



**Comhairle Chontae Dhún Laoghaire–Ráth an Dúin
Dún Laoghaire–Rathdown County Council**

**DEVELOPMENT WORKS
GUIDANCE DOCUMENT**

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1. GENERAL GUIDANCE

1.1 Interpretation

For the purpose of this document the following terms shall be interpreted as described below:-

County Council: Dún Laoghaire-Rathdown County Council.

The Developer: The person, company or public body who undertakes the development works, and from whom the County Council may take the roads and services in charge.

IS: IS followed by a number refers to the latest published version, including any amendments, of the Irish Standard relating to a particular product.

BS: BS followed by a number refers to the latest published version, including any amendments, of the British Standard relating to a particular product.

EN: EN followed by a number refers to the latest published version, including any amendments, of the European Standard relating to a particular product.

Road: A 'road' includes the carriageway, footway, verges, and kerb, and has the meaning as in Section 2 of the Roads Act, 1993.

Carriageway: A 'carriageway' means that portion of a road which is provided primarily for the use of vehicles – as defined in Road Traffic Act, 1993.

Street: A 'street' is a public road in a city, town or village, typically with houses and buildings on one or both sides.

Footpath: Means the area within a street reserve that is generally reserved for pedestrian use.

Footway: Means the main section of the footpath along which people walk.

Cycle lane: A cycle facility that is marked on the main carriageway. Minimum width is 1.5m. Generally should not exceed 2.5m in width, to avoid confusion with a traffic lane. National Cycle Manual 2011.

Cycle ways: Roads for cyclists exclusively, often provided through parks or as off-road short cuts. National Cycle Manual 2011.

Cycle track: Cycle facility that is physically segregated from vehicular traffic by a level change or other physical means such as bollards. National Cycle Manual 2011.

Declaration of Public Roads: Has the meaning as in Section 11 of Roads Act, 1993.

Drain/Combined Drain: Means any underground pipework used for the conveyance of foul sewage or surface water which is not taken over and maintained by the County Council.

Sewers: Means any underground pipework used for the conveyance of foul sewage or surface water which is taken over and maintained by the County Council.

SuDS: Sustainable Drainage Systems

Watermain: A pipe and associated fittings for the general conveyance of water as distinct from a pipe for the conveyance of water to individual premises.

Service Pipe: A pipe for the conveyance of water to an individual premises.

Consent: Means written consent.

1.2 Scope

The guidance set out in this document applies to development works in all new residential and similar developments in the functional area of the County Council. The development works referred to are roads, public lighting, sewers, water mains and open spaces.

The guidance will be updated from time to time. Developers are advised to regularly check that they are referring to the most up to date version of this document. The current version is available on the County Council's website at:

<http://www.dlrcoco.ie/aboutus/councildepartments/planning/findit/buildingcontrol/>

The standards and technical specifications outlined are the minimum acceptable for a development to be taken in charge and for a bond/security to be released by the County Council. They apply equally to developments which are to remain private, either partially or totally, and for which a bond/security has been lodged.

The guidance provided is for development works outside of buildings in non-complex developments. Generally, the standards for works to be carried out within buildings are regulated by the Building Control Acts 1990 and 2007. For difficult and complex sites, including abnormal site conditions and large developments, the developer should seek additional specialist advice.

If it is proposed to use a method of construction, standard or specification not covered in this document, agreement to use such construction must be obtained from the relevant Section of the County Council.

The requirements of the County Council for site development works are as follows:-

Roads: A road system that provides for the safe movement of pedestrians and cyclists and is suitable for the type and density of vehicular traffic generated by development.

Public Lighting: A public lighting installation that provides for safe movement of vehicular traffic, cyclists and pedestrians at night.

Drainage and Waste Water Disposal: A drainage and waste water disposal system as may be necessary for the hygienic removal, disposal and treatment of drainage from the development.

Water: A water supply system that will deliver an adequate quantity of potable water to users, and will also provide for fire fighting purposes.

Open Spaces: Open spaces that provide accessible, high quality recreation facilities which meet the needs of residents and visitors, are fit for purpose, and are economically and environmentally sustainable.

Materials and Workmanship: That works to roads, public lighting, water supply, drainage, waste water disposal systems, and open spaces and landscaped areas, shall be carried out with proper materials and in a workmanlike manner.

Maintenance: That roads, public lighting, water supply, drainage, waste water disposal systems, and open spaces and landscaped areas, shall be designed for an economic life so as to minimise future maintenance costs.

1.3 Technical Specification

Within this document, technical specifications are either provided directly or indirectly by reference to:-

- i) An Irish Standard Specification, identified by IS followed by a number and the year of publication.
- ii) A British Standard Specification, identified by BS followed by a number and the year of publication.
- iii) A harmonized European Standard Specification, identified by IS EN followed by a number and the year of publication.
- iv) Other published specifications, identified by their titles.

References to Irish, British and harmonized Standard Specifications, are to the latest edition current at the time of publication of this document. However, if this edition of the technical specification is subsequently revised or updated by the issuing body, the new version should be deemed to apply, unless agreement is obtained to the contrary.

1.4 Materials and Workmanship

All works should be carried out with proper materials. Proper materials mean materials which are fit for the use for which they are intended and for the conditions in which they are to be used, and include materials which:-

- Bear a CE Marking in accordance with the provisions of the Construction Products Regulation;
- Comply with an appropriate harmonized standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation;
- or
- Comply with an appropriate Irish Standard or Irish Agrément Certificate or with an alternative national technical specification of any State which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability.

