

COMHAIRLE CHONTAE AN CHLÁIR
CLARE COUNTY COUNCIL



Taking In Charge Policy
for
Private Housing Developments

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1. INTRODUCTION

This document outlines Clare County Council's policy in relation to taking in charge of private housing developments. Developers are obliged to comply with the conditions of the planning permission granted for Estates including the payment in full of all development contributions. The Council may take enforcement action under planning legislation if the development is not being or has not been carried out in accordance with the permission granted.

Certain private housing developments (e.g. apartment complexes etc.) will have a condition in the planning permission that a properly constituted management company be established for the purpose of maintaining the public lighting, roads, footpaths, parking areas, services and open spaces. The said public lighting, roads, footpaths, etc. shall be conveyed to the Management Company.

If a management company is proposed for a development, it will be a requirement of the planning permission that the roads, footpaths, services etc. are constructed in accordance with the technical standards outlined in this document. Any security lodged with the planning authority for such a development will not be released until the satisfactory completion of the works and the said roads, footpaths, services etc. are conveyed to the management company.

For all other private housing developments, the following elements of a development will be considered by the Council for taking in charge, subject to the conditions and requirements indicated below:

- Public lighting
- Roads and footpaths
- Watermains
- Surface Water Sewers
- Foul Sewers
- Open Spaces

Developers shall note that liability for the above elements of a development shall remain with the Developer until such time as they are taken in charge by Clare County Council.

The attention of developers is brought to the provision of Section 35 of the Planning and Development Act, 2000. This section deals with the failure of a developer to comply with the terms of a previous planning permission and allows the Council as planning authority, to refuse a current planning application. If the Council is satisfied that a developer has not complied with a previous planning permission, it may consider that there is a real risk that a proposed development, if granted permission, would not be carried out in accordance with the conditions of the planning permission and therefore may form the opinion that permission should not be granted. The Council must then obtain authorisation of the High Court before planning permission is refused in such circumstances.

Developers will be required to submit a Bond in accordance with the form specified in the planning permission.

2. GENERAL CONDITIONS

- The development is an authorised development.
- All development contributions have been paid in full.
- All connection fees have been paid in full.
- The Developer may apply to have the development taken in charge by submission to Clare County Council for an application form – “Application to have Development taken in charge by Clare County Council”, as set out in Appendix B of this document. The application form must be certified by a suitably qualified person, who holds professional indemnity insurance up to €634,869.04 for the purpose of signing such forms. Evidence of such insurance shall be furnished to the Council. The contents of the application form shall be deemed to be for the benefit of Clare County Council.
- The development must be constructed in accordance with the planning permission granted.
- Any bond or security lodged with the Planning Authority will not be released until the satisfactory completion of the works.
- The roads, footpaths, sewers, drains and water mains shall be constructed in accordance with the “Recommendations for Site Development Works for Housing Areas” – Department of the Environment and Local Government (1998)*, save where the conditions hereunder otherwise require.

**Available from Government Publications Sale Office, Sun Alliance House, Molesworth Street, Dublin 2 – Tel: 01 – 6613111.*

- The Developer shall furnish evidence to the Council that all necessary wayleaves for services are reserved forever in the transfer documentation to house purchasers.
- The Developer shall note that a minimum width of 10 metres shall be required in respect of any Wayleave for sewers or watermains. This width may be reduced in certain circumstances only after consultation with the Council.
- Three copies of “as constructed” drawings (scale 1:500) of the development shall be submitted to the Council. The drawings shall indicate the following information:
 - (i) The estate boundary depicted in red, open spaces coloured green, all roads, footpaths and public lights.

- (ii) All services including watermains, valves, hydrants, sewers, road gullies, Telecom ducts/poles, ESB ducts/poles, cablelink ducts and all manholes. The invert and cover levels of all manholes shall be indicated relative to Malin ordnance datum. The gradients of all sewer sections shall be indicated on the drawings.
- Subsequent to an application form being lodged with the Council for taking in charge of an estate, the Council will carry out a general inspection of the estate.

