



Report on Action Plan from Kildare/Newbridge Municipal District Next Meeting of 20th November, 2018

Councillor Suzanne Doyle

Can the council provide a progress report on the Taking In Charge of estates within the Municipal District for the period of this council and a status report on outstanding estates?

Report:

Please see attached updated report for the Newbridge/Kildare MD Area, which includes estates that have been taken in charge over the last 5 years and those planned to be taken in charge this year. It provides the current status of all estates in this MD.

Annette Keaveney A/SEE,
Roads, Transportation and Public Safety Department.

Gerry Halton
Senior Executive Officer
Roads, Transportation and Public Safety Department.

			All residential units complete and generally no issues with public infrastructure									
			All residential units complete but problems have arisen with public infrastructure									
			All residential units complete but snagging of public infrastructure outstanding/infrastructure outstanding									
			Estates still under Construction or with planning remaining									
			Development Control monitor and maintain on an ongoing basis - not taken in charge									
			Estates Taken in Charge since 2014 - The period of this council									
			Estates to be TIC 2019									
		Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Amount	Bond Type	Bond Expiry	Observations made	Request to TIC	
A	3406	Coill Dubh	Woodlands, Coill Dubh	03/989 Pl.09.204285, 04/2917	12	12	No Bond Condition			All Infrastructure Complete, well maintained. No request to TIC		
C	3407	Coil Dubh	Hawthorn Manor	14/505	51	15	C45 - €450,000	Cash Bond €72,000	Cash			
				99/629 (Bungalows), 00/1065 (Houses)	20	20	(00/1065) C9 - €20,000	Cash - €20,000 (€25,394.67	Cash	All Infrastructure Complete, well maintained. No request to TIC		
A	3431	Allenwood	Cushalla									
A	3432(a)	Allenwood	Woodlawn (Phase I, II, III, IV)	98/1690, 00/1448, 00/2048, 01/1544 (15 Hses) 03/1626, 04/1203	56	56	(00/2048) C36- €23,000 (01/1544) C42 €60,000, (03/1626) C25 €100,000 (04/1203) C29 €48,000	00/2048 - €23,000 reduced to €15,000, 01/1544 - €60,000 reduced to €30,000, 00/2048 - €30,000 reduced to €15,000, All AIB Bonds. Bond of €75,000 rolled over to cover 04/1203	Until TIC	No request to TIC - Phase 5 still under construction		
C	3432©	Allenwood	Woodlawn Phase V	05/1776, 06/1976, 12/264 Check these permissions to confirm number of units	29	21	C58 €50,000	Bond of €75,000, rolled over to cover this phase	Until TIC	Infrastructure to be complete - wearing course and attenuation.		

C	3433	Allenwood	Whitehorn Park	05/133, 10/847 (ext of time) 16/419	29	10	(05/133)C18-€116,000 (10/847) conditions under (05/133) to apply (16/419)C 370-€48,000	Ulster Bank Bond Expired. Cash €48,000	Expired Cash	Construction ongoing. New Application in for 10 additional houses (17/1079)	
B	3434	Allenwood	The Willows	(29 units)06/1888, 14/180	39	39	C54 - €174,000 C33 OF 14/180 - €90,000	Bank of Ireland €90,000	30th January 2020	All units complete. Wearing Course to be laid. Phase 2 started. Site stripped.	
	3435	Allenwood	Alan Byrne (Grand Canal)	08/1152	9		C67 -€492,000			Construction started Dec 2018	
A	3502	Robertstown	Annborough Court	1777/97	12	12				All Infrastructure Complete. No request to TIC	
A	3504	Robertstown	Lowtown View	01/339	4	4				Not complete	Proposed to be taken in charge 2019
D	3506	Robertstown	Grove Lane (Grove Court)	04/2552	10	4	C17- €18,000	Enf Notice re. Bond Oct 2008	Hard Copy file checked no record of bond	Registered as an unfinished Housing Estate with Department of Environment. Units boarded up.	
	3507	Robertstown	Blackstand Ltd. (Grand Canal Place)	15/1045, 17/596	5	3	C37 - €16,000			Construction started	
A	3530	Kilmeague	Tower View	00/851, 99/230	4	4				All Infrastructure Complete, well maintained. No Request to TIC	
	3531	Kilmeague	Preston Heights			39				All Infrastructure Complete, open spaces well maintained. No request to TIC	TIC 2017
A	3532	Kilmeague	Castlebahn	00/1449, 04/1182	42	42	(00/1449) C45-€80,000	€40,000 BOI	Expired	CCTV carried out and costs received to repair defects. Funds received under NTICI scheme. Wearing Course complete under this scheme. Irish Water approval required.	Proposed to be taken in charge 2019
A	3533	Kilmeague	Allen Manor	99/1967, 03/331, 03/1574	29	29	(99/1967) C36 - €26,000 (03/331 & 03/1574 as per 99/1967)	Ulster Bank €33,000	Bond Called in		

