



WEXFORD LOCAL AUTHORITIES

**Wexford County Council
Wexford Borough Council
Enniscorthy Town Council
New Ross Town Council**



TAKING IN CHARGE OF PRIVATE RESIDENTIAL ESTATES

POLICY DOCUMENT

(Adopted 14/07/2008)

Wexford Local Authorities

Taking in Charge Policy – Revised June 2008

1. Definitions

“A residential estate” means a development, which includes the construction of 2 or more houses (includes apartments and other dwelling units) and the provision of new roads, open spaces, car parks, sewers, water mains or drains as described in Section 180 (1) of the Planning and Development Act 2000

“Permission has expired” means that the lifetime of the planning permission, including the period of any extension granted by the planning authority, has expired.

“Enforcement action” means the issue of a warning letter, an enforcement notice or the seeking of an injunction under section 160 of the Planning and Development Act 2000

“Wayleave” means a legally binding and enforceable agreement between a property owner and the relevant Wexford Local Authority, which is registered on the property folio and which grants unto the Local Authority the necessary rights to enter onto the property for the purposes of inspecting, maintaining, repairing, replacing, improving or doing any other thing to the services within that property which have been taken or required to be taken in charge

“Application Form” means the form which the local authority requires to be completed by the applicant(s) to commence the taking in charge process

“Standards for Development” means a series of written standards prescribed by the Wexford Local Authorities or an Bord Pleanala when granting planning permission, to which the development must be completed.

2. *Effective Date*

This policy shall come into effect on the date of its adoption by each of the respective Wexford Local Authorities.

This policy shall apply to all taking in charge applications received by the local authority after the date of adoption of this policy by that local authority.

3. *Taking in Charge*

3.1 *Statement of facilities to be taken in charge*

When a resolution under Section 11 of the Roads Act 1993 has been passed by the Roads Authority in respect of a residential estate, then any and all of the following facilities that are within that estate shall also be deemed to have been taken in charge, *unless those facilities have been expressly excluded in the resolution.*

- Roads and footpaths;
- Communal parking areas;
- Public lighting infrastructure including associated electricity charges
- Fire hydrants and associated networks
- Public water supply, sewerage and storm water networks
- Wastewater treatment plants, pumping stations and associated buffer zones, (including the associated electricity charges)
- Water treatment plants and reservoirs (including associated electricity charges) and any associated protection zones;
- Open spaces;
- Playgrounds, tennis courts and similar recreation facilities, where these are required by condition of a planning permission as facilities for public use.
- Communal walls and fencing

Note: Electricity Charges that were incurred prior to the Section 11 resolution shall not be the responsibility of the Local Authority.

3.2 *Statement of Maintenance Services to be provided by Wexford County Council to a residential estate following it's taking in charge*

The maintenance services that will be provided by the authority following the completion of the taking in charge process include the following:

- Maintenance of all roads and footpaths, including unallocated street car parking;
- Maintenance of water mains and drainage services;
- Repair and reinstatement of roads, footpaths and landscaped areas resulting from repair and/or maintenance of underground services (water mains and drainage services) carried out by the authority;
- Upkeep and maintenance of all public lighting installations
- Upkeep and maintenance of all surfaces, fixed elements and rigid play equipment in play lots and playgrounds in cases where the playground or play lot was required by condition of a planning permission.
- The Council will not maintain open spaces within the development.

4. *Measures to ensure satisfactory completion of residential developments*

4.1 *Pre-Planning*

The issue of taking in charge must be addressed at the pre-planning stage with the approved design facilitating the taking in charge of core facilities. The planning authority's construction and design standards for residential areas will be set out, thus providing the developer with the information necessary to ensure that when constructed, these facilities will be completed to the standard necessary to ensure they can be ultimately taken in charge by the relevant Wexford Local Authority

4.2 *Planning Application*

At planning application stage, developers will be required to identify in detail the facilities they require to be taken in charge upon satisfactory completion of the estate. Particular consideration should be given to clearly differentiating on the site layout plan between public and private open spaces, public and private playgrounds etc.

4.3 *Planning Permission Compliance*

Developers will be required, through the development management process/permission, to complete residential developments to a standard that is in compliance with the planning permission granted. The Planning Authority will take all necessary measures to ensure developments are properly completed, through securing adequate bonds, independent certification of completed works on behalf of the developer and enforcement action where necessary.