Where the estate is found on first inspection to be incomplete or not up to the required standard, then any subsequent inspection will be carried out at a fee of €635 per inspection until the final inspection where taking in charge can be recommended. Where the estate is found to be satisfactory in all respects of first inspection, there will be no fee. This inspection by the Council is only general and does not in any way exonerate the developer or certifying engineer from his liabilities.

Any items found to be incomplete or not up to the required standard, will be corrected by the Developer at his own expense, prior to the next inspection.

The Developer shall transfer or convey to Clare County Council, at his expense, all of the land contained in the planning permission affected by this policy document.

3. PUBLIC LIGHTING

1. The lighting shall comply with BS5489-1: 2003 “Code of Practice for the Design of Road Lighting” and BS EN 13201: 2003.
2. A public lighting column shall be installed on the far side of the public road opposite the centre of the T-junction serving the development.
3. The developer shall provide public lighting to the residential & pedestrian areas which shall comply with BS5489-1: 2003, Code of Practice for Design of Road Lighting – Part 1: Lighting of Roads and Public Amenity Areas and BS EN 13201: 2003. The general standard of lighting for residential roads is 70-watt high pressure sodium (Son T) lanterns at a 6 metres mounting height. This shall comply with Class S3 lighting and a required maintained minimum point illuminance of 1.5 lx and a maintained average illuminance of 7.5 lx. as per BS EN 13201-2: 2003 Table 3 – S Series of lighting classes.
4. The developer shall provide public lighting to the car park areas within the development, which shall comply with BS 5489-1: 2003 Part 10 Lighting of Urban Areas and Public Amenity Areas.

5. The developer shall submit a public lighting layout, designed and signed by a competent Lighting Engineer for the proposed development, including the section of public road serving the site together with a plot of light levels and supporting calculations, designed and signed by a competent Lighting Engineer, to the Clare County Council.

The public lighting layout, to a scale of 1/500 or 1/1000, shall indicate the location of lighting columns, their reference number, the supply circuits, micropillars and a schedule of lanterns to be installed within the development.

6. The developer shall provide public lighting to the multi-use play area within the development, which shall comply with BS 5489-1: 2003 Part 10 Lighting of Urban Areas and Public Amenity Areas.
7. Public lighting to the development shall be kept active and maintained by the developer until taken in charge by Clare County Council.
8. Prior to the occupation of any new units within any phase of new development, the public lights shall be switched on and maintained by the developer and also any paved pedestrian walkways serving proposed occupied units shall be complete prior to the occupation of any units within any phase of the development.
9. All lighting points shall be accessible by means of a hydraulic hoist for maintenance purposes. Such a hoist requires a minimum clear space of 3.5 metres. If such access is not available special arrangements shall be made such as the use of hinged columns.
10. All public lighting columns, electric cable circuits and the associated feeder pillars (mini/micro pillars) serving the public lights shall be installed at the locations as per the Lighting Engineers Public Lighting Layout and at the back of footpaths and not in private property.
11. The developer shall install underground ducting to serve the new public lights, which shall be accessible to public lighting maintenance service providers and shall not be located in private property.
12. All electrical work shall comply with the requirements of the National Rules for Electrical installations of the Electro-Technical Council of Ireland, latest edition, including Part 7, Section 714, External Lighting Installation.
13. The approved public lighting layout shall be installed to the E.S.B.'s specification.

Trees shall not be planted close to within the line of public lighting columns as tree canopy growth can diminish the lighting illumination levels.

4. ROADS AND FOOTPATHS

- The roads and footpaths shall be taken in charge in conjunction with watermains, sewers and open spaces.