D	3534	Allen	Ballantine Park	03/2596, 04/2662	17	12	(03/2596)C44 - €66,000 (04/154) C22- €174,000	Bond spent on waster water treatment plant. New Bond to be put in place prior to selling any more units.	Waste Water Treatment Plant constructed - Operational. Developer finishing off		
D	3535	Allen	Allen Court	05/1248, 04/1154	8	4	C14- €74,000	Cash €30,000 receipt no: plg1/0/63863.	Cash.	WWTP not working properly, (partially completed) further complicated by it being on third party lands. LJM developer in examinership. KCC tankering foul sewerage on a weekly basis. Registered as unfinished housing estate.	
A	3536	Kilmeague	Bodkin Place	05/803	23	23	C10- €52,000	BOI €52,000	Expired	Wearing course laid under NTIC scheme, CCTV surveys carried out. Irish Water approval required.	NTIC Scheme. Should proceed to TIC - Consult with IW
C	3537	Kilmeague/Allen	The Village	11/392(1), 13/950(2), 15/389(1), 16/390(1), 16/976(1)	6	5				Development being built on one off PP, latest refused until issue regarding treatment plants in Allen addressed	
A	5106	Newbridge	The Village	588/73, 659/74, 752/87	39	39	73/588 C3 - €2,000, 87/752 C10 - €5,000	Cash £7,500	Bond Called in	Older Estate - No Significant Works. No equaest to TIC	Section 180 received. Advertised 2015
A	5120	Newbridge	College Orchard	764/95, 1647/96			€50,000 Bond Bank of Ireland MO PG2919 dated 20 April 1999 bond rolled-over to cover Phase II - house numbers 17-40 As per Pig bond database		Expired	Mature Estate Schedules to be forwarded to IW.	

A	5124	Newbridge	Beechmount Estate	1261/96, 1854/97, 1509/98, 98/1696	105	105	98/1696 C33 - £6,000		Uister Bank Bond Expired 2001. £1,000 cash for house no. 12 only.	All Infrastructure Complete. Works carried out to address drainage issues under NTIC1 proceed to TIC	Section 280 received 2015
E	5125	Newbridge	Ballymany Manor								TIC 2017
A	5130	Newbridge	The Elms	1137/97	85	85		Uister Bank Bond €36,000	Until TIC	Issue with Foul Sewer to be addressed by developer prior to TIC. Bond called in	Section 180 received 2015
A	5134	Newbridge	Riverside Grove	00/1945	24	24				No Significant Works.	Section 180 received 2015
B1	5136	Newbridge	Curragh Grange	98/1244	298	298	C50 - €300,000	Anglo Irish Bank - - €381,921.40. Copy of letter reducing bond from €380,921.40 to €225,000 on 11/02/08	Expired	All Infrastructure Complete. Queries regarding wayleave and sluice valves. Issue with public lighting in a Section of development not built by Ballymore, may delay TIC	Proposed to be taken in charge 2019
A	5137	Newbridge	Walshestown Abbey	99/2265	50	50		Allianz Bond that covered 4 estates including this one, paid out €80,000		All Infrastructure Complete. No request to TIC	Section 180 received 2013
A	5138	Newbridge	Watercross Manor	04/1142 PA 02/2438 (20hse)	30	30	(04/867)/C12-€360,000, (06/139)/C11-			Wearing Course required work still ongoing.	
C	5140	Newbridge	Crotanstown Grange	04/867, 06/139	60	60	€156,000	BOI Bond €60,000	October 2020	Last phase almost complete. All last units sold to Housing Association	Proposed to be taken in charge 2019
A	5141 (b)	Newbridge	Roseberry Hill	03/2557, 05/2688, 07/1093, 07/2488, 07/2607, 11/286	173	107	ABP C17-€1,830,000	Letter dated 8th Feb indicates €100,000 under - 07/2607, 13/493, a further €8,000 under 11/28, and a further €45,000 Cash noted	Until TIC		

