The display period runs from Wednesday 27<sup>th</sup> July until Wednesday 7<sup>th</sup> September 2016. Copies of the Draft LAP are also available on [www.carlow.ie](http://www.carlow.ie).

On completion of the public display period, a Chief Executive's Report will be prepared in the following 6 week period, which will be circulated to the Elected Members for consideration.

### ***Dangerous Structures***

	<b>July &amp; August 2016</b>	<b>1<sup>st</sup> January – 31<sup>st</sup> August 2016</b>
Number of complaints received	<b>1</b>	<b>4</b>
Number of Notices issued	<b>0</b>	<b>18</b>
Number of Notices complied with by the Owner/Occupier	<b>0</b>	<b>1</b>
Notices of Notices complied with by Carlow County Council completing works	<b>0</b>	<b>0</b>
Number of Dangerous Structures cases ongoing	<b>19</b>	<b>19</b>

### ***Derelict Sites***

	<b>July &amp; August 2016</b>	<b>1<sup>st</sup> January – 31<sup>st</sup> August 2016</b>
Number of complaints received	<b>3</b>	<b>14</b>
Number of letters issued to owner/occupier	<b>0</b>	<b>3</b>
Number of Notices issued	<b>1</b>	<b>25</b>
Number of Notices /letters complied with	<b>1</b>	<b>1</b>
Number of Derelict Site cases ongoing	<b>31</b>	<b>31</b>

# Planning and Development Legislation

## Vacant Site Levy

The Urban Regeneration and Housing Act 2015 which commenced in September, 2015 provided for the introduction of the vacant site levy. The primary purpose of the vacant site levy is to incentivise the development of vacant sites in urban areas for housing and regeneration purposes and bring them back into beneficial use.

Under the provisions of the Urban Regeneration and Housing Act 2015 Local Authorities will be enabled to provide a specific objective in the development plans for the development, redevelopment and reuse of vacant urban sites in specific locations within urban areas where it is considered to be beneficial towards securing the objectives of the relevant core strategy, housing strategy and retail strategy for the area. Local Authorities if they so wish will be able to supplement this by the application of reduced development contributions on such sites when granting planning permission where the supporting enabling infrastructure is already in place; backed up by the vacant site levy which can be imposed by planning authorities under certain conditions in designated areas i.e. where sites remain vacant and site owners/developers fail to bring forward reasonable proposals without good reason for the development/reuse of such property in line with the provisions of the relevant local area or development plan.

### **Application of the levy**

The legislation provides that a planning authority shall establish and maintain a Register of sites on lands zoned for residential or regeneration use. Mixed use zonings can be considered particularly for regeneration areas. The scope of the levy is not restricted by ownership. It applies to land in both public and private ownership.

The levy can be applied to residentially zoned lands where there is a current planning permission or planning permission was previously granted but which has not yet activated.

Lands can be entered on the register where they have been vacant for a minimum duration of twelve months.

## **Definitions**

### **Residential Land:**

The definition of residential land is *'land included by a planning authority in its development plan or local area plan in accordance with Section 10(2)(a) of the Act of 2000 with the objective of zoning for use solely or primarily for residential purposes and includes any structures on such land'*.

In the case of residential lands a site shall be considered a vacant site if it satisfies the following criteria:

- (i) The site is situated in an area in which there is a need for housing
- (ii) The site is suitable for the provision of housing
- (iii) The site, or the majority of the site is vacant or idle

The suitability of lands for housing is determined by:

- a) Relevance of lands to core strategy objectives
- b) Whether the area is serviced by public infrastructure and facilities
- c) Whether there is anything affecting the physical condition of the land compromising the site which might affect the provision of housing

The need for housing is determined by:

- a) The housing strategy and the core strategy
- b) The house prices and cost of renting in the area
- c) The number of households qualified for social housing support in accordance with section 20 of the Housing (Miscellaneous Provisions) Act 2009 that have specified the area as an area of choice for the receipt of such support and any changes to that number since the adoption of the planning authority's development plan and
- d) Whether the number of houses available for rent or purchase was less than 5% of the total number of houses in the area



## Regeneration Land:

The definition of regeneration land is *'land identified by a planning authority in its development plan or local area plan after coming into operation of Section 28 in accordance with section 10(2)(h) of the Act of 2000 with the objective of development and renewal of areas in need of regeneration, and includes any structures on such land'*.

In the case of regeneration land a site shall be considered a vacant site if it satisfies the following criteria

- (i) The site or the majority of the site is vacant or idle
- (ii) The site being vacant or idle has adverse effects on existing amenities or reduces the amenity provided by existing public infrastructure and facilities in the area in which the site is situated or has adverse effects on the character of the area

A site being deemed to have adverse effects on amenities or reducing the amenity or character of the area shall be determined by reference to:

- a) *Land or structures in the area were or are in a ruinous or neglected condition*
- b) *Anti-social behaviour was or is taking place in the area or*
- c) *There has been a reduction in the number of habitable houses, or the number of people living in the area and*

*whether or not these matters were affected by the existence of such vacant or idle land*

Section 10(2)(h) has been amended by the Urban Regeneration and Housing Act 2015 to provide that objective (h) in a development plan shall in the future be for *'the development and renewal of areas in need of regeneration ... in order to prevent –*

- a) *Adverse effects on existing amenities in such areas in particular as a result of the ruinous or neglected condition of any land*
- b) *Urban blight and decay,*
- c) *Anti-social behaviour or*
- d) *A shortage of habitable houses or land suitable for residential use or a mixture of residential and other uses'*

### Vacant Site:

For the purposes of the application of the vacant site levy a site means *'any area of land exceeding 0.05 hectares identified by a planning authority in its functional area but does not include any structure that is a person's home'*.