- The roads and footpaths shall be constructed in accordance with Section 2 of “Recommendations for Site Development Works for Housing Areas”, with the exception of Section 2.24 (Surface Dressing) as surface dressing will not be accepted as a surfacing layer in Housing Estates. All road making materials must comply with the NRA Specifications for Roadworks
- During footpath construction all pre cast kerbs shall be laid on edge and not on the flat. Wheelchair/pram accesses shall be provided at all roadway junctions. There shall be no steps incorporated in the footpath construction. Where necessary, a ramp shall be provided with a maximum gradient of 1 in 20.
- Road Lining and Signing to comply with the Traffic Signs Manual (Department of Transport).
- All road signs and markings shall be provided by the Developer, as directed by Clare County Council.

5. WATER AND SEWER SERVICES

Elements under this section include watermains, surface water sewers and foul water sewers.

These elements shall be taken in charge in conjunction with roads/footpaths and open spaces.

Watermains

- Watermains to be 100mm diameter (min) Class C rating and comply with Section 4 of “Recommendations for site development works for Housing Areas” – Department of environment and Local Government (1998). A certificate of satisfactory testing of the watermain shall be provided by an engineer as part of the documentaion submitted for taking in charge. The Council reserves the right to establish the integrity of the system by monitoring water use in the development prior to taking in charge
- All water service connections shall incorporate a water service control unit (round type) and a 12.5 mm water meter.
- All watermains, valves, stop cocks and fire hydrants to be located in public footpath or roadway, insofar as possible. Stopcocks shall not be located in private driveways. A separate stopcock or shut off valve shall be fitted within each house.
- The water service connection in each house shall be taken in charge as far as the stop cock/water service control unit.

Collection Systems

Collection systems which shall be connected to an existing local authority system shall be taken in charge, subject to them complying with the requirements of this document.

Foul sewage collection systems which shall in future be connected to a public system shall not be taken in charge until the local authority system is in place. The developer shall be required to enter into a satisfactory arrangement for the maintenance and operation of the system in the interim. No new connections may be made to the system without the express written approval of the local authority.

Foul sewage collection systems which are not part of a present or future local authority system shall not be taken in charge by the local authority.

In any case, the following minimum specific requirements for collection systems shall apply to minimise the risk of a public health hazard.

Collection Systems

The following minimum specific requirements shall apply:

- A separate storm water and foul water system shall be provided.
- Separate sewer service connections shall be provided for each dwellinghouse.
- All manhole covers and frames in public property shall comply with Standard I.S./EN 124:1994 and Loading Class D400.
- All road gully ratings shall be of an approved lockable type to Standard I.S./EN 124:1994 and Loading Class C250.
- All surface water pipes serving more than one house shall be a minimum of 225 mm diameter.
- All precast manholes shall be 1200mm in diameter.
- Manhole construction shall comply with the attached appropriate manhole details.
- All connections to sewers shall be made in the top left or right quadrant of the pipe by using coring equipment and a proper saddle.
- Intrusions greater than 5 mm. shall not be permitted.
- All surface water collection systems discharging to a soakpit shall have trapped gullies rather than untrapped gullies.

Pumping Stations and Treatment Plants

The following minimum specific requirements shall apply:

- Emergency foul water overflow capable of holding and returning 12 hours dry weather flow into the works, minimum capacity 25m³.
- Access for vehicular traffic.
 - Location of discharge pipe from WWTP shall be clearly shown on "As Built " drawings and the co-ordinates of same provided.
- Health and welfare facilities for plant operative's in particular washing facilities.
- Alarmer system to call out emergency response in the event of plant breakdown.
 - Odour Control Equipment shall be fitted and maintained as required to meet Odour Control standards at the time of taking in charge.
- Anti-intruder perimeter fencing appropriate to the plants surroundings.
- Control panels fitted with a socket to accept a supply from a generator.
- The following extra specific facilities shall be provided at Treatment plants:
- Capacity to measure inflows and outflows and to take influent and effluent samples.
- Automatic recording of the principal operating parameters of the particular process.
 - Automatic Samplers shall be provided and fitted for treated effluent sampling at WWTPs
- Duty and standby units for all equipment essential to the correct functioning of the process.
- Sludge holding tanks, sealed and suitable for connection to a sludge tanker, capable of holding 3 months sludge output from the plant. It must also be fitted with the means to filter the gases given off from the sludge holding tank before releasing them into the environment.