Developers should also note that the Planning Authority will also consider appropriate use of Section 35 of the Planning and Development Act 2000 to ensure the proper completion of residential estates.

4.4 *Development Standards*

The following is a list of the required standards and specifications to which the various elements of the proposed development must be constructed. These standards and specifications will apply to all planning applications lodged with the Wexford Planning Authorities after the date of coming into force of this policy document.

It is a requirement of the taking in charge application process that the Developer shall provide to the Local Authority a certificate of a suitably qualified and indemnified person, certifying that each of the following infrastructural elements of the development has been constructed in compliance with these development standards.

Infrastructure Element	Development Standard
Open Spaces	Appendix 8
Overall Design	Appendix 10
Playground Equipment	Appendix 9
Public Lighting	Appendix 5
Water Supply Infrastructure	Appendix 7
Sewerage Infrastructure	Appendix 7
Surface Water	Appendix 12
Access for the Disabled	Appendix 11
Roads and Footpaths	Appendix 6

4.5 *Appropriate planning conditions*

Section 34 of the Planning and Development Act 2000 provides the legislative basis for attaching conditions to planning permissions. Appropriate conditions will be attached to grants of permission for residential development in relation to:

- The giving of adequate financial security to ensure the proper completion of the development (such security shall remain in place for a minimum period of the duration of the permission, plus any extension of duration of the permission, plus 2 years)
- The phasing of the development, if appropriate
- The completion of the development in accordance with specified standards (see 3.4 above)
- The evidence to be produced by the developer to demonstrate that the residential development has been completed to the appropriate standards and the time period for the production of such evidence; (this will include the requirement for independent certification of the infrastructure on behalf of the developer)
- The maintenance by the developer of the residential development until taken in charge; and
- The formal legal transfer to the authority by the developer, upon taking in charge, of the areas to be taken in charge.

(Note: The Developer shall be responsible for the costs of both the Council and the Developer in completing this transfer, including any stamp duty costs that may arise)

5.0 *Taking in Charge Procedure*

5.1 *Initiation of Taking in Charge Procedure*

The process of taking in charge can be initiated in any one of the following ways:

- By the Roads Authority
- By the Developer
- By a majority of the “qualified electors who are owners or occupiers of the houses involved” (Section 180 of the Planning and Development Act 2000)

All Taking in Charge applications shall be sent by the applicant to the Authority’s Roads Department

5.2 *Taking in Charge Application Process - Required Documentation*

The following information shall be submitted to the Council in order to allow a Taking in Charge application to be considered:

- (i) Completed Application Form
- (ii) Certificates of Planning Compliance (see Appendix 3) completed by a suitable qualified person
- (iii) Certificate of Development Standards (see Appendix 4) completed by a suitable qualified person
- (iv) Certificate of Electrical Compliance from the Electricity Provider (see Appendix 5)
- (v) Copy of Professional Indemnity Insurance in respect of persons described at (ii) and (iii) above
- (vi) Completed legal transfer documentation, signed on behalf of the Developer, in relation to the transfer all common facilities within the estate to the Council (see Appendix 5)

(note: Such Undertaking is not required in the Case of an application under Section 180 (2)(a) of the Planning and Development Act 2000)

- (vii) The relevant MPRN numbers is respect of all electrical installations within the estate, together with copy of recent ESB invoices in respect of each account.
- (viii) Copy of maintenance agreement in respect of any sewerage treatment plant(s), private water supply source, or water treatment plant within the estate, together with copy of a maintenance/inspection record, completed by the provider of the sewerage treatment, water supply source, or water treatment plant, dated within 3 months of the taking in charge decision (resolution) of the Council
- (ix) Evidence that all necessary way leaves for services are reserved forever in the transfer documentation to house purchasers.
- (x) In the case of effluent discharge other than to a public sewer, test results of three effluent samples relating to the development. The samples are to be taken one month apart – the final sample to be taken within 6 months of the decision (resolution) of the Council to take the estate in charge

(continued/..)