The levy shall be applied annually by a local authority at a rate of 3% of the market value of the vacant sites, exceeding 0.05 hectares in area with reduced and zero rates applying in certain circumstances. The levy shall be payable by the registered owner(s) of the site. Non-payment of the levy due will remain a charge on the land concerned.

### Owner:

'Owner' means –

- a) *In relation to land that is registered land within the meaning of the Registration of Title Act 1964 the registered owner and*
- b) *In relation to all other land, a person, other than a mortgagee not in possession, who, whether his or her own right or as trustee or agent for any other person is entitled to receive the rack rent of the land or, where the land is not let as a rack rent would be so entitled if it were to let'*

### Market Value:

The 'Market Value' in relation to a site shall be determined by the Planning Authority by estimating or causing to be estimated the price which the unencumbered fee simple of such site would fetch if it was sold on the open market on the date of the determination in such manner and in such conditions as might reasonably be calculated to obtain for the vendor the best market price for the site.

The market value should be determined by a suitably qualified person, authorised by the planning authority, following a site inspection as permitted by the site owner. In a case where an inspection of the property is not permitted, the authorised person

shall make an estimate of market value based on their knowledge of the site and property

*Process for inclusion of lands on the Vacant Site Levy Register*

1. Preliminary assessment and quantification of the number and location of potential vacant sites in the functional area to be undertaken
2. Following the preliminary assessment the information is to be presented to the elected members for information, together with a Chief Executive's report recommending designated areas in the development plan in which the levy could be applied. Decisions to be taken by the Elected Members should be done in the context of the adoption or variation of development plans and local area plans in accordance with the normal procedures regarding the adoption or variations of such plans
3. Ensure that the vacant site levy provisions are appropriately reflected in the development plan process by including a specific objective in the Development Plan and Local Area Plans for the development of vacant sites in designated areas and identify designated areas either residential and regeneration land where the levy will be applied. Areas designated in a development plan or local area plan for the purposes of the levy can be indicated by the clear delineation of the identified areas in the maps in question. The areas designated in a development plan or, where appropriate, a local area plan for the purposes of the levy can be indicated by –
  - (i) Designating specific 'residential land(s)' in areas zoned primarily as residential or specific 'regeneration land(s)' in areas zoned primarily for regeneration as areas in which the levy can be applied on vacant sites in those areas or
  - (ii) Designating all lands in an area which are zoned for residential or regeneration uses as areas in which the levy can be applied on vacant sites
4. From 1<sup>st</sup> January, 2017 a Register of sites vacant for the preceding year shall be established and maintained. Before the site is entered on the Register the local authority:
  - Notifies the owner of the proposed entry
  - The owner has 28 days to make a submission

- If the local authority still deem that the site was vacant for 12 months then it shall be entered on the Register
- Notify the owner of the entry on the Register and that the levy will be applied commencing in 2018
- The owner has 28 days to appeal the entry on the Register to An Bord Pleanála. The burden of proof rests with the owner

The register is to contain the following information:

- A description of the site, including a map
  - Folio number of the lands
  - The name and address of the site owner
  - Market value of the site
5. As soon as possible after the site is entered on the Register the local authority shall:
- Determine the market value of the vacant sites
  - Enter the details of the determination on the Register
  - Notify the owners of the site valuations and
  - Indicate the right to appeal. The owner has 28 days to appeal to the Valuation Tribunal
6. Before 1<sup>st</sup> June, 2018 a notice shall issue to the owners of the vacant sites informing them that:
- The site stands entered on the Vacant Sites Register
  - Outlining the details of the site on the Register
  - The levy will be applied from 2018. The levy will be:
    - 3% of the site value
    - If loans exist:
      - sites subject to loans between 75% and 100% of site value a 1.5% rate applies
      - sites subject to loans between 50% and 75% of site value a 0.75% rate applies and
      - sites subject to loans greater than site value or no market exists for sites or sites on contaminated land would exceed the site value or death owner for year of change and preceding year a zero rate applies
  - The owner has 28 days to make a submission on the proposal
  - If the local authority still deem the site should remain entered on the Register then the owner is notified of same
  - The owner has 28 days to appeal this decision to An Bord Pleanála

7. Commencing 1<sup>st</sup> January, 2019 the local authority shall apply the levy to the vacant sites entered on the Register in respect of 2018. The owner has 28 days to appeal the demand for the levy to An Bord Pleanála