The following extra specific facilities shall be provided at Pumping Stations:

- Duty and standby pumps.
- Flow meter on the outlet.
- Hours run meters for each pump.

- Ammeters.
 - Certificate of compliance shall be provided for the electrical installation stating that installation is in accordance with the current edition of the Institution of Electrical Engineers wiring regulations. The certificate shall be issued by a competent person. All materials fitted shall be in accordance with relevant Irish , British and European standards and Codes of practice.

Commissioning of Plant

A commissioning report from the plant supplier or from an agreed third party shall be prepared to the satisfaction of the local authority before the plant is brought into operation. The developer will be required to obtain the necessary feed source for the plant in order to enable its performance to be measured.

Safety Requirements

Each plant shall have a safety statement and safe work practice sheets which will be the responsibility of the plant operator to implement and update as required.

CCTV Survey/Manhole Survey

A CCTV survey/manhole survey of the collection systems will be submitted to the Council prior to lodging an application form for taking in charge. The survey shall be completed at the Developers expense.

The sewers to be surveyed shall be thoroughly cleaned out first.

The CCTV Survey shall be carried out using a camera, which is capable of measuring distances from one manhole to another.

The CCT Survey report shall conform to the standards set out in the WRC Manual on Sewer Condition Classification. The report shall include a summary of any defects in the systems. Any defects in the systems shall be corrected by the Developer at his own expense, prior to taking in charge. The printed report shall be supplemented by high-resolution photographs and quality VHS recordings.

A drainage layout plan of as-constructed sewers shall be submitted on diskette, prepared to SUS25 format, showing a detailed survey of each manhole, sewer structure and a digitised layout of the as-constructed housing estate. The manhole survey and digitised layout (DXF Format) of the estate shall be prepared to national grid co-ordinates. The invert and cover levels of the manholes shall be indicated relative to Malin Ordnance datum.

6. OPEN SPACES:

The development and landscaping of open spaces shall be carried out in accordance with the planning permission granted and the attached specification. (Appendix A)

Maintenance of open spaces areas (including grass cutting) shall be the responsibility of the residents after the Taking In Charge process has been completed.

Taking in Charge Policy
for
Private Housing Developments

APPENDIX A

**Open Spaces – Specification for the
Development of Grassed and Landscaped Open
Spaces**

COMHAIRLE CHONTAE AN CHLÁIR

CLARE COUNTY COUNCIL

Specification for the Development of Grassed and Landscaped

Open Space Areas

With the exception of any features to be retained, grassed open space areas shall be free of rock and all hazardous objects and be developed for usage by persons present on the areas for the purpose of engaging safely in recreational activity.

1. TOPSOIL

Topsoil shall conform to the description of topsoil set out in British Standard Specification No. 3882; 1994, entitled "Specification for Topsoil". Topsoil shall be good quality medium topsoil loam, easily moulded when moist. It must be neither too sticky nor leave a smooth polished surface when smeared. It shall be free from all chemical or other pollutants without excessive proportions of stones or flints and those present must not exceed 50mm gauge. It must not include subsoil, excessive proportions of clay, sand, chalk or lime, nor may it include rubbish or other extraneous material, pernicious weeds or couch grass whether roots or top growth, or roots of trees or shrubs. A minimum depth of 150mm of topsoil is required.

2. GRADING AND CULTIVATION

All grassed open space areas should be suitably graded so that the areas can be safely cut by four-wheel drive ride on mowers.

Surface cultivation shall be carried out where appropriate and shall be as defined and described in British Standard Specification No. 4428; 1989, entitled "Code of Practice for General Landscape Operations", Section 4.