- (xi) Six copies of "as constructed" drawings (scale 1:500) of the development shall be submitted to the Council, in both hard copy and CD (Autocad) format. The drawings shall indicate the following information:
 - a. The estate boundary depicted in red, open spaces coloured green, all roads, footpaths and public lights.
 - b. All services including water mains, valves, hydrants, sewers, road gullies, Telecom ducts/poles, ESB ducts/poles, cable link (NTL) ducts and all manholes. The invert and cover levels of all manholes shall be indicated relative to Malin ordnance. The gradients of all sewer sections shall be indicated on the drawings.
- (xii) Test results duly (independently) certified showing output in litres per minute from all fire hydrants in the development
- (xiii) A final CCTV survey is to be completed at the developer's expense, of the collection systems as conditioned in the relevant planning permission. This survey is to be completed not earlier than 3 months prior to the date of submission of the application for taking in charge to the local authority. The sewers to be surveyed to be thoroughly cleaned out first and the CCTV Survey to be carried out using a camera which is capable of measuring distances from one manhole to another.

Two copies of the completed CCTV survey are to be provided to the Authority in electronic (DVD) format, together with a hard copy summary indicating that no defects exist in the systems.

The local authority reserves the discretion to require the developer to submit a further survey, should it so decide that such survey is required.

- (xiv) A drainage layout plan of as-constructed sewers shall be submitted in electronic 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 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.

5.3 *Time Limits*

The Authority shall comply with the following time limits in relation to a Taking in Charge request:

- (a) Within 5 working days of its receipt, the Authority shall acknowledge in writing the receipt of a completed Taking In Charge application. Such acknowledgement shall advise that the application has been received and that it is being checked to ensure that it is complete in all respects.
- (b) Within 15 working days of receipt of the initial Taking in Charge application, the Authority shall advise the applicant in writing that the application is complete in all respects, or that it is deficient in certain respects - these deficiencies to be advised to the applicant in this letter.
- (c) Within 20 working days of receipt of a fully complete Taking in Charge application, the Roads Department shall send details of the application to the Area Office in which the application is situated and to the Planning Enforcement Department

If the Area Engineer and/or the Planning Enforcement Department require further information and if they wish that the Development should not be taken in charge in the interim, they should write to the Roads Department to this effect within 40 working days of receipt of details of the Taking in charge application.

- (d) Within 3 months of receipt of a completed Taking in Charge application and in the absence of any objection from the Planning Enforcement Department or Area Engineer, the local authority shall bring the proposed Taking in Charge application for consideration to the next available meeting of the relevant Electoral Area Committee.
- (e) Within 4 months of receipt of a completed Taking in Charge application, and assuming no objection by the Council, the local authority shall place the statutory advertisement in the local papers in accordance with Section 11 of the Roads Act 1993.
- (f) Within 6 months of receipt of a completed Taking in Charge application, and assuming no objection by the Council, the matter shall be formally brought before the Members of the local authority for consideration, in accordance with Section 11 of the Roads Act 1993.

6.0 *Prioritising of remedial works to unfinished estates in charge*

The Council recognises the need to carry out remedial works to a substantial number of estates that are already in charge of the local authority but are considered to be in an unacceptable state of repair, due either to a lack of maintenance or to a poor standard of construction or finish by the Developer.

To this end, the local authority will endeavour to provide funds on an annual basis specifically for the purpose of carrying out these remedial works. Realistically, the demand for these remedial works will, for the foreseeable future, outstrip the resources available, and the local authority will therefore prioritise these remedial works in accordance with the following:

Wexford County Council will prioritise remedial works to estates in charge in the following manner:

- (a) All such estates on hands as at 31st May 2008 shall be assessed and a Report completed describing the necessary works to be completed.
- (b) The Report shall assess the existing standard of the estate under the main infrastructural headings as set out in 3.4 above. The Report shall classify the standard of each infrastructural element found, under one of the following headings:
 - (i) “Good”
 - (ii) “Fair”
 - (iii) “Poor”
- (c) In considering which estates should undergo remedial works, the Local Authority shall give priority to those estates with an infrastructural element classified as “Poor”, followed “Fair”. The Local Authority shall not consider remedial works to estates classified as “Good”
- (d) The local authority reserves the right to raise the priority of any residential estate requiring remedial action, where a local contribution towards such remedial works is made available to the local authority on behalf of that estate.