### General Levy Provisions

- The levy is applied annually in arrears
- The levy will continue to apply until the site is no longer vacant
- The levy is payable on demand and if not paid within 2 months it becomes a contract debt
- The levy shall remain a charge on the land until it is paid
- Where there is a change in ownership of a vacant site, or the owner of a site dies, the amount of levy chargeable on such site in respect of that year or the previous year shall be zero. This shall not apply where ownership of the vacant site transfers from one company to an associated company, to another member of the family other than on the death of the owner or for the principal purpose of avoiding the obligations to pay the vacant site levy
- No double levy can apply – derelict site/vacant site

### Levy Proceeds

Levy proceeds can be used:

- On the provision of housing on residential land in the vicinity of the site
- On the development and renewal of regeneration land in the vicinity of the site – including the provision of services or facilities for the local community, civic improvements, projects/works for the benefit of urban streets in the area
- A limit of 10% of the total levy receipts may be used in the administration of the levy provisions

## **Circulars - Department of Housing, Planning, Community and Local Government**

### **Circular letter PL 3/2016 (March 2016): Childcare facilities operating under the Early Childhood Care and Education (ECCE) Scheme.**

In summary planning authorities requested to:

- Expedite all pre-planning consultation requests from childcare facility providers in relation to proposals to extend opening hours, to increase capacity or to provide new facilities.
- Expedite, in so far as possible, considerations of all planning applications or Section 5 declaration submissions in respect of childcare facilities in order to facilitate the expansion of required capacity as appropriate.

### **Circular letter PL 4/2016 (May 2016): Guidelines issued by the Minister for Environment, Community and Local Government concerning Application of Part V of Planning and Development Act 2015, to developments granted permission prior to 1<sup>st</sup> September 2016.**

In summary:

- The Urban Regeneration and Housing Act, made provision that in cases where Part V agreement had been made before 1 September 2015 this agreement could be re-negotiated under the new amended Part V with the agreement of both parties provided that a commencement notice had not been lodged.
- Where a commencement notice had been lodged only in respect of part of the development, the agreement may be re-negotiated in respect of the part of the development in respect of which a commencement notice had not been received.
- Where a Part V agreement was yet to be made on or before 1 September 2015 the new provision will apply.

### **Circular letter PL 5/2016 (May 2016): Invitation to Information Seminar on Implementation of Vacant Site Levy.**

**Circular letter PL 6/2016 (June 2016): Relates to clarification of Sections 34(3A) and (3B) of the Planning and Development Acts 2000-2015.**

In summary:

Section 34 now provides for the streamlining of the assessment of applications seeking modifications, to existing planning permissions in respect of multi-unit housing development (primarily apartment block and duplex type developments) on foot of the issuing of new or revised apartment standard guidelines by the Minister under section 28.

34(A) provides that the assessment of any such planning application shall be restricted to the modifications proposed for the purposes of complying with any new guidelines, so that the whole previously granted permission and the question of suitability of the development for housing as already determined is not re-opened.

34(B) provides that in the case of changes that are not material e.g. internal changes only there shall be no right of appeal to An Bord Pleanála.

**Circular letter PL 7/2016 (July 2016): Implementation of the Vacant Site Levy as provided for in the Urban Regeneration and Housing Act 2015.**

In summary the circular incorporates guidance on a number of matters including implementation related timeframes to assist in the practical implementation of the provisions.

**Circular letter PL 8/2016 (July 2016): This circular is part of a suite of communications that will issue in relation to the implementation of various elements and actions proposed under “Rebuilding Ireland”.**

In summary the circular relates to planning and housing matters and:

- Outlines the Governments intentions to introduce legislation in the autumn to enable planning applications for housing schemes of 100 units or more to be made directly to An Bord Pleanála.

- Outlines that all planning applications for scheme housing or activity relating to potential applications such as pre-application consultations be afforded the highest priority.
- Highlights that the Department are currently reviewing Part 8 process, particularly as regards timescales for the final decision-making stages and the possibility of using the process in relation to certain classes of housing projects in conjunction with local authorities, such as student accommodation.
- Indicates that the Department will be developing additional guidance on the land supply issue in the near term through an updated version of the statutory guidelines on development plans and will review any plans referred to the Minister in terms of how the plan proactively identifies key opportunity and ready to go sites.
- Recommends that the planning system be flexible on buy to rent schemes and adopt a flexible approach in respect of any planning conditions relating to use / occupation of student accommodation.

### **Circular letter PL 9/2016 (August 2016) Derelict Sites Act 1990 – Prescription of Urban Areas.**

In summary the circular:

- Requests details of any areas which local authorities require to be prescribed under Section 21 of the Derelict Sites Act 1990 by way of Statutory Instrument. Requests to be received by 3<sup>rd</sup> October 2016.

### **Circular letter PL 10/2016 (August 2016): Local Infrastructure Housing Activation Fund – Call for Proposals.**

This circular is a call for proposals from local authorities under the Local Infrastructure Housing Activation Fund and outlines the general approach to the operation of the fund, including a broad template for funding proposals and assessment framework. Proposals are invited by 5pm 14<sup>th</sup> October 2016. The scheme will be funded through €150m in Exchequer funding matched by €50m in local authority funding and will operate over the period 2017-2019. The funding is aimed at but not restricted to categories of



enabling off-site infrastructure – access, environmental improvements and community and amenity facilities.