A	5142	Newbridge	Old Abbey Manor(Lifey Lodge)	03/2515	35	35	C48 - €210,000	Bank of Scotland - €210,000	Until TIC	Sound Barrier was to be installed to comply with NRDO requirements - Confirm if this happened. No request to TIC	
	5143	Newbridge	Barretstown Meadows	04/2368,05/2569,10/387, 13/606			C59 - €268,000	BOI - €134,000	30th June 2023	Problem with Treatment Plant. Management Company involved.	Proposed to be taken in charge 2019
B1	5147	Newbridge	Millfield (Hazlewood)	04/2148	200	200	C64 - €400,000	Bank of Scotland - €400,000	€22,750 Paid as per SRP - €6,000 outstanding for landscaping	All Infrastructure Complete. Ongoing issues with foul sewer and storm water attenuation. Costings received in excess of €250,000 to resolve issues	
D	5148	Newbridge	Walshstown Park	04/132, BBP PL/09.208971	153	153	C52 - €924,000, C20 ABP.	MO - IIB Bank €924,000, no record of expiry date	Expired	Pumping station to be upgraded subject to new planning permission. New PP in. New Developer in place - Montane	
C	5149	Newbridge	Kilbellin Abbey	04/702, 10/197 ext of duration	149	71	C61 - €906,000	Nexus €305,000, for first 71 houses only			

											€106,020 Paid by receiver €72,000 for road realignment, €34,020 for public lighting. New Phase Construction ongoing	Section 180 received. Advertised 2015
C	5150	Newbridge	The Meadows	05/2160, 16/1013	484		C13- €810,00, C41- 16/1013 ????????	Bank of Scotland - €810,000. Bond Writedown – Bond of €70,000 to be retained (2014). Bond due to be reduced by €45,000 in 2018 (remaining €35,000)	New Phase Until TIC New Phase November 2020	Management Company		
A	5151	Newbridge	Millfield Extension	05/2289	18	18	C52- €40,000	Bank of Scotland - €40,000	Until TIC	Management Company		
	5152	Newbridge	Roseberry Construction	06/547	196	0	C63- €380,000			Latest planning permission refused. Currently on appeal to ABP		
C	5153	Newbridge	Millfield Manor – Final Phase	17/165	19	8	C32 -€38,000	Nexus - €38,000	April 2022	All units sold to housing association. Development Control to snag works. Commencement Notice received Dec 2017 .		
C	5154	Newbridge	White Oaks	16/1107	96		C41 - €192,000	Cash €40,000	€40,000 for Phase 1 & 2	Commencement Notice in for 6 Feb 2018. Work started		
C	5155	Newbridge	Walshestown Meadows	09/1020, 15/111	19		C54 -€114,000	Cash €35,000	Until TIC	Management Company in place. No request to TIC	Management Company	
A	5204	Athgarvan	Millers Weir	98/1718								

E		Athgarvan		Old Mill Race		90						TIC 2016	
	B1	5207	Athgarvan	Whitehorn, Athgarvan	316/05, 09/191	67	67	(05/316) C61 €134,000 (09/191) C29 €136,000	Cash Bond of €98,000 in place 2015. Reduced to €82,000 2018	Cash	All units complete, infrastructure tested. Wearing Course complete		TIC 2016
A		6102	Kildare	Tower View	91/1491, 7700	20	20				Building Control has indicated many times it is prepared to TIC if requested by residents. No request to TIC		
D		6104	Kildare	The Plains Estate	1536/91, 98/37	297	297	C19- £55,000, C29 - €186,000	AIB Bank Bonds €284,000	Bonds Called in to the value of €284,000	All Infrastructure Complete. Bond Called In - Repairs carried out to roadway at the entrance to the site. Rising main installation complete. Repairs to 2 no. Pumping stations ongoing to bring estate to TIC standard		
A		6107	Kildare	Crockanure Avenue	185/96, 1069/96, 275/98 PL09108257	30	30	C16 - 96/185 - 25,000 C19 - 98/275 -€4,000	Allied Irish Bank €25,000 €4,000 CASH	Expired Cash	All Infrastructure Complete.	Section 180 received 2016	
E		6115	Kildare	Ruanbeg Manor			444					TIC 2016	
A		6116	Kildare	Dunmurray drive	1916/98, 02 PL09111226	26	26	C29- €26,000	Cash €15,000	Cash	All Infrastructure Complete. No request to TIC		
A		6117	Kildare	Loughminane Green	99/1763, 01/1657	139	138	(99/1763) C35 - €150,000, (01/1657) C30- €15,000	Hermes- kreditversicheru ngs - AG	Until TIC	Mature Estate. All Infrastructure Complete. Estate not in charge, but KCC have been maintaining it as if it were. Schedules to be forwarded to IW		
A		6118	Kildare	Curraghbeg Meadows	00/1987	19	19				All Infrastructure Complete. Pumping Station on third party lands	Proposed to be taken in charge 2019	Developer
A		6119	Kildare	White Abbey Court	00/1491	9	9		BOI €25,395	Expired	All Infrastructure Complete. Connected into pumping station on third party lands (apartments built by Eddie Tynan) Wayleave Agreement required.		