Having identified estates as being “poor”, the Local Authority will prioritise such estates and the work to be carried out thereon, in the following order:

- Priority 1 Estates in need of attention to Water Supply Services
- Priority 2 Estates in need of attention to Waste Water Services
- Priority 3 Estates in need of attention to Footpaths
- Priority 4 Estates in need of attention to Roads
- Priority 5 Estates in need of attention to Playground Equipment
- Priority 6 Estates in need of attention to Public Lighting
- Priority 7 Estates in need of attention to Open Spaces
- Priority 8 Estates in need of attention to Other Items

Sample Planning Conditions

Condition in relation to standards

“The development hereby permitted shall be carried out and completed at least to the construction standards set out in the planning authority’s Taking in Charge Policy document.

Prior to commencement of development, the developer shall agree with the authority, in writing, the procedures for inspection and monitoring of the development by either the planning authority or an independent, suitably qualified and indemnified person to ensure compliance with these standards, and shall thereafter comply with the agreed procedures during the construction of the overall development. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.

Reason: To ensure that the development is carried out and completed to an acceptable construction standard.”

Condition in relation to transfer of the public areas to the Local Authority

“The open spaces shall be developed for, and devoted to, public use and shall be kept free of any development. When the development is being taken in charge, the public areas including open spaces that have been designated for taking in charge shall be formally transferred to the planning authority, at no cost to the authority.

Reason: In order to ensure the proper development of the public open space areas and their continued use for this purpose.”

Condition in relation to security

Prior to commencement of development, the developer shall lodge with Wexford County Council security for the satisfactory completion of the proposed development (including maintenance until taken in charge by the Council of roads, footpaths, sewers, watermains, drains, wastewater treatment plant, public open space, public car parking space, public lighting and any other services proposed or required in connection with the development) coupled with an agreement empowering the Council to apply such security or part thereof to the satisfactory completion or maintenance as aforesaid of any part of the development. The security shall be provided by way of cash deposit of.....or the bond of an approved insurance company/bank in the sum of..... Such security shall remain in full force and virtue until 2 years after the expiration of this planning permission unless formal taking in charge process has been fully completed at an earlier date. Furthermore if the amount of security required by this condition has not been lodged with the Planning Authority within 12 months of the date of this grant, the amount required shall be adjusted in accordance with any increase in the House Building Cost Index, which occurs between the date of this grant and the date on which the condition is satisfied.

Reason: To ensure that the development is carried out and completed to an acceptable construction standard.”

Sample Bond Agreement

KNOW ALL MEN BY THESE PRESENTS that we:

_____ of _____ hereinafter called "the Developer" and

_____ (hereinafter called "the Surety") are jointly and severally bound unto THE COUNTY COUNCIL OF THE COUNTY OF FINGAL (hereinafter called "the Planning authority") in the sum of to be paid to the Planning authority its Successors and Assigns jointly and severally by these presents.

SEALED this day of 2008.

WHEREAS THE Developer has received Planning Permission (planning Register Reference No. refers), a certified copy of which is annexed hereto, for the development of lands for house building at and the planning permission has required security to be lodged with the Planning Authority for the carrying out and completion of the development in accordance with the said permission.

NOW the condition of the said Bond is that if the Developer shall carry out and complete the said development in accordance with the said permission or if on default by the Developer the Surety shall pay to the Planning authority the sum of then this Bond shall be null and void.

But otherwise it shall remain in full force and virtue until 2 years after the expiration of the planning permission referred to above and without prejudice to its own rights under the said Permission the Planning authority shall insofar as may be lawful permit the surety to perform the conditions and provisions of the said Permission which the Developer shall have failed to perform or observe.

No liability shall attach to the Surety under this Bond in consequence of any delay or damage directly or indirectly due or arising out of war, invasion, act of foreign enemy, hostilities (whether war be declared or not), Civil War, rebellion, revolution, insurrection or military or usurped power.

THIS BOND provides that all monies which become due and payable by the Surety under the Bond shall be payable and paid in the Republic of Ireland.

IN WITNESS WHEREOF the Developer has hereunto affixed its Common Seal and the Surety has caused this instrument of writing to be signed by its Secretary or Acting Secretary and one of its Directors and its Corporate Seal to be hereunto affixed the day and year first above written.