1.5 Liaison with the County Council at Design Stage

The developer is advised to consult with the relevant Departments and Sections of the County Council at the earliest opportunity, including at pre-planning application stage, and ascertain any particular requirements for the site in relation to roads, drainage, watermain, open spaces/landscaping and public lighting. The relevant Departments and Sections include:

Department / Section	Matters relating to:
Planning Department	Planning matters
Transportation Planning Section	Transportation issues, including road design
Traffic Section	Traffic management issues
Public Lighting Section	Lighting installations in public areas
Water Services Section	Water main, drainage and flood related issues
Parks and Landscape Services Section	Works to open spaces and landscaped areas
Road Maintenance Section	Road works outside the site
Road Control Unit	Road Opening Licences
Building Control Section	Development works within the site

The consultation process will establish and clarify the required standard for the development works, the locations where the various branch connections may be taken from the public services, any roadworks and services outside the site to be provided as part of the development, documentation to be submitted to the County Council where services are to be laid through private properties, etc.

1.6 Monitoring by the County Council

The developer should note that any inspections carried out from time to time by the County Council during the construction stage are solely for monitoring purposes. There is no liability attached to the County Council as a result of these inspections to ensure that the works are properly constructed.

1.7 Access for County Council Staff

Access to the site shall be made available to County Council staff for inspection of works during construction.

1.8 Compliance with Planning Permission

All works, including development works, must be carried out in accordance with the terms and conditions of the planning permission obtained for a development and with any subsequent drawings and specifications submitted and approved by the Planning Authority.

The developer shall submit by way of compliance submissions any additional drawings and documents required under the terms and conditions of a planning permission. No development should commence until written agreement is received from the Planning Authority on all Compliances.

Particular attention should be given to planning conditions which require approval prior to construction commencing on site. Documentation demonstrating compliance with such conditions must be submitted to the Planning Authority, and written approval obtained, prior to construction commencing on site.

The developer shall not make any alteration in the drawings submitted and so approved without the written permission of the Planning Authority. One copy of the approved drawings must be kept on site during construction and be available for use by County Council staff monitoring construction on site.

1.9 Works affecting the Public Road

1.9.1 General Information

Developers are advised to refer to 'Guidelines for Opening, Backfilling and Reinstatement of Trenches in Public Roads (April 2002)' published by the Department of the Environment, Community and Local Government, and to the 'Road Reinstatement Guidance Document' and the 'Directions for Roadwork's Control'.

A full condition survey of the public road to be affected by the works shall be carried out at the developer's expense and submitted to the Road Control Unit of the County Council. The developer will be responsible for making good any damage on the public road (including footways, verges, kerbs, cycle tracks etc) arising from the development. The developer shall submit a layout drawing of the public road showing finished road levels and gradients.

1.9.2 Application for Consent for Construction Works on Public Roads

The prior written consent of the Roads Control Unit of the County Council, in the form of a Road Opening Licence, is required for construction works on existing public roads, e.g. openings in or alterations to roads, footways or verges, the erection of hoarding in the public road/footpath, etc.

The Developer is advised to contact the Road Control Unit to establish any particular requirements prior to the submission of a Road Opening License application. Application forms for Road Opening Licences are available from the Road Control Unit.

Traffic control measures set out in the conditions to a Road Opening License, and best practice in Health and Safety, must be adhered to in full. These measures require the approval of the Roads Control Unit, and should comply with the recommendations in the following;

- Guidelines for Traffic Control at Rural Roadworks
- Guidelines for Signposting Roadworks in Urban Areas
- *Traffic Signs Manual* (2010). Department of Transport, Tourism and Sport

The site of the proposed works will be inspected and a fee to cover reinstatement costs must be paid. Breaches of the directions incorporating the Consent may result in a prosecution under Section 101D of the Roads Traffic Act, 1961 as inserted by the Dublin Transport Authority (Dissolution) Act, 1987.

1.9.3 Undertakings Required for Road Opening Works

The applicant must agree to:

- Fully investigate existing Utilities and obtain from the appropriate Bodies separate permission for any disturbances.
- Properly light, watch and fence the works.
- Take all proper precautions to prevent harm to persons and property.
- Maintain safe and smooth flow of pedestrian and vehicular traffic past the works.
- Restore and maintain the roadway and/or footway to the specification of the Area Engineer
- Be responsible for the maintenance of the opening for a period of two months after written notification of completion.
- Remove all excess material.
- Have a copy of the Consent form available for inspection on site.
- Notify the Road Control Unit one week before work commences.
- Indemnify the Council in respect of all claims, proceedings, liabilities, losses or expenses of whatever nature, howsoever arising in connection with activities covered by this application, with minimum indemnity of €1,000,000 for any one claim. The period of cover shall be that of the duration of the works and the maintenance period.
- Take carriage of the defence of any proceedings as aforesaid at the request of the Council.

1.9.4 Carrying out of Works

- The edges of all openings must be saw-cut.
- All openings must be backfilled in accordance with the NRA Specification for Road Works using the following materials properly compacted:
 - Granular Material to Clause 804
 - Lean Mix Concrete
 - Foamed Concrete to the manufacturer's specification
 - The top 50mm of the opening is to be filled with 10mm Delayed Set Bitumen Macadam fully compacted.
- Traffic Management must be in accordance with "The Traffic Management Guidelines" published by the Dublin Transportation Office.
- The hours, days and details of operation must be agreed in advance with the Council's Traffic Section.

