

Lucan Area Committee

Meeting of the Lucan Area Committee - 22/11/11

Taking in Charge Listing - Roads and Services

<u>No. of Houses</u>	<u>Estate Works Outstanding</u>	<u>Location</u>	<u>Developer</u>
C <u>ESTATES WHERE TAKING IN CHARGE RECOMMENDATIONS ARE BEING PREPARED:</u>			
407	Adamstown Castle Main roads (services thereunder) only to be taken in charge. Surface works are now completed. As constructed drawings and CCTV have been received and underground services assessed and report being compiled. Security in place.	Lucan	Castlethorn
203	Tullyhall Roads and services taken in charge in Phase 1 Jan 2010. Security was sequestered and road surfacing completed with funds following negotiations with developer. An advert recommending taking in charge is being prepared.	Lucan	Kingscroft /Hollioake/Tower
D2 <u>ESTATES WHERE TAKING IN CHARGE WORKS ONGOING ON FOOT OF BOND CLAIM ETC</u>			
48	Griffeen Glen Boulevard Following a claim on the bond earlier this year and subsequent discussions with bondholder, Newlyn Developments returned to site in Oct 2011 and minor landscaping works have been completed. The remaining item at this point is ponding on part of a roadway and submission of documentation awaited for transfer of deed of dedication for open space. As soon as ponding is resolved and deed is approved the advertisement of T.I.C will take place.	Lucan	Newlyn Developments Ltd

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110	Mount Bellew Owing to the failure of Fitzgibbon Bros to complete works, a claim was placed on the bond earlier in 2011. Following discussions with the bondholder and the Council, the developer has since returned to the site and completed the remaining surface works. CCTV and as constructed drawings submitted were inaccurate however when reviewed and SDCC has requested new ones from developer to enable conclusion of inspection of services.	Willsbrook	Fitzgibbon Bros

E ESTATES WHERE INSPECTIONS OF WORKS ARE IN PROGRESS:

577	St. Edmunds Mixed development under construction. Management Agreement submitted. The full development is not completed, only approximately 30-40% of the permission has been carried out with the remaining site secured and sectioned off. The Council is liaising with recently appointed receivers to determine the condition of the areas to be completed to a taking in charge standard and the receiver is arranging engagement of consultant engineers to work with the Council in this matter.	Lucan	Glenkerrin Homes
252	The Paddocks Mixed residential development. Consultations have occurred with developer regarding taking in charge and Council are awaiting imminent submission of taking in charge package from developer.	Lucan	Mapelwood Homes Ltd

F1 ESTATES SUBJECT TO LEGAL DIFFICULTIES:

235	Larkfield Following discussions with the bondholder, the developer returned to site and completed minor works and submitted CCTV surveys. The Council has reviewed the CCTV and the underground services have been approved. The significant issues at present are wayleaves for the Council to access services in both a square area to the front of the development operated by a management company and gaining access to a public lighting standard and underground services resulting from the enclosure of such services in areas enclosed by boundary walls of residents properties. Legal solutions for this are currently being investigated but if the Council cannot access services it will be a barrier to taking in charge.	Lucan	Fitzgibbon Bros
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F2	<u>ESTATES SUBJECT TO ENFORCEMENT ACTION:</u>		
108	Rossberry	Lucan	Kingscroft Ltd & Hollioake Ltd
	<p>Two developers built Rossberry, Kingscroft and Hollioake.</p> <p>The Council is claiming security lodged for completion of remedial works to part of the development carried out by Hollioake and is preparing an advert recommending the taking in charge of the development for publication by end december 2011, thereafter completing the works using sequestered security.</p> <p>In respect of the part developed by Kingscroft, there remain significant issues affecting public lighting. It may be necessary to utilise enforcement powers to resolve this matter.</p>		
G	<u>ESTATES UNDER CONSTRUCTION:</u>		
64	Tullyhall (Phase 3)	Lucan	Eleveden Properties Ltd
	<p>Part Under construction - Less than 15 units built only. Works have ceased on this site at present however the remaining site is secured. An extension of duration for the permission has been granted and security remains in place in relation to the permission.</p>		
J	<u>ESTATES WHERE BOND IS BEING CLAIMED</u>		
224	Hansted	Lucan	McInerney Construction
	<p>Despite initial favourable indication about completion of works, due to lack of response the Council placed claim on bond in Oct 2011 No reply from bondholder or receiver since this.</p> <p>The Council therefore is enforcing the relevant conditions pertaining to public services and serving a notice in this regard.</p> <p>It is also likely that it will be necessary to consult the Councils legal advisors on next steps in the bond claim given the failure of the bondholder to engage since the end of October.</p>		

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27	Moy Glas (Phase 2) 27 units involved. Distributor Road taken in charge, remainder of roads would be ready to be recommended for taking in charge, if completion of some works repairs to watermains and hedging was achieved. There has however been no response from the developer to date on these works and a claim in being prepared on the bond to expedite matters.	Lucan	Castlethorn/Courtland/Lyncourt