3. DRAINAGE

Drainage works shall be provided where appropriate and for the reasons outlined in British Standard Specification 4428; 1989, entitled "Code of Practice for General Landscape Operations", Section 3.

Connection to existing drains or manholes shall be executed in a careful and workmanlike manner and to the satisfaction of Clare County Council.

Sand Slit Drainage to consist of a 300mm x 50mm trench. The spoil from trench excavations shall be removed simultaneously with the trenching operation. The trench shall have the profile of 225mm approx. of clean evenly sized washed pebble topped to surface levels with silica sands Grade T.

4. SEEDING OF GRASS AREAS

Grass seeding shall be carried out in accordance with British Standard 4428; 1989 entitled "Code of Practice for General Landscape Operations". Section 5.

In the development of grass landscape areas the seeds to be used are the amenity grass mixture and certification of these mixtures are to be presented to Clare County Council. On no account should grass seed mixture intended for high yield grass for agricultural purposes be used.

4.1 Preparation of the Seed Bed

The seed bed shall be prepared in accordance with British Standard 4428; 1989 entitled "Code of Practice for General Landscape Operations", Section 5.3 No seed shall be sown until the cultivation and preparatory work have been approved. Finish topsoil level shall be 25mm above adjoining paths, kerbs and manholes.

Sowing of seed strains shall be carried out during calm weather conditions with equal sowing in traverse directions at the specified rate per square metre as described in British Standard 4428; 1989, entitled "Code of Practice for General Landscape Operations". Section 5.3.

4.2 Initial Topping Cut

Immediately before cutting, all stones above 25mm in any dimension should be hand picked and the area shall be crossed with a lightweight roller to firm the grass and consolidate the surface.

When the grass is established from 40mm to 75mm high, according to seed mixture, it should be topped with a rotary mower so as to leave from 25mm to 50mm of growth and to cut weeds, in order to control the growth of coarser grass and to encourage tillering.

A mowing programme should be organised that gradually reduces the height of the grass. Grass cutting machinery should be very sharp and in good condition to avoid pulling out young seedlings.

When cutting takes place without a box all arising should be spread evenly to prevent damage to the growing grass beneath. This applies particularly to grass cut during period of dull or wet weather.

5. SUPPLY AND PLANTING OF TREES

Quality of Plants

All feathered trees and ordinary nursery stock trees shall conform to British Standard 3936; Part 1, 1992, and all advanced nursery stock trees shall

conform to British Standard 4043; except where otherwise specified. They shall have a strong fibrous root system with sufficient anchorage roots to give stability, a straight self supporting stem with at least three lateral branches, and be in a condition for successful transplanting.

Bare roots shall be protected with hessian or other suitable material during delivery to site. Plants with balled roots shall be supplied with the root system, together with the original ball of soil securely wrapped with hessian, polyethylene sheeting or other suitable material during delivery to site.

Trees shall be supplied with a rootball of adequate diameter and depth appropriate to the size and species of the tree. The minimum diameter of the rootball in all cases shall be not less than 10 times the diameter of stem measured at 300mm above ground level.

5.1 Timing of Planting and Deliver to Site

Planting of field grown plants shall not be commenced before 30th September or continued after 31st March following unless authorised in writing. Planting will be suspended during periods of severe frost or when planting positions or areas are water logged.

No plant shall be delivered to site until the preparation of its planting e landscape contractor will be responsible for the adequate protection of all plant material from the time of delivery from whatever source until Planting has been approved. Care is to be taken to protect the foliage and roots from adverse weather conditions including heat, frost and drying winds. Where delay between delivery of plants and planting is unavoidable, the landscape contractor shall heel in property bare rooted plants in a prepared trench and pack moist soil/compost around the root. In frosty weather the plants shall be given extra protection with straw or similar material. Pot grown and balled rooted plants shall be protected from exposure to direct sunlight and shall be watered as necessary to prevent drying out of the roots. All pot grown and balled root plants shall be thoroughly watered two hours prior to the removal of the pots or wrappings. Pots, containers and other protective materials shall not be removed until immediately prior to planting.