## **Developments Not in the Charge of Carlow County Council**

Outlined in Appendix A and B below 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. 75 housing developments have been identified to date as not being in the charge of Carlow County Council.
2. Inspections have been completed in respect of 75 developments
3. Requests have been received to take 24 estates in charge
4. Security bonds are available for 32 developments
5. Based on the inspections completed to date by the planning department the funding requirements have been estimated as follows:

- €1.5m for developments where there is no developer or no bond

Since the February progress report the following have been progressed:

- The remaining 14 developments in the Carlow Municipal District have been inspected
- Oakley Wood and Ballyknockan Manor (phase 1) have been taken in charge
- The Irish Water Taking in Charge Protocol has been completed in respect of The Millstream and Feltham Hall and these developments have been placed on the Agenda for the September Monthly Meeting to commence the taking in charge process
- The final legal documentation in respect of Castleoaks is being drafted by the Council's Law Advisor. The Irish Water Taking in Charge process has commenced
- Negotiations with the Bondholder regarding the completion of Phase 1 of Parkgate have been finalised and the Bondholder has appointed a Contractor to complete the works with Carlow County Council supervising same
- Site Resolution Plan in respect of Meadowbank, Palatine has been submitted to Irish Water
- The remaining six developments in the Muinebheag Municipal District have been inspected
- Works have commenced by the Developer in Inis Gardens, Leighlinbridge
- An application for funding under the National Taking in Charge Initiative was submitted to the Department (see below)

### National Taking In Charge Initiative for Residential Estates

The Department of the Environment, Community and Local Government in Circular FPS3/2016, April, 2016 advised Local Authorities regarding the National Taking In Charge Initiative for Residential Estates. The initiative is a pilot scheme with funding allocated of €10m which is intended to accelerate the taking in charge process of housing estates including estates with developer provided water services infrastructure.

In accordance with Circular FP53/2016 an application for funding under the National Taking in Charge Initiative was submitted by Carlow County Council in respect of 19 developments which had requests received to take in charge either from the developer or the residents. Further to correspondence received on 7<sup>th</sup> July, 2016 funding was approved in the sum of €189,393.00 for works to be carried out in eight developments as follows: Academy Court, Ballydarton Mews, Loch Abhainn, Moyacomb Meadows, Phelim Wood, Rathfelim, Rathsillan and The Meadows. Where bond funding is available for the development this must make up the balance to cover the cost of the works to the development.

To date tenders have been invited for CCTV surveys of the underground services and the Water Audit surveys. These works are to be completed by the end of September, 2016. All works to the eight developments are to be completed by the end of 2016.

**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 **(49)**
2. Housing developments currently listed on the Department of the Environment Survey of unfinished estates **(16)**
3. Housing developments subject to Property Tax Waiver 2013-2016 **(4)**
4. Housing developments for which inspections have been completed **(49)**
5. Housing developments for which Taking in Charge Requests have been received **(17)**
6. Completion of developments subject to negotiations with developers/owners **(2)**
7. Housing developments for which funding is available from a security bond **(22)**
8. Current position of housing developments not subject to a taking in charge request or with no security bond available **(18)**
9. Funding requirements
10. Conclusion

**1. List of Housing Developments Identified**

A total of **49** developments have been identified to date as follows:

- Carlow Town = 25
- Rathvilly = 5
- Tullow = 14
- Grange = 2
- Palatine = 2
- Hacketstown = 1

The following is a list of the housing developments identified:

**Carlow Town:**

<b>Name of Development</b>	<b>Address of Development</b>
Academy Court	Montgomery Street, Carlow
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
Feltham Hall	Blackbog Road, Carlow
Granville Court	Granby Row, Carlow
Loch Abhainn	Leighlin Road, Graiguecullen 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
The Millstream	Blackbog Road, Carlow
Tuscany Downs	Green Road, Carlow

**Rathvilly:**

<b>Name of Development</b>	<b>Address of Development</b>
Ard Bhaile	Ballyoliver, Rathvilly Co. Carlow
Ashlawn	Rathvilly, Co. Carlow
De Lacy Abbey	Tullow Road, Rathvilly Carlow
Slaney Bank View	Rathvilly, Co. Carlow
The Orchard	Tullow Road, Rathvilly Co. Carlow

**Tullow:**

<b>Name of Development</b>	<b>Address of Development</b>
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
Rathfelim	Tullow, Co. Carlow
Rathsillan	Castlemore, Carlow Road Tullow, Co. Carlow
Station Manor	Tullowphelim, Tullow Co. Carlow
Wolseley Village	Tullow, Co. Carlow

**Grange:**

<b>Name of Development</b>	<b>Address of Development</b>
The Granary	Slaneyquarter, Grange, Co. Carlow
The Village	Slaneyquarter, Grange Co. Carlow

**Palatine:**

<b>Name of Development</b>	<b>Address of Development</b>
Lime Grove	Burtonhall Demesne, Palatine Co. Carlow
Meadowbank	Killyshane,

	Palatine Co. Carlow
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**Hacketstown:**

<b>Name of Development</b>	<b>Address of Development</b>
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 **16** developments continue to be listed on the Department of the Environment Survey 2014-2015 as follows:

- Carlow Town = 7
- Rathvilly = 1
- Tullow = 5
- Grange = 1
- Palatine = 1
- Hacketstown = 1

A breakdown of the developments is outlined below:

**Carlow:**

Barrowville, Kilkenny Road, Carlow
Castle Oaks, Dublin Road, Carlow
Cluain Bui, Mortarstown, Carlow
Feltham Hall, Blackbog Road, Carlow
Rivercourt, Tullow Road, Carlow
Roseberry Hill, Ballincarrig, Carlow
Tanner Hall, Athy Road, Carlow

**Rathvilly:**

Ard Bhaile, Tullow Road, Rathvilly
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**Tullow:**

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



Mount Aaron Wood, Mullawn, Tullow
Park Gate, Shillelagh Road, Tullow
Phelim Wood, Dublin Road, Tullow

**Grange:**

The Village, Slaneyquarter, Tullow
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**Palatine:**

Lime Grove, Palatine, Carlow
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**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
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**Palatine:**

Limegrove, Killyshane, Palatine, Co. Carlow
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**4. Housing Developments For Which Inspections Have Been Completed**

Inspections have been completed by the Planning Department in respect of **49** developments as follows:

- Carlow Town = 25
- Rathvilly = 5
- Tullow = 14
- Grange = 2
- Palatine = 2
- Hacketstown = 1

A list of the developments inspected is outlined below:

**Carlow Town:**

Academy Court, Montgomery Street, Carlow
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
Feltham Hall, Blackbog Road, Carlow
Granville Court, Granby Row, Carlow
Loch Abhainn, Leighlin Road, Graiguecullen, 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
The Millstream, Blackbog Road, 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
Rath Felim, The Shroughan, Tullow
Rathsillan, Castlemore, Carlow Road, Tullow
Station Manor, Tullowphelim, Tullow
Wolseley Village, Tullow, Co. Carlow

**Grange:**

The Granary, Slaney Quarter, Carlow
The Village, Slaney Quarter, Grange

**Palatine:**

Lime Grove, Burtonhall Demesne, Palatine
Meadowbank, Killyshane, Palatine

**Hacketstown:**

Fair Green Crescent, Hacketstown
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**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 **17** developments as follows:

- Carlow Town = 9
- Rathvilly = 1
- Tullow = 5
- Grange = 1
- Palatine = 1
- Hacketstown = 0

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

**Carlow:**

<b><i>Name and Address of Development</i></b>	<b><i>Request Received From</i></b>	<b><i>Current Position</i></b>
Academy Court, Montgomery Street, Carlow	Residents	Inspection completed. Funding allocated under the National Taking in Charge Initiative
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	Works completed by Developer. Legal documentation required under the taking in charge policy currently being prepared. Irish Water Taking in Charge protocol has commenced
Feltham Hall, Blackbog Road, Carlow	Developer	Listed on Agenda for September Council Meeting to commence taking in charge procedure
		Inspection completed. Funding allocated under

Loch Abhainn, Leighlin Road, Graiguecullen, Carlow	Residents	the National Taking In Charge Initiative
Loch Bui, Pollerton Big, Carlow	Residents	Inspection completed. Funding required to complete development for taking in charge
Maple Court, Mortarstown Upper, Carlow	Residents	Inspection completed. Funding required to complete development for taking in charge
The Fairways, Pollerton, Carlow	Developer (prior to going into liquidation)	Inspection completed. Funding required to complete development for taking in charge
The Millstream, Blackbog Road, Carlow	Developer	Listed on Agenda for September Council Meeting to commence taking in charge procedure

**Rathvilly:**

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

**Tullow:**

<b><i>Name and Address of Development</i></b>	<b><i>Request Received From</i></b>	<b><i>Current Position</i></b>
Graigowan, Tullowbeg, Tullow, Co. Carlow	Developer	Inspection completed. List of outstanding works forwarded to

		developer for completion. Developer being pursued in relation to the outstanding works
Park Gate, Tullowphelim, Tullow, Co. Carlow	Developer	Contractor appointed by Bondholder. Works have commenced on site to Phase 1
Phelim Wood, Tullowphelim, Tullow, Co. Carlow	Developer	Majority of works completed to development. Funding allocated under the National Taking in Charge Initiative
Rath Felim, The Shroughan, Tullow, Co. Carlow	Residents	Inspection completed. Funding allocated under the National Taking in Charge Initiative
Rathsillan, Castlemore, Carlow Road, Tullow, Co. Carlow	Developer (prior to going into liquidation)	Bond claim submitted. Referred to Council's Legal Advisor to pursue matter. Funding allocated under the National Taking in Charge Initiative

**Grange:**

<b><i>Name and Address of Development</i></b>	<b><i>Request Received From</i></b>	<b><i>Current Position</i></b>
The Granary, Slaneyquarter, Grange, Co. Carlow	Residents	Works are substantially completed. Public lighting has been taken in charge. A review of the

		underground services will be completed in conjunction with The Village development
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**Palatine:**

<b><i>Name and Address of Development</i></b>	<b><i>Request Received From</i></b>	<b><i>Current Position</i></b>
Meadowbank, Killyshane, Palatine, Co. Carlow	Developer	Inspection completed. Taking in charge documentation required to be submitted. Site Resolution Plan submitted to Irish Water

**6. Completion of Developments Subject to Negotiations with Developers**

The Planning Department is currently liaising with developers in respect of the following developments to progress the completion and taking in charge of same:

- Browneshill Wood
- Phelim Wood

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

Of the 49 housing developments identified in the Carlow Municipal District security bonds are available in respect **22** developments as follows:

- Carlow Town = 11
- Rathvilly = 3
- Tullow = 6
- Grange = 1
- Palatine = 1
- Hacketstown = 0

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.