1.10 Works within Private Properties

The developer must obtain the written consent of the owners of private properties prior to carrying out works on such properties. No permission granted by the County Council, or agreement reached with the County Council, shall be deemed to provide such consent.

1.11 Wayleaves within Private Properties for Services to be Taken in Charge

Wayleaves are required by the County Council for any sections of drainage systems, water distribution systems, or public lighting installations which are to be laid in private properties,

and to be subsequently offered to the County Council for taking in charge. Drawings showing proposed wayleaves in an agreed format, together with completed Wayleave Agreement Forms, should be submitted for approval to the Building Control Section prior to construction commencing on site. Refer to Appendix 1 for details of Wayleave Agreement Forms. All such wayleaves must be incorporated in the Title Deeds of the private properties concerned. Written confirmation that this has been complied with shall be furnished by the developer to the Building Control Section.

1.12 Access Road to the Site

The access road to the development from the existing public road shall be completed to the satisfaction of the County Council.

1.13 Cleaning of Public Roads

Developers should take every precaution to prevent dirt, mud or other material being dropped or spread on public roads by traffic associated with works. The developer should clean roadways of any dirt, mud or other materials that may be spilled or spread by traffic travelling to or from the site in connection with the works. Larger developments may require the installation of a wheel washing facility.

1.14 Underground Services

Layout of services in footways and margins is detailed in Figure 7.1 and Figure 7.2, Section 7. All services must be suitably located to ensure they can be maintained without incurring undue risk to pedestrians, road users and utility providers.

1.15 Services Laid by Statutory Undertakers

The developer shall comply with the requirements of statutory undertakers and public utility companies responsible for services. The developer shall lay any necessary ducting under roads before road surfaces are completed.

1.16 Naming and Numbering Schemes

1.16.1 General Information

A naming and numbering scheme for the development shall be agreed with the County Council prior to commencement of development. Nameplates are to be erected on each road prior to the occupation of houses on that road.

1.16.2 Location of Nameplates

Bilingual nameplates shall be erected at:-

- Each side of the entrance from the existing road.
- Each end of all internal roads and at the beginning of each cul-de-sac.
- An additional nameplate shall be provided at tee junctions on access roads as required by the County Council.

1.16.3 Specification for Nameplates

Pattern: Signs shall be rectangular in shape, 250mm in height, varying in length from 500mm upwards, depending on length of inscriptions and inclusion or omission of postal district number. Other forms of featured nameplates, such as carved granite, may be acceptable in addition, but do not satisfy naming and numbering requirements.

Material: Materials for sign plates shall be suitable for fixing to road boundary walls at high and low level, or to a suitable free standing frame. Sign plates shall be of tough, durable non-brittle, non-corrosive, vandal resistant, cast aluminium alloy, L.M. 4. Where signs are to be free standing, the frame shall be made up of 3mm gauge, 40mm square, steel hollow section with welded joints, and shall be galvanised.

Sign Face: Background and postal district number (where required) shall be stove enamelled in green to BS 4800, No. 14039. Border lettering and background to postal district number (if

required) shall be stove enamelled in brilliant white. Colours shall have a high degree of durability, non-fade quality and resistance to weather and hard usage.

1.17 Declaration of Roads to be Public Roads (Taking in Charge)

This document should be read in conjunction with a separate guidance document entitled **‘Taking in Charge Policy Guidance Document’**, which is published by the County Council’s Planning Department. This guidance document is available on the County Council’s website at:

<http://www.dlrcoco.ie/aboutus/councildepartments/planning/findit/buildingcontrol/>

Where a development is to be offered to the County Council for taking in charge, the developer, on the completion of the roads, open spaces and services, should submit a formal request to the Building Control Section to take the relevant elements in charge. The documentation and procedures involved in the taking in charge process are outlined in Section 8.4 of this document.

1.18 Private Management Companies / Multi-Unit Development Act 2011

The developer of an estate, parts or all of which are to be privately managed, is required to comply with the Multi-Unit Developments Act 2011, which sets out the requirements for private management companies.

The developer should provide a site layout plan at the Planning stage indicating the areas to be taken in charge by the County Council, and areas to be maintained by private management companies.

In relation to traditional housing estates (estates of houses with individual private gardens), it is the policy of the Department of Environment, Community and Local Government and the County Council that management companies will not be required in planning conditions for such developments except in the most exceptional circumstances, e.g. to maintain a specific facility in an estate which is for the use of residents only (such as a private playground).

In mixed residential developments comprising houses, apartments, duplexes or a mix of any of these, planning conditions requiring management company arrangements can be attached in limited circumstances in relation to certain shared facilities.