CORPORATE SEAL of (Developers) was hereunto affixed in the presence of:

DIRECTOR

SECRETARY

Dated the day of 2008

CORPORATE SEAL of (Surety) was hereunto affixed in the presence of:

DIRECTOR

SECRETARY

Dated the day of 2008

COMHAIRLE CHONTAE LOCH GARMAN
WEXFORD COUNTY COUNCIL

CERTIFICATE OF PLANNING COMPLIANCE (page 1 of 2)

DETAILS OF DEVELOPMENT

Planning Reference: _____ Applicant: _____

Development Name & Location _____

CERTIFICATION OF COMPLIANCE

The following aspects of the infrastructure of the above development have been constructed and examined in the context of the grant of Planning Permission/as referenced above, and each aspect has successfully passed the relevant test(s):

Aspect of Infrastructure	<i>In Compliance</i>	
	<i>Yes / No</i>	Comments
Roads (incl. signs and lining)	_____	_____
Footpaths	_____	_____
Electrical supply and Public Lighting	_____	_____
Open space and landscaping	_____	_____
Telecommunications	_____	_____
Water supply	_____	_____

CERTIFICATE OF PLANNING COMPLIANCE (page 2 of 2)

Aspect of Infrastructure	In Compliance Yes/No?	Comments
Foul sewerage	_____	_____
Surface water drainage	_____	_____
As constructed information	_____	_____
Other (detail)	_____	_____

QUALIFICATIONS OF CERTIFYING ENGINEER / ARCHITECT

Name of certifying Engineer / Architect: _____

Qualification of certifying Engineer / Architect: _____

Qualification year and Issuing Authority: _____

PROFESSIONAL INDEMNITY INSURANCE DETAILS OF CERTIFYING ENGINEER / ARCHITECT

Indemnity issued by: _____

Indemnity policy number: _____

Indemnity issued in the name of: _____

Indemnification limit (euro): _____

Commencement and expiry dates of policy: From: _____ To: _____

I certify that the above information is correct

Name of certifying person: _____

Signature: _____ Date: _____

N.B. Please attach copy of your Professional Indemnity Insurance to this Certificate

COMHAIRLE CHONTAE LOCH GARMAN
WEXFORD COUNTY COUNCIL

CERTIFICATE OF DEVELOPMENT STANDARD (page 1 of 2)

DETAILS OF DEVELOPMENT

Planning Reference: _____ Applicant: _____

Development: _____ Phase: _____

CERTIFICATION OF STANDARD OF CONSTRUCTION

The following aspects of the infrastructure of the above development have been constructed and tested in accordance with the relevant Development Standards of the Wexford Local Authorities and each aspect has successfully passed the relevant test(s):

Aspect of Infrastructure	In Compliance with Development Standard Yes or No?	Comments
Roads (incl. signs and lining)	_____	_____
Footpaths	_____	_____
Electrical Supply and Public Lighting	_____	_____
Open space and landscaping	_____	_____
Telecommunications	_____	_____
Water supply	_____	_____

CERTIFICATE OF DEVELOPMENT STANDARD (page 2 of 2)

Aspect of Infrastructure	In Compliance With Standard Yes/No?	Comments
Foul sewerage	_____	_____
Surface water drainage	_____	_____
As constructed information	_____	_____
Other (detail)	_____	_____

QUALIFICATIONS OF CERTIFYING ENGINEER / ARCHITECT

Name of certifying Engineer / Architect: _____
Qualification of certifying Engineer / Architect: _____
Qualification year and Issuing Authority: _____

PROFESSIONAL INDEMNITY INSURANCE DETAILS OF CERTIFYING ENGINEER / ARCHITECT

Indemnity issued by: _____
Indemnity policy number: _____
Indemnity issued in the name of: _____
Indemnification limit (euro): _____

Commencement and expiry dates of policy: From: _____ To: _____

I certify that the above information is correct

Name of certifying person: _____

Signature: _____ Date: _____

N.B. Please attach copy of your Professional Indemnity Insurance to this Certificate