Four bonds are currently under claim with a decision being awaited from the Bondholder. These developments are: Blackbog Grove, Ardbhaile, Delacey Abbey (phase 2) and Rathsillan.

### **Carlow:**

<b><i>Name and Address of Development</i></b>
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
Feltham Hall, Blackbog Road, 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
Phelim Wood, Tullowphelim, Tullow, Co. Carlow
Rathsillan, Castlemore, Carlow Road, Tullow, Co. Carlow

### **Grange:**

The Village, Slaney quarter, Grange
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### **Palatine:**

Limegrove, Killyshane, Palatine, Co. Carlow
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**8. Current Position of Developments Not Subject To A Taking In Charge Request Or With No Security Bond Available**

**Carlow Town:**

<b>Name of Development</b>	<b>Address of Development</b>	<b>Current Position</b>
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	Funding will be required to complete this development. Some works completed to the constructed area by the new owner
Somerton Court	Leighlin Road, Graiguecullen, Co. Carlow	Inspection completed

Tuscany Downs	Green Road, Carlow	Inspection completed
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**Rathvilly:**

<b>Name of Development</b>	<b>Address of Development</b>	<b>Current position</b>
Ashlawn	Rathvilly, Co. Carlow	Inspection completed
De Lacy Abbey	Tullow Road, Rathvilly, Carlow	Funding will be required to complete this development
The Orchard	Tullow Road, Rathvilly, Co. Carlow	Inspection completed

**Tullow:**

<b>Name of Development</b>	<b>Address of Development</b>	<b>Current Position</b>
Cuanahowan	Rathoe Road, Tullow, Co. Carlow	No request received regarding the taking in charge of this development. Inspection completed. List of works forwarded to Developer for completion
Glendale Estate	Tullowphelim, Tullow, Co. Carlow	Inspection completed
Monastery Court	Church Lane,	

	Tullow, Co. Carlow	Inspection completed
Mount Aaron Wood	Mount Wolseley, Tullow, Co. Carlow	Inspection completed. List of works forwarded to Developer
Station Manor	Tullowphelim, Tullow, Co. Carlow	Documentation to progress taking in charge to be submitted
Wolseley Village	Tullow, Co. Carlow	Inspection completed

### **Hacketstown:**

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

### **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 €789,162.00 is required in the Carlow Municipal District in respect of developments where there is no funding source available or no developer to complete the works.

### **10. Conclusion**

Since the February, 2016 report the following have been progressed:

- The remaining 14 developments in the Carlow Municipal District have been inspected
- Oakley Wood and Ballyknockan Manor (phase 1) have been taken in charge
- The Irish Water Taking in Charge Protocol has been completed in respect of The Millstream and Feltham Hall and these developments have been placed on the Agenda for the September Monthly Meeting to commence the taking in charge process
- The final legal documentation in respect of Castleoaks is being drafted by the Council's Law Advisor. The Irish Water Taking in Charge process has commenced
- Negotiations with the Bondholder regarding the completion of Phase 1 of Parkgate have been finalised and the Bondholder has appointed a Contractor to complete the works with Carlow County Council supervising same
- Site Resolution Plan in respect of Meadowbank, Palatine has been submitted to Irish Water

**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 **(26)**
2. Housing developments currently listed on the Department of the Environment Survey of unfinished estates **(15)**
3. Housing developments subject to Property Tax Waiver 2013-2016 **(6)**
4. Housing developments for which inspections have been completed **(26)**
5. Housing developments for which Taking in Charge Requests have been received **(7)**
6. Completion of developments subject to negotiations with developers/owners **(1)**
7. Housing developments for which funding is available from a security bond **(10)**
8. Current position of housing developments not subject to a taking in charge request or with no security bond available **(8)**
9. Funding requirements
10. Conclusion

**1. List of Housing Developments Identified**

A total of **26** developments have been identified to date as follows:

- Ballinabranna = 2
- Ballinkillen = 1
- Ballon = 2
- Ballymurphy = 1
- Carrigduff = 3
- Clonegal = 2
- Fenagh = 3
- Leighlinbridge = 2
- Muinebheag = 4
- Myshall = 3

- Rathoe = 2
- St. Mullins = 1

The following is a list of the housing developments identified:

**Ballinabranna:**

<b>Name of Development</b>	<b>Address of Development</b>
Milford Park	Ballinabranna, Milford, Co. Carlow
Gort na Greine	Ballinabranna, Milford, Co. Carlow