1.19 Compliance with Legal Requirements

Compliance with these recommendations does not confer immunity on the developer from any legal requirements and does not remove the obligation on the developer to comply with the requirements of the following, and subsequent amendments thereto, or with the requirements of other relevant legislation:

- Planning and Development Acts 2000 to 2010
- Building Control Acts 1990 and 2007
- Water Services Acts 2007 to 2013
- Safety, Health and Welfare at Work Act 2005
- Multi-Unit Development Act 2011
- Roads Acts 1993 and 1998
- Safety, Health and Welfare at Work (Construction) Regulations 2006 to 2013

2. ROADS

2.1 General Information

2.1.1 Introduction

All roads in new developments must be completed to the County Council's design and construction standards as set out in this document. Road design guidance includes both geometric and pavement thickness design. The specification deals with materials and workmanship to be used in construction. The contents of this Guidance Document are intended to assist the developer and his/her design team in designing roads to an acceptable standard at Planning Stage when dealing with transportation issues. The Transportation Planning Section of Dún Laoghaire-Rathdown County Council is responsible for all transportation issues at Planning Stage.

Below is a summary of the key requirements of the Transportation Planning Section which must be taken into consideration at Planning Application stage for new developments.

- i) Identify clearly on a site layout drawing the full extent of all roads (including footways, verges, kerbs, cycle tracks etc) to be taken in charge and areas within the development that are to remain under the maintenance of a private management company.
- ii) Submit a drawing with dimensions clearly indicating the centre lines of the roads in relation to the permanent features on the site.
- iii) Any road improvement works and road opening for services on the public road must be approved by the County Council prior to the commencement of works on site. Refer to Section 1.8 for further information on works affecting the public road.
- iv) The location of services under the footway and roadway shall be in accordance with Figure 7.1 and Figure 7.2.
- v) Full details of the surface water drainage system and the surface water attenuation system, together with surface water run-off calculations, shall be submitted to the Water Services Section and the Transportation Planning Section for approval at pre-planning stage. Refer to Section 5 of this Guidance Document with regard to the particular criteria for surface water attenuation of the 1 in 30 year and 1 in 100 year rainfall events.

2.1.2 Consultation

Other than for minor developments, developers should consult with the Council's Transportation Planning Section before submitting Planning applications. Items that may require clarification include:

- Access arrangements
- Road reservations
- Road works to facilitate development
- Cycle facilities
- Speed restraint measures
- Sightlines
- Layout design
- Parking requirements
- Junction treatment
- Traffic management during construction
- Type of construction
- Areas of road to be taken in charge and roads to be maintained by a private management company
- Ransom strips (at adjoining sites)

2.1.3 Compliance with Planning Permission

In addition to the general guidance in Section 1.6, where a condition of a planning permission requires a developer to submit or agree transportation details with the Planning Authority, compliance should be discussed and agreed with the Transportation Planning Section before a formal submission is made to the Planning Authority.

2.1.4 Setting Out Drawings

The developer shall submit a drawing with dimensions clearly indicating the centre lines of the roads in relation to the permanent features on the site before work commences.

2.2 Design of Roads and Streets

Developers are advised to consult with the Transportation Planning Section of the Council to agree details of road and street design prior to lodging a Planning application.

Guidance on the design of residential areas is contained in the **Dún Laoghaire-Rathdown County Development Plan** and in the **Design Manual for Urban Roads & Streets (DMURS)** prepared for the Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government.

The following is a non exhaustive list of further guidance documents which should be considered to ensure residential roads and streets are designed to best practice:

- Traffic Management Guidelines - Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government.
- National Cycle Manual - National Transport Agency.
- Manual for Streets - Department for Transport (UK).
- Manual for Streets 2 - Wider Application of the Principles - The Chartered Institution of Highways and Transportation (UK).
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) - Department of the Environment, Heritage and Local Government.
- Design Manual for Roads and Bridges - National Roads Authority.
- Dún Laoghaire-Rathdown County Council Transportation Department Road Construction Details (RCD's).

2.3 Specification for Roads and Streets

Specific guidelines, requirements and standards for road and street construction are detailed in a separate guidance document entitled '**Road Maintenance Specification 2014**', which is published by the County Council's Road Maintenance Section. This guidance document is available on the County Council's website at:

<http://www.dlrcoco.ie/aboutus/councildepartments/transportation/findit/>

The document can be found under the bullet point 'Taking in Charge Procedure' in the 'Maintenance Section' of the above page.

To meet a 40 year design life a minimum 200mm depth of flexible road surfacing is recommended for carriageway construction. The following minimum road construction surfacing depths are recommended:

- 40mm Clause 942, surface course
- 60mm Clause 906, binder course
- 100mm base course macadam
- Minimum 150mm Clause 804

All kerbs shall be constructed in cast insitu concrete. Precast kerbs shall not be used.

3. PUBLIC LIGHTING INSTALLATIONS

3.1 General Information

3.1.1 Introduction

Developers, in conjunction with their design team, must provide an adequate public lighting system to the standards required by the County Council.

3.1.2 Consultation

Other than for minor developments, developers should consult with the Council's Public Lighting Section before submitting Planning applications.

The specification, drawings and layout of the public lighting must be agreed in writing with the Public Lighting Section of the County Council prior to works commencing on site.

3.1.3 Compliance with Planning Permission

In addition to the general guidance in Section 1.6, where a condition of a planning permission requires a developer to submit or agree details of the public lighting installation with the Planning Authority, compliance should be discussed and agreed with the Public Lighting Section before a formal submission is made to the Planning Authority.

3.1.4 Upgrading Street Lighting Installations on Existing Roads

Where a development involves the construction of a local road, which will form a junction with an existing public road, the developer shall be liable for any costs which the Council or the developer may incur in upgrading or providing public lighting to light the junction so created, where, in the opinion of the Council, such work will be necessary in the interests of public safety.