5.2 Setting out and Planting Instructions

The landscape contractor shall carry out planting in accordance with supplied drawings. All trees shall be planted in the positions and in numbers indicated on the drawings and shall be planted in an informal manner so as to avoid a rigid matrix.

Unless otherwise agreed the ground shall be cultivated to a depth of 600mm in all shrub-planting areas.

In paved and hard surface areas, tree pits 1220mm square and at least 1200mm in depth shall be prepared by the excavation and removal from the site of surfacing material, hard-core foundation and subsoil prior to

the importation of which shall conform to the description of topsoil as set out in British Topsoil Standard Specification No. 3882; 1994, entitled "Specification for Topsoil".

5.3 Planting Method

Standards of workmanship and materials used for planting and staking shall be as is outlined in British Standard Specification No. 4428; 1989, entitled "Code of Practice for General Landscape Operations" Section 7 – amenity tree planting, Section 8 – woodland planting, Section 9 – planting of shrubs, herbaceous plants and bulbs.

The roots of all bare root shrubs and transplants are to be treated with alginure root dip prior to planting, using a mixture of one part alginure to three parts water.

Tree stakes should be driven into the ground off centre of the prevailing wind side of tree. The pit will be partially backfilled with a mixture of topsoil, compost and fertiliser and the tree placed in the pit to the depth of the nursery soil mark, ensuring the roots are fully spread. The remaining mixture shall be used to cover the roots and shall be distributed amongst them by shaking them with a gently up and down movement and then firming by walking.

Each tree shall be firmly secured to the stake after planting so as to prevent excessive movement or abrasion using a rubber buffer between the tree and stake. The tree shall be secured at the top of the stake about 0.6m from ground level. These ties shall allow for growth or secondary thickening of the tree stems.

On completion of planting any broken branches shall be pruned, damaged areas of bark shall be cut back to sound tissue. After planting trees, they should be watered thoroughly, with approximately 30 litres per tree.

5.4 Tree Stakes Ties and Tree Guards

Trees shall be staked using straight well formed Douglas fir or spruce poles, 1.53M in length (2.75M in length where use of tree guards is specified), driven 750mm into the ground before planting. These poles shall have all side shoots and laterals removed and shall be impregnated with copper chrome or copper chrome arsenic water borne wood preservative in accordance with I.S. 131: 1964. The poles shall be 90mm to 100mm in diameter at the heavy end and 75mm to 90mm at the light end. They shall be tapered to a point of 300mm in length at the heavy end and shall be trimmed to an angle of 45° at the light end after planting.

Tree guards shall be manufactured from 50mm x 50mm x 10 gauge weld mesh and shall be 1830mm x 920mm cylinder shape formed to

300mm diameter and are to be hot dipped galvanised, with an overall weight of 0.25kg/ft.

Where the use of tree guards is specified, a 2.75m length of tree stakes specified above should be used.

6. SUPPLY AND PLANTING OF SHRUBS, CLIMBING PLANTS AND HEDGES

Shrubs shall be provided and planted in precise locations as agreed by Clare County Council. Shrubs shall be as is defined and described in British Standard Specification No. 3936; 1992, entitled "Nursery Stock Part 1 – Specification for Trees and Shrubs".

Standards of workmanship and materials used; shall be as is described in British Standard Specification No. 4428; 1989, entitled "Code of Practice for General Landscape Operations", Section 9. All shrubs be true to name, vigorous, well grown specimens of their type, free from disease and insect pest. All shrubs shall be container grown in removable plastic containers unless otherwise stated. Shrubs considered to have inadequate site development at the time of planting must be replaced upon the instructions of Clare County Council.