WEXFORD COUNTY COUNCIL

**APPLICATION TO HAVE DEVELOPMENT TAKEN IN CHARGE
BY WEXFORD COUNTY COUNCIL (Page 1 of 2)**

Name: _____

Address _____

Telephone No. : _____

Development Name: _____

Developer's Name: (if different to above) _____

Developer's Address: (if different to above) _____

Development Location : _____

O.S. Map No. : _____

Planning Ref. Nos. : _____

Development Contribution Receipt No. : _____

Connection Fee Receipt No. : _____

No. of Houses : _____

No. of Apartments : _____

No. of Commercial units : _____

Public Lighting

No. of Public Lights _____

Type of Lantern _____



**APPLICATION TO HAVE DEVELOPMENT TAKEN IN CHARGE
BY WEXFORD COUNTY COUNCIL (Page 2 OF 2)**

Roads and Footpaths

Length of Roadway (m) _____

Length of Footpath (m) _____

Watermains

Length(m)	Diameter(mm)	Material	Class

Foul Sewers

Length(m)	Material	Diameter(mm)

No. of Foul Sewer Manholes _____

Surface Water Sewers

Length(m)	Material	Diameter(mm)

No. of Surface Water Manholes _____

No. of Road Gullies _____

Open Spaces (Area in hectares) _____

PUBLIC LIGHTING DEVELOPMENT STANDARD

Technical Requirements:

1. The lanterns for the public lights shall be 70W SONT at 30 to 32 metre spacings.
2. The public lighting shall, in general, be in accordance with Section 5 of the DOELG booklet 'Recommendations for Site Development Works for Housing Areas' (1998).
3. Lighting columns shall be 7m long (total length) and shall be of tubular or octagonal construction, with a minimum wall thickness of 3mm. They shall comply with the requirements of BS5649 : Part3 : 1982. Columns, brackets and steel fittings shall be protected against corrosion by hot dip galvanizing. (See subsection 5.4 of DOELG booklet for further details).
4. Columns shall be erected with between 900 and 975mm of their length below ground level. (See subsection 5.12 of DOELG booklet for further details).
5. The location of the auxiliary public lighting micro pillar shall be agreed, in advance of construction, with E.S.B. Contracts – Public Lighting Section.
6. The Developer's application to the Council for taking in charge shall include a certificate of compliance from the Electricity Provider, indicating that the public lighting as constructed is fully in accordance with the standards and requirements of the Provider

ROADS AND FOOTWAYS DEVELOPMENT STANDARD

Technical Requirements

All Roads and Footways shall, in general, be in accordance with Section 5 of the DOELG booklet '*Recommendations for Site Development Works for Housing Areas*' (1998).

The minimum requirements for road construction in all housing estate developments shall be as set out below:

Road Surfacing	40mm compacted thickness of 14mm Close Graded Bitumen Macadam Wearing Course in accordance with Clause 912 of the NRA book " <i>Specification for Road Works</i> " (2000).
Road Base	80mm compacted thickness of 28mm dense bitumen macadam basecourse in accordance with Clause 906 of the NRA book " <i>Specification for Road Works</i> " (2000).
Sub-base	150mm compacted thickness (compacted) granular material Type B in accordance with Clause 804 of the NRA book " <i>Specification for Road Works</i> " (2000).
Capping Layer	300mm compacted thickness of crushed rock material. The material should have a maximum size of 100mm and the maximum allowable passing the 75 micron sieve should be 10%. The material should be well graded throughout the sizes. The capping layer may be reduced in thickness or omitted, subject to the Developer submitting to the Council prior to construction, CBR test results for the subgrade.

ROADS AND FOOTWAYS DEVELOPMENT STANDARD (Continued)

1. The compaction of unbound sub-base materials shall be in accordance with Clause 802 of the NRA book "*Specification for Road Works*" (2000).
2. The transporting, laying and compaction of bituminous bound materials shall be in accordance with Clause 901 of the NRA book "*Specification for Road Works*" (2000).
3. Core samples of road construction shall be taken and tested on completion of surfacing, prior to taking in charge. Sampling and testing shall be carried out at the Developer's own expense and results of these samples to be submitted with the Taking in Charge Application.
4. Footways shall be of in-situ concrete construction in accordance with the requirements set out in "*Recommendations for Site Development Works for Housing Areas*" - Department of Environment and Local Government (November, 1998)
5. Footways shall, in general, be 2 metres wide unless otherwise permitted by the relevant grant of planning permission.
6. All precast kerbs shall be the pressed type and shall be 250mm deep by 125mm wide. Kerbs shall be laid on edge; they shall not be laid on the flat
7. At roadway edges, kerbs should show between 100mm and 150mm above the channel, except at vehicular access, where they should be reduced to 25mm over the channel, and at wheelchair and pram accesses, where an upstand of 10mm shall be provided. The footway slope at such dished kerbs shall normally not exceed 7%.
8. 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.