Where new public lighting is replacing existing public lighting, the existing public lighting shall be kept operational until the new lighting is operational.

3.1.5 Commissioning of Public Lighting

The public lighting installation must be completed in accordance with the guidance set out by the Public Lighting Section or as otherwise approved. The lighting within each street should be completed and commissioned prior to it being occupied.

On completion of each section of the public lighting installation the developer shall furnish either the ESB Networks or, where appropriate, the Public Lighting Section, with: -

- the relevant ETCI (Electro – Technical Council of Ireland) certificate
- a location map on which the relevant lights, cable runs and mini pillars are clearly marked

3.1.6 Public Lighting Operating Costs

The County Council will only accept responsibility for the energy and maintenance costs associated with a development when the developer has satisfied the County Council that the public lighting installation has been constructed in accordance with the requirements set out in this document, and the development has been formally taken in charge by the County Council.

3.2 Design and Specification of Public Lighting Installations

The required standards for public lighting are detailed in a separate guidance document entitled '**Public Lighting Installations in Residential and Industrial Areas**', which is published by the County Council's Public Lighting Section. This guidance document is available on the County Council's website at:

<http://www.dlrcoco.ie/aboutus/councildepartments/transportation/findit/>

The document can be found under the bullet point 'DLR Public Lighting Guidelines' in the 'Public Lighting Section' of the above page.

The above document sets out the general requirements for all developments. Where special circumstances apply that require deviation from this document, these shall be agreed in writing with the Public Lighting Section of the County Council in advance of any work commencing on site.

4. OPEN SPACES AND LANDSCAPED AREAS

4.1 General Information

4.1.1 Introduction

Specific guidelines, requirements and standards for landscape development of open spaces are detailed in a separate guidance document entitled, '**Guidelines for the Development and Taking in Charge of Public Open Space**', which is published by the County Council's Parks and Landscape Services Section. This guidance document is available on the County Council's website at:

http://www.dlrcoco.ie/parks/plans_policies.html

Developers and their consultants should study this document prior to preparing and submitting development proposals, which must comply with the guidance document. Proposed developments that do not adequately meet the requirements set out in the guidance document may not be granted planning permission or compliances on foot of a planning permission.

The guidance is primarily concerned with public open spaces in residential developments which are intended for taking-in-charge by the County Council. However, the guidance is also useful, relevant and applicable to the development of open spaces in schools, private nursing homes, private and communal open spaces in all residential developments, industrial sites, roadside margins and other areas that are the subject of landscape development.

A brief summary of the key issues that are covered in the guidance document is given below:-

- Landscape Design Rationale
- Site Features and Habitats (trees, hedgerows, boundaries etc.)
- Trees and Hedgerows
- Provision for Play and Recreation
- Landscape Specifications
- List of Standards and Guidance documents

4.1.2 Consultation

Other than for minor developments, developers should consult with the Council's Parks and Landscape Services Section before submitting Planning applications.

4.2 Compliance with Planning Permission

In addition to the general guidance in Section 1.6, where a condition of a planning permission requires a developer to submit or agree details of open spaces with the Planning Authority, compliance should be discussed and agreed with the Parks and Landscape Services Section before a formal submission is made to the Planning Authority.

4.3 Taking in Charge of Open Spaces

Taking-in-charge is a separate process from compliance with the landscape development standards. However, developers should note that the standards outlined in the guidance document are the minimum acceptable standards that apply at development stage. They should be read in conjunction with the procedure and requirements for the taking-in-charge of open spaces.

The Council will require an equal or higher standard of landscape development for private developments which are to be maintained by Private Management Companies.

5. DRAINAGE SYSTEMS

5.1 General Information

5.1.1 Introduction

This section provides guidance to developers undertaking either public or private developments to assist them in providing adequate drainage systems to the standards of the County Council.

The guidance in this document is intended to assist the developer, and the design team, in designing and constructing drainage systems to an acceptable standard. The guidance is not intended to address more complex systems, or in situations where more detailed considerations are required in particular circumstances and locations.

Developers should consult with the County Council's Water Services Section before submitting Planning applications. The guidance in this document is based in part on the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS), CIRIA C697 'The SuDS Manual', and the Greater Dublin Regional Code of Practice for Drainage Works. Where this document differs from the GDSDS requirements, the Developer shall seek clarity from the Water Services Section.

All new developments must incorporate sustainable drainage systems (SuDS). Developers should refer to the following documents for the specific SuDS requirements within each of the functional areas of Dún Laoghaire-Rathdown County Council:

- i) Dún Laoghaire-Rathdown County Development Plan 2010 – 2016.
- ii) Sandyford Urban Framework Plan 2011
- iii) Cherrywood SDZ
- iv) Glenamuck Kilternan LAP.
- v) Other plans as and when adopted by The Council.

The Dún Laoghaire-Rathdown County Development Plan 2010 – 2016 contains specific reference documentation relating to SuDS such as the 'Green Roof Guidance Document' and 'Dún Laoghaire-Rathdown Stormwater Audit Procedures'. Contact the Water Services Section for a copy of these documents.

The Greater Dublin Regional Code of Practice for Drainage Works can be downloaded from:

<http://www.dlrcoco.ie/aboutus/councildepartments/wateranddrainage/findit/drainage/>

5.1.2 Consultation

Other than for minor developments, developers should consult with the Council's Water Services Section before submitting Planning applications.