6.1 Replacement Planting

The landscape contractor shall replace during the following planting season all plants, which fail to show growth or develop full foliage during the first growing season after planting. All such replacement planting shall be at the landscape contractors expense who shall also be responsible for any preparatory and other work necessary to be properly carried out, including the removal and disposal of dead plant material.

6.2 Grass Maintenance on Reseeded Areas

The Developers shall carry out the following operations prior to taking in charge by Clare County Council – stone picking down to 25mm, weed elimination, cutting, repair of all erosion and settlement, filling of all holes to ensure uniform grading throughout and reseeded as necessary to establish a uniform and healthy stand of the specified grasses.

Taking In Charge Policy
for
Private Housing Developments

APPENDIX B

APPLICATION FORM

COMHAIRLE CHONTAE AN CHLÁIR

CLARE COUNTY COUNCIL

APPLICATION FORM

Application to have Development taken in charge by Clare County Council

Developer's Name: _____

Developer's Address: _____

Telephone No: _____

Development Name: _____

Development Location: _____

O.S. Map No: _____

Planning Reference Numbers: _____

Development Contribution Receipt Numbers: _____

Connection Fee Receipt Numbers: _____

No. of Houses: _____

No. of Apartments: _____

No. of Commercial Units: _____

As-Constructed Drawings Completed By: _____

Qualification: _____

Professional Insurance's indemnity Details: _____

Items Submitted with this Request Form: (Tick as appropriate ✓)

- 2 x Copies CCTV Survey/Manhole Survey
- 5 x Copies of As-Constructed Drawings (5 x Hard Copies & 2 x Diskettes)
- 4 x Copies of Public Lighting Design
- Third Party Insurance Certificate
- 4 x Copies of Wayleaves
- 3 x Maps suitable for land transfer purposes in accordance with 2.2 of Policy
- Original File Plan Folios of all lands affected by the development

I the undersigned hereby apply to have the following elements of the above development taken in charge by Clare County Council.

Signed: _____ **DATE:** _____

DEVELOPER

1. **PUBLIC LIGHTING:**

No. of Public Lights: _____

Types of Lantern: _____

2. **ROADS AND FOOTPATHS:**

Length of Roadway: _____ (Metres)

Length of Footpath: _____ (Metres)

3. **WATERMAINS:**

Lengths(m)	Diameters(mm)	Material	Class
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

4. **FOUL SEWERS:**

Number of Foul Sewer Manholes: _____

Lengths(m)	Diameters(mm)	Material
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

5. **SURFACE WATER SEWERS:**

Number of S.W.S. Manholes: _____

Number of Road Gullies: _____

Lengths(m)	Diameters(mm)	Material
_____	_____	_____
_____	_____	_____
_____	_____	_____

6. OPEN SPACES:

Area(s): _____ (hectares)

THIRD PARTY CERTIFICATION

CERTIFICATE NO. 1:

For the benefit of Clare County Council, this is to certify that:

Sewers have been tested and passed in accordance with the requirements of Clause 3.20 of 'Recommendations for Site Development Works for Housing Areas' – Department of the Environment and Local government (November, 1998).

Water Pipes have been tested, passed and sterilised in accordance with the requirements of Clause 4.18 of 'Recommendations for Site Development Works for Housing Areas' – Department of the environment and Local Government (November, 1998).

Signed: _____ **Date:** _____
Third Party

Qualification: _____

Professional Insurance Indemnity up to €634,869.04 provided by

CERTIFICATE NO. 2

For the benefit of Clare County Council, this is to certify that the roads and footpaths comply with the requirements of this policy document.

Signed: _____ **Date:** _____
Third Party

Qualification: _____

Professional Insurance Indemnity up to €634,869.04 provided by

CERTIFICATE NO. 3

For the benefit of Clare County Council, this is to certify that the development complies with the Planning Permission granted.

Signed: _____ **Date:** _____
Third Party

Qualification: _____

Professional Insurance Indemnity up to €634,869.04 provided by