**Ballinkillen:**

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

**Ballon:**

<b>Name of Development</b>	<b>Address of Development</b>
Laragh Beg	Ballon, Co. Carlow
Mullaunmore Crescent	Ballon, Co. Carlow

**Ballymurphy:**

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

**Carrigduff:**

<b>Name of Development</b>	<b>Address of Development</b>
Castlerock (to include Castlepark, Castlecourt & Castleview)	Carrickduff, Co. Carlow
Poolview	Carrigduff, Co. Carlow
Pottersway	Carrigduff, Co. Carlow

**Clonegal:**

<b>Name of Development</b>	<b>Address of Development</b>
Moyacomb Meadows	Clonegal, Co. Carlow
Radharc Na Doirin	Clonegal, Co. Carlow

**Fenagh:**

<b>Name of Development</b>	<b>Address of Development</b>
Granite Court	Fenagh, Co. Carlow
Riverfield Court	Myshall Road, Fenagh, Co. Carlow
Ballydarton Mews	Myshall Road, Fenagh, Co. Carlow

**Leighlinbridge:**

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

**Muinebheag:**

<b>Name of Development</b>	<b>Address of Development</b>
Ashfield	Royal Oak Road, Bagenalstown, Co. Carlow
Court View	Bagenalstown, Co. Carlow
Royal Oak Close	Royal Oak, Bagenalstown, Co. Carlow
Sli Na Ri	Moneybeg, Bagenalstown, Co. Carlow

**Myshall:**

<b>Name of Development</b>	<b>Address of Development</b>
Private Sites	Borris Road, Myshall
Sliabh Ban Way	Myshall, Co. Carlow
The Meadows	Kildavin Road, Myshall, Co. Carlow

**Rathoe:**

<b>Name of Development</b>	<b>Address of Development</b>
Hill View	Rathoe, Tullow, Co. Carlow
Kylemore Hill	Rathoe, Co. Carlow

**St. Mullins:**

<b>Name of Development</b>	<b>Address of Development</b>
Old Mill	Glebe, St. Mullins

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

In the Muinebheag Municipal District **15** developments continue to be listed on the Department of the Environments Survey 2014-2015 as follows:

- Ballinabranna = 2
- Ballinkillen = 0
- Ballon = 1
- Ballymurphy = 0
- Carrigduff = 1
- Clonegal = 1
- Fenagh = 2
- Leighlinbridge = 3
- Muinebheag = 3
- Myshall = 2
- Rathoe = 0
- St. Mullins = 0

A breakdown of the developments is outlined below:

**Ballinabranna:**

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

**Ballon:**

Laragh Beg, Ballon, Co. Carlow
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**Carrigduff:**



Castlerock (to include Castlepark, Castlecourt & Castlevew, Carrickduff, Co. Carlow
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**Clonegal:**

Radharc Na Doirin, Clonegal, Co. Carlow
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**Fenagh:**

Granite Court, Fenagh, Co. Carlow
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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
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Inis Gardens, Poe's Hill, Leighlinbridge, Co. Carlow
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**Muinebheag:**

Ashfield, Royal Oak Road, Bagenalstown, Co. Carlow
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Royal Oak Close, Royal Oak, Bagenalstown, Co. Carlow
--

Sli Na Ri, Moneybeg, Bagenalstown, Co. Carlow
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**Myshall:**

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

Royal Oak Close, Royal Oak, Bagenalstown, Co. Carlow
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Sli Na Ri, Moneybeg, Bagenalstown, Co. Carlow
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### **Myshall:**

Sliabh Ban Way, Myshall, Co. Carlow
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### **4. Housing Developments For Which Inspections Have Been Completed**

Inspections have been completed by the Planning Department in respect of **26** developments as follows:

- Ballinabranna = 2
- Ballinkillen = 1
- Ballon = 2
- Ballymurphy = 1
- Carrigduff = 3
- Clonegal = 2
- Fenagh = 3
- Leighlinbridge = 2
- Muinebheag = 4
- Myshall = 3
- Rathoe = 2
- St. Mullins = 1

A list of the developments inspected is outlined below:

### **Ballinabranna:**

Milford Park, Ballinabranna, Milford, Co. Carlow
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Gort na Greine, Ballinabranna, Milford, Co. Carlow
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### **Ballinkillen:**

Schoolhouse Gate, Ballinkillen, Co. Carlow
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### **Ballon:**

Laragh Beg, Ballon, Co. Carlow
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Mullaunmore Crescent, Ballon, Co. Carlow
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### **Ballymurphy:**

Inchapooka, Rocksavage, Ballymurphy, Co. Carlow
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### **Carrigduff:**

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

**Clonegal:**

Moyacomb Meadows, Clonegal, Co. Carlow
Radharc Na Doirin, Clonegal, Co. Carlow

**Fenagh:**

Granite Court, Fenagh, Co. Carlow
Riverfield Court, Myshall Road, Fenagh, Co. Carlow
Ballydarton Mews, Myshall Road, Fenagh, Co. Carlow

**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
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
The Meadows, Kildavin Road, Myshall, Co. Carlow

**Rathoe:**

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

**St. Mullins:**

Old Mill, Glebe, St. Mullins
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**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 7 developments as follows:

- Ballinabranna = 0
- Ballinkillen = 1
- Ballon = 0
- Ballymurphy = 0
- Carrigduff = 1
- Clonegal = 1
- Fenagh = 1
- Leighlinbridge = 1
- Muinebheag = 0
- Myshall = 1
- Rathoe = 1
- St. Mullins = 0

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

**Ballinkillen:**

<b><i>Name and Address of Development</i></b>	<b><i>Request Received From</i></b>	<b><i>Current Position</i></b>
Schoolhouse Gate, Ballinkillen, Co. Carlow	Residents	Carlow County Council is arranging for works which have been prioritised to be completed

**Carrigduff:**

<b><i>Name and Address of Development</i></b>	<b><i>Request Received From</i></b>	<b><i>Current Position</i></b>
Pottersway, Carrigduff, Co. Carlow	Residents	Inspection completed. No funding available to complete this development

**Clonegal:**

<b><i>Name and Address of Development</i></b>	<b><i>Request Received From</i></b>	<b><i>Current Position</i></b>
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Moyacomb Meadows, Clonegal, Co. Carlow	Developer	Inspection completed. Funding allocated under the National Taking in Charge Initiative
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**Fenagh:**

<b><i>Name and Address of Development</i></b>	<b><i>Request Received From</i></b>	<b><i>Current Position</i></b>
Granite Court, Fenagh, Co. Carlow	Residents	Bond Claimed. Works currently being carried out by Carlow County Council

**Leighlinbridge:**

<b><i>Name and Address of Development</i></b>	<b><i>Request Received From</i></b>	<b><i>Current Position</i></b>
Inis Gardens	Residents	Carlow County Council liaising with Developer to complete works

**Myshall:**

<b><i>Name and Address of Development</i></b>	<b><i>Request Received From</i></b>	<b><i>Current Position</i></b>
The Meadows	Residents	Inspection completed. Funding allocated under the National Taking in Charge Initiative

**Rathoe:**

<b><i>Name and Address of Development</i></b>	<b><i>Request Received From</i></b>	<b><i>Current Position</i></b>
		Bond claim submitted and in currently being negotiated. Surveying and remedial works have been carried

Kylemore Hill, Rathoe, Co. Carlow	Residents	out to some of the services in the development to date
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## **6. Completion of Developments Subject to Negotiations with Developers**

The Planning Department is currently liaising with developers in respect of the following developments to progress the completion and taking in charge of same:

- Inis Gardens

## **7. Housing Developments For Which Funding Is Available From A Security Bond**

Of the 26 housing developments identified in the Muinebheag Municipal District security bonds are available in respect **10** developments as follows:

- Ballinabranna = 1
- Ballinkillen = 1
- Ballon = 0
- Ballymurphy = 1
- Carrigduff = 1
- Clonegal = 1
- Fenagh = 2
- Leighlinbridge = 1
- Muinebheag = 0
- Myshall = 0
- 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:**

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

### **Ballinkillen:**

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

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

<b><i>Name and Address of Development</i></b>
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Castlerock, Carrigduff, Co. Carlow
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**Clonegal:**

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

<b><i>Name and Address of Development</i></b>
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Granite Court, Fenagh, Co. Carlow
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Ballydarton Mews, Myshall Road, Fenagh, Co. Carlow
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**Leighlinbridge:**

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

<b><i>Name and Address of Development</i></b>
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Kylemore Hill, Rathoe, Co. Carlow
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**St. Mullins:**

<b><i>Name and Address of Development</i></b>
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Old Mill (The Glebe), Glebe, St. Mullins, Co. Carlow
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Two bonds are currently under claim with a decision being awaited from the Bondholder. These developments are: Castlerock, Carrigduff and Kylemore Hill, Rathoe.

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

**Ballinabranna:**

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<b>Name of Development</b>	<b>Address of Development</b>	<b>Current Position</b>
Gort na Greine	Ballinabranna, Milford, Co. Carlow	Inspection completed. Funding will be required to complete this development

**Ballon:**

<b>Name of Development</b>	<b>Address of Development</b>	<b>Current position</b>
Mullaunmore Crescent	Ballon, Co. Carlow	Inspection completed

**Carrigduff:**

<b>Name of Development</b>	<b>Address of Development</b>	<b>Current Position</b>
Poolview	Carrigduff, Bunclody, Co. Carlow	Inspection completed

**Fenagh:**

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

**Leighlinbridge:**

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

**Mhuinebheag:**

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<b>Name of Development</b>	<b>Address of Development</b>	<b>Current Position</b>
Court View	Bagenalstown, Co. Carlow	Inspection completed

**Myshall:**

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

**Rathoe:**

<b>Name of Development</b>	<b>Address of Development</b>	<b>Current Position</b>
Hill View	Rathoe, 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 €726,822.00 is required in the Muinebheag Municipal District in respect of developments where there is no funding source available or no developer to complete the works.

**10. Conclusion**

The following have been progressed since the February, 2016 progress report:

- The remaining six developments in the Muinebheag Municipal District have been inspected
- Works have commenced by the Developer in Inis Gardens, Leighlinbridge
- The taking in charge process for Ballyknockan Manor, Leighlinbridge has commenced.