5.1.3 Planning Application

The developer's submission to the County Council should include drawings and calculations relating to the design of the drainage systems, together with a statement that these have been carried out in accordance with the Greater Dublin Code of Practice for Drainage Works.

Drawings detailing the drainage systems proposed by the developer should be submitted in the following form:-

- Location plan at a minimum scale of 1/2,500.
- Layout of proposed roads, buildings, sewerage and other services showing full details including existing sewers, contours, road gullies, watercourses and buildings at a scale of 1/500.

- Longitudinal sections of the sewers showing existing and proposed ground and invert levels in relation to the Ordnance Survey Malin Head Datum, gradients, pipe materials and sizes, strengths and bedding classifications at a scale of 1/1000 horizontally and 1/100 vertically.
- Construction details of manholes and other structures at a scale of 1/25.

5.1.4 Compliance with Planning Permission

In addition to the general guidance in Section 1.6, where a condition of a planning permission requires a developer to submit or agree details of the drainage systems with the Planning Authority, compliance should be discussed and agreed with the Water Services Section before a formal submission is made to the Planning Authority.

5.2 Design and Specification of Drainage Systems

The specification, drawings and layout of the drainage systems must be agreed in writing with the Water Services Section of the County Council prior to works commencing on site.

The required standards for drainage systems are detailed in a separate guidance document entitled '**Guidance Document for Construction of Foul and Surface Water Drainage Systems**', which is published by the County Council's Water Services Section. This guidance document is available on the County Council's website under the bullet point 'Guidance – Foul & SW Drainage Systems' at:

<http://www.dlrcoco.ie/aboutus/councildepartments/wateranddrainage/findit/>

The above document sets out the general requirements for all developments. Where special circumstances apply that require deviation from this document, these shall be agreed in writing with the Water Services Section of the County Council in advance of any work commencing on site.

6. WATER DISTRIBUTION SYSTEMS

6.1 General Information

6.1.1 Introduction

This section provides guidance to developers and design teams undertaking either public or private developments to assist them in providing adequate water distribution systems to the standards required by the County Council.

The guidance in this document is intended to address the fundamental aspects of the provision and construction of water distribution systems in the interests of protecting the quality of drinking water supply, of promoting water conservation, and of supporting the efficient management of the water distribution system. The guidance is not intended to address more complex systems, or in situations where more detailed considerations are required in particular circumstances and locations.

6.1.2 Consultation

Other than for minor developments, developers should consult with the Council's Water Services Section before submitting Planning applications.

6.1.3 Compliance with Planning Permission

In addition to the general guidance in Section 1.6, where a condition of a planning permission requires a developer to submit or agree details of the water distribution systems with the Planning Authority, compliance should be discussed and agreed with the Water Services Section before a formal submission is made to the Planning Authority.

6.2 Design and Specifications of Water Distribution Systems

The specification, drawings and layout of the water distribution system must be agreed in writing with the Water Services Section of the County Council prior to works commencing on site.

The required standards for water distribution systems are detailed in a separate guidance document entitled '**Specifications for Drinking Water Services**', which is published by the County Council's Water Services Section. This guidance document is available on the County Council's website at:

<http://www.dlrcoco.ie/media/media,10296,en.pdf>

The above document sets out the general requirements for all developments. Where special circumstances apply that require deviation from this document, these shall be agreed in writing with the Water Services Section of the County Council in advance of any work commencing on site.

All works must also comply with the latest version of the 'Bye-Laws for the Management of Water Services and Conservation of Drinking Water', which is published by the Water Services Section of the County Council.

7. SEWERS AND WATER MAINS – LOCATIONS AND CLEARANCES

7.1 Water Mains

The following guidance applies to all water mains whether in areas to be taken in charge or in areas which are to remain private.

- All water mains must have a minimum depth of cover of 750mm and maximum depth of 900mm measured from the top of the pipe to the finished ground surface.
- Water mains must not be laid under walls or areas designated for trees/shrubs/flowerbeds.
- A surface water or foul sewer may not cross over a water main
- No service may run directly above along the length of a water main.
- Unless otherwise approved, a water main may not be laid within the curtilage of a premises

The following minimum clearances are required:

Water Main Diameter -	Up to and including 150mm	Up to and including 500mm	Greater than 500mm
Minimum clearance from curtilage of private premises	1m	3m	6m
Minimum clearance from any structure	3m	5m	8m
Minimum horizontal clearance from other services/utilities	0.3m	0.5m	1m
Minimum vertical clearance from other services/utilities	0.25m	0.25m	0.5m

No structure may be erected which would result in a lesser clearance to an existing water main unless otherwise approved.

7.2 Sewers

Sewers and manholes shall be located in public pavements, roads or in public open spaces. Vehicular access shall be maintained to all public manholes.

A minimum clear distance of 3m between the outside diameter of the pipe and all structures shall be maintained to allow for future access and maintenance of the pipeline. Foundations and basements of adjacent buildings should be designed to ensure that no extra loads are transferred to the pipeline.

For access and maintenance purposes, no ducts, pipelines and/or cables shall be laid within 1m of the outside of a sewer, or within 1.5m of sewers deeper than 2.0m. In no circumstances shall a utility provider install services through a manhole or sewer.

Any utility crossing a sewer is to have a minimum clearance distance of 300mm from the outside of the sewer.