A	6121	Kildare	Cloghgarret Abbey	00/201, 03/491, 03/2077, 04/265	48	48		AIB - €72,000	Until TIC	All Infrastructure Complete. No request to TIC	
A	6122	Kildare	Rathbride Close	99/1147	35	35	C32 - €40,000	Bank of Ireland €55,000	Expired	All Infrastructure Complete. No request to TIC	
C	6123	Kildare	Ridgewood Manor	06,1697, 14/967, 17/209	101	38	06/1697 - C70 €224,000 14/967 - C46 17/209 - C43	Cash €36,000, paid 2016, €20,000 paid 2017, further €20,000 2017 (Total of €76,000 Phase 1). Extended to cover Phase 2. €16,000 Jan 2018, €8,000 June 2018 - €6,000 Sept 2018 - Phase 2. Total Bond €106,000	Cash	Construction ongoing	
C	6124	Kildare	Cunaberry Hill	11/1153, ABP, PL_09,241091, 16/819	169	50	C17-ABP, - €680,000	€180,000- cash, Additional €70,000 received. Total €250,000 in place	Cash	Small development construction ongoing	
C	6125	Kildare	Oak Glebe	15/1163, 16/942, 16/464, 17/597	16	5	Condition 40 of 16/942 -€24,000. C24 OF 17/597 - €12,000	€8,000 Cash, Further €7,000 lodged. €12,000 Cash lodged for 17/209	Cash		
C	6126	Kildare	Leinster Square	16/1091	37		C38- €74,000				
	6127	Kildare	Cloghgarret Abbey (Phase 2)	17/371	14		C33- €56,000				
D	6301	Ellistown	Red Hills Park	03/1217, 04/2390, 15/876	11	11	C7- €100,000	BOI -€100,000 covers 03/1217 & 04/2390	Expired Oct 2008	All Infrastructure Complete. Section 180 received 2017. Ongoing problems with Treatment Plant following on from upgrade on foot of PP 15/876	Section 180 received 2017
	6311	Kildangan	The Paddocks			31					TIC 2017

A	6330	Nurney	Castle Raven	98/1259, 00/1061	60	60	C29- 98/1259 - €50,000	AIB - €50,000	Expired June 2003	All Infrastructure Complete. Query regarding outfall of sewer. BC to review.	Section 180 received 2013
A	6331	Nurney	Kildoon	01/630	4	4				All Infrastructure Complete.	Section 180 received 2015
A	6332	Nurney	Nurney - Cois Caisleain	00/2332, 03/895	20	20	C46- €40,000, C10 - €80,000	ACC Bank €40,000	Until TIC	All Infrastructure complete. No request to TIC	
A	6334	Nurney	Castle Gate	04/2660	10	10	C29- €40,000	AIB €40,000	Expired	Wearing Course done under NTCl. No request to TIC, but should proceed	
C	6335	Nurney	Brookfield	05/2133	18	12	C14- €72,000		Cash?	Construction ongoing - Confirm with Justin	
A	6402	Rathangan	Glebe Court	1473/94	24	24				All Infrastructure Complete, well maintained. No request to TIC	
A	6407	Rathangan	Shephan Estate	524/99	6	6	C21- €6,000	Uister Bank	Until TIC	Depth of Wearing Course to be checked. Well maintained. No request to TIC	Advertised 2015
A	6408(a)	Rathangan	Woodview	04/762, PL09028822	36	36	C53- €72,000, C12- ABP	AIB €72,000	Until TIC	All Infrastructure Complete- Note on file to say Bond would be released once outstanding works complete	TIC 2017
E	6410	Rathangan	Preston Brook								TIC 2017
E	6411	Rathangan	Temple Mills							Developer requested estate to be TIC	Developer 2015
A	6412	Rathangan	Yellow Lough Park	04/762, 06/1898, 06/16, 06/1636	36	36	(04/762) - C53- €72,000, (06/16) - C62 €144,000	AIB €72,000 - per MO extended from 04/762 to cover later permission	Note on file to say Bond released 2016		
E	6413	Rathangan	Canal Court	05/1287	12	0				Work never started. Check if there is new planning permission associated with site	TIC 2017
E	6415	Rathangan	Doctors Court	07/635, 13/953							
A	6416	Rathangan	Newtown	Ext. Of Duration	28		C50- €104,000			Commencement Notice Dec 2017	
C	6417	Rathangan	Temple Mills - Phas	16/955	99		C45 - €396,000	Cash €60,000	Cash	Commencement Notice for 10. Construction ongoing	