WATER SERVICES

Technical Requirements:

Watermains

1. All water mains shall be 100mm diameter (min) and Class C pressure rating.
2. All water service connections shall incorporate a water service control unit (round type). The WSC unit shall be located in the footpath and shall include a stopcock in the unit. The stopcock shall be capable of being opened/closed without removal of the top of the WSC unit.

Collection Systems

The following minimum specific requirements shall apply:

1. A separate storm water and foul water system shall be provided.
2. Separate sewer service connections shall be provided for each dwelling house.
3. All manhole covers and frames in public property shall comply with Standard I.S./EN 124:1994 and Loading Class D400.
4. All road gully gratings shall be of an approved lockable type to Standard I.S./EN 124:1994 and Loading Class C250.
5. All surface water pipes serving more than one house shall be a minimum of 225 mm diameter.
6. All precast manholes shall be 1200mm in diameter.
7. Manhole construction shall comply with the attached appropriate manhole details.
8. 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.
9. Intrusions greater than 5 mm. shall not be permitted
10. All surface water collection systems discharging to a soakpit shall have trapped gullies.

Pumping Stations and Treatment Plants

The following minimum specific requirements shall apply:

1. Emergency foul water overflow capable of holding and returning 12 hours dry weather flow into the works, minimum capacity 25m³.
2. Access for vehicular traffic
3. Health and welfare facilities for plant operatives in particular washing facilities
4. Alarmer system to call out emergency response in the event of plant breakdown
5. Anti-intruder perimeter fencing appropriate to the plants surroundings.
6. Control panels fitted with a socket to accept a supply from a generator.
7. The following extra specific facilities shall be provided at Treatment plants:
8. Capacity to measure inflows and outflows and to take influent and effluent samples.
9. Automatic recording of the principal operating parameters of the particular process.
10. Duty and standby units for all equipment essential to the correct functioning of the process.
11. 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:

1. Duty and standby pumps
2. Flow meter on the outlet
3. Hours run meters for each pump
4. Ammeters

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

OPEN SPACES DEVELOPMENT STANDARD***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 Wexford 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 Specification 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 mixtures and certification of these mixtures are to be presented to Wexford 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 should 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 arisings should be spread evenly to prevent damage to the growing grass beneath. This applies particularly to grass cut during periods of dull or wet weather.

5. Supply and Planting of Trees

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 Delivery 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 position or area is practically complete. The 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 deliveries 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 Wexford 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 size development at the time of planting must be replaced upon the instructions of Wexford County Council.

7. 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 contractor's 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.

8. Grass Maintenance on Reseeded Areas

The Developers shall carry out the following operations prior to taking in charge by Wexford 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.

1. Specification for the standard of Playground Equipment

All play equipment and safety surfacing is to conform to ISEN 1176 and ISEN 1177 and evidence of conformity is to be supplied at the time of planning application in the form of relevant certification. All equipment is also to be labelled as conforming to ISEN 1176. Where an item is not covered by ISEN standards, TuV or BS Kitemark certification should be provided and the equipment so labelled.

Appendix 10

1. Overall Design

“Urban Design Manual – A Best Practice Guide” Published by Department of the Environment & Local Government, February 2008.

“Sustainable Residential Development in Urban Areas” Published by Department of the Environment & Local Government, February 2008.

“Traffic Management Guidelines” – Published by Department of Transport.

Appendix 11

1. Access for the Disabled

“Building for Everyone” Published by National Disability Authority.

B.S.8300:2001 Design and their Approaches to meet the needs of disabled people.

Appendix 12

1. Surface Water Disposal/ Design

Surface water disposal and design shall be in accordance with the general requirements of 'The Suds Manual' published by CIRIA, Classic House, London – 2007 Version.