Utility providers should contact the Water Services Section of the County Council to ascertain the location of all drainage assets.

7.3 Service Strips

Service strips shall not be located in private property, and must be free from all structures, including boundary walls.

8. COUNTY COUNCIL PROCEDURES AND REQUIREMENTS FOR DEVELOPERS DURING CONSTRUCTION STAGE

8.1 Introduction

The objective of this Section is to present an overview of the operations carried out by the various Departments/Sections of the County Council, and to describe how they impinge on the planning, construction and post construction stages of new development works.

The Planning Department coordinates all aspects of the Planning process, including:

- Pre-Planning consultations
- Planning Application stage
- Planning Compliance stage

During this process, the Planning Department liaises with all the other relevant Departments/Sections of the County Council.

When works commence on site, the Building Control Section, the Public Lighting Section, and the Parks and Landscape Services Section of the County Council monitor works within the development site.

The Roads Maintenance Section and the Water Services Section monitor works outside the development site, including the provision of Road Opening Licenses and water and sewer connections to the public services.

On completion of the development, the Building Control Section co-ordinates the inspection of the development works to determine whether they are of a standard satisfactory for the release of the bond. For appropriate developments, the Building Control Section co-ordinates the taking in charge process.

8.2 Commencement of Development Works

In accordance with the requirements of the Building Control Regulations 1997 to 2014, prior to works commencing on site, the developer must submit a Commencement Notice to advise on the intended start date for the building works. The developer should also notify Building Control Section when development works are about to start in order to ensure that the Building Control Section can co-ordinate the monitoring of the works.

8.3 Submission of Drawings and Documentation

Following the submission of the Commencement Notice, the Building Control Section may request the developer to forward the following in hard copy and digital format:-

1. Layout plans of the development site showing contour levels at 0.5 m intervals, the location of boundaries and structures within the site, and the location and levels of existing utilities, including those within the site and those external to the site, that will be affected by the proposed development
2. Drawings showing the arrangement of buildings within the development, including proposed finished floor levels.
3. Drawings showing the layout of roads and footpaths, and providing full details of existing ground levels, proposed finished road levels, road gradients, crossfalls and superelevation. The drawings should include longitudinal sections and cross sections of the different road types, and should provide full details of the construction of these roads.
4. Drawings showing the layout of foul sewers, surface water sewers and drains within the development. The drawings should include longitudinal sections showing levels, gradients, pipe sizes, types and classes of pipe, types of joints and types of bedding, as well as manhole and gully locations, manhole sizes, cover levels, and invert levels.

5. Drawings showing the layout of water mains within the development. The drawings should include longitudinal sections showing pipe sizes, types and classes of pipes, and the locations of sluice valves, hydrants, and water meters.
6. Drawings showing the layout of the public lighting system, including the locations of public lighting columns. A full specification for the public lighting installation should also be provided.
7. General arrangement architectural drawings, including plans, elevations and sections of the proposed buildings.
8. Drawings with dimensioned cross sections of roadways and footpaths showing the relative positions and levels of all services, including water mains, sewers and all utilities. In preparing the drawings, regard should be had to the guidance in Section 7 of the Council's 'Development Works Guidance Document' on separation distances between services.
9. Drawings showing any areas to be offered for Taking in Charge and areas to be privately maintained.
10. Wayleave agreements and drawings in respect of any services to be laid in private properties and to be subsequently offered for Taking in Charge.

Layout plans shall be to a scale not less than 1:1000 and sections shall be to a horizontal scale of not less than 1:1000 and a vertical scale not less than 1:100. All levels shall be related to Malin Head Ordnance Datum.

8.4 Monitoring of Development Works

The Building Control Section will monitor all new road works within the boundary of the development. The Road Maintenance Section will monitor road works outside the site boundary, including the provision of Road Opening Licences by the Roads Control Unit.

The Building Control Section, with the assistance of the Water Services Section, will monitor all new drainage and water main works within the boundary of the development. The Water Services Section will monitor the construction of new sewers and water mains outside the site boundary, and diversions or works to existing public sewers and water mains within the site boundary.

The Public Lighting Section will monitor all new public lighting works associated with the development.

The Parks and Landscape Services Section will monitor all new landscaping works and works to open spaces associated with the development.

8.5 Notice of Works

Following submission of the Commencement Notice, the developer may be requested provide to the Building Control Section, the Public Lighting Section and the Parks and Landscape Services Section a programme setting out when the items listed below will be ready for inspection. During the Construction Stage, the developer may be requested to give the above Sections two days notice in writing of the commencement of the relevant works:-

Roads:

(Within the site – Building Control Section. Works on the public road - Road Maintenance Section)

- i) The excavated road formation.
- ii) The compacted sub-base prior to the laying of the binder materials for the carriageway - the compact stone base prior to placing of a concrete slab or other surfacing i.e. footpaths.
- iii) Laying the binder and surface course.

- iv) Placing the concrete carriageway.
- v) All finished road surfaces, road gullies and connections.

Main Foul and Surface Water Sewers and Water Mains:

(Within the site – Building Control Section. Works on the public road – Water Services Section)

- i) Excavation of the trench at pipe bed invert level.
- ii) Laying, bedding and surround of the pipes.
- iii) Backfilling pipelines.
- iv) Manholes, Valve and Hydrant Chambers.

Public Lighting Section:

- i) Excavation of the trench at duct bed formation level.
- ii) Laying, bedding and surround to ducts
- iii) Backfilling ducts
- iv) Wiring to lamp standards and mini-pillars.

Open Spaces and Landscaped Areas:

- i) Placing of topsoil
- ii) Tree planting.
- iii) Works to boundaries.
- iv) Construction of footpaths, cycle ways and play areas in open spaces

8.6 Materials

All works shall be carried out with proper materials and in a workmanlike manner, as described in Section 1.4. The developer should be able to confirm the quality of materials used on site, and be able to demonstrate that they are in compliance with the guidance set out in this document.

The developer shall carry out any testing required by the County Council before, during or after construction of the roads and services.

Where testing of materials is necessary, the tests shall be carried out by the NSAI or another organisation acceptable to the County Council.

The developer shall replace any defective works whenever samples tested fail to comply with the required specification for the works.

8.7 Testing of Sewers and Water Mains

The developer shall carry out testing of the sewers and water mains as required by the County Council. The developer shall carry out the testing programme and procedures required by the County Council, including certification by a suitable Engineer. The testing may be monitored by County Council staff. The developer shall make good any defective section of sewer or water main as directed by the County Council.

8.8 Connections to Public Sewers and Water Mains

The developer shall obtain application forms for sewer and water main connections from the Water Services Section of the County Council at the commencement of development work.

The developer should liaise with the relevant Water Services Area Engineer to arrange for the connection prior to completing the application form.

No connections to the County Council's public sewerage and water distribution networks will be permitted until the works within the development have been satisfactorily completed in accordance with the Planning permission, including conditions and compliances, and with the guidance referred to in this document.

On completion of the construction works, all sewers shall be thoroughly cleansed by the developer to ensure that no construction material reaches the public sewerage system. All sewers must be maintained in a clean and serviceable condition.

The Water Services Section will make all new connections to the public sewerage network, and the developer shall pay, in advance, the appropriate fee. However the Water Services Section may agree, in certain circumstances, to allow the developer to make the connection under supervision. The connection to the public sewer shall be via a manhole unless otherwise agreed in writing by the Water Services Section.

It is illegal for anyone other than authorised County Council staff to make a connection to a water main, notwithstanding the fact that the water main may be laid in private property, or that the water main is not in charge.

8.9 Services and Utilities in Roads / Footpaths

The developer shall comply with the requirements of statutory undertakers and public utility companies responsible for services. The developer shall install all necessary ducting under the carriageway before the carriageway surface is completed.

Layout and details of proposed services in the roads and footpaths shall be submitted to the Building Control Section for approval at commencement stage. Refer to the guidance in Section 7 on the permitted locations and clearances for sewers and water mains.

8.10 Cleaning and Damage to the Public Road

The developer, at his own expense, shall take all necessary precautions to maintain the public road adjoining the development free from spoil spillage, clay and other materials as a result of his operations. Any damage to the public road arising from the developer's works shall be repaired by the County Council at the developer's expense.

8.11 Meetings with the Building Control Section

The staff of the Building Control Section are available to meet with the developer and his representatives on a regular basis to discuss issues arising from the development works.

9. Post Construction Stage – Release of Bond / Taking in Charge

9.1 Bond/Security Policy

The County Council requires a bond/security to be lodged at commencement stage to cover the satisfactory completion of the development works. The construction standards outlined in this document are the minimum acceptable standard for a bond/security to be released by the County Council. The bond/security will be returned to the developer when the County Council is satisfied that the development has been carried out in accordance with the Planning permission, and that the development works have been satisfactorily completed to the required standards. The County Council requires that bonds/securities have no expiry date.

9.2 Application for Release of Bond/Security

When the developer is satisfied that the development works have been completed in accordance with the requirements and standards set out in this document, the developer should submit an application to the Planning Department of the County Council. Refer to Appendix 2 for the application form.

The application form should be accompanied by the following drawings and documentation:

- Detailed “as-constructed” drawings, in both hard-copy and approved digital format, of the roads, public lighting, sewers, water mains and open spaces, together with a list of the drawings and documents submitted.
- The drawings showing details of the drainage should be prepared to the format shown in Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works, and should include a list of the National Grid Co-Ordinates (accurate to +/- 300mm) for the manholes, cover and invert levels, upstream and downstream pipe diameters, pipe materials and direction of flow. The layout should be accurately positioned (+/- 300mm relative to local detail) on the latest published version of the ordnance survey 1:1000 series. All dimensions shall be metric, and all levels must be related to Ordnance Survey Datum, Malin Head, to an accuracy of +/- 25mm, and stating which benchmark was used.
- Confirmation from the developer’s Engineer that all drainage works to be taken in charge have been constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works.
- The drawings showing details of the public lighting system shall indicate the locations of the public lighting columns, mini-pillars and cable ducting, together with appropriate wiring diagrams. The drawings shall also clearly indicate how the public lighting system in private areas is segregated from the system in areas to be taken in charge. Any other relevant documentation to support the maintenance of the public lighting installation should be provided, including relevant ETCI Certification for the cabling and lighting installations.
- A report on the road cores taken at the locations agreed with the County Council.
- A CCTV survey of the sewers, both in hard-copy and digital format, carried out by an approved contractor, together with a report on the findings from the developer’s Engineer.
- Appropriate records, manuals, specifications and maintenance agreement to enable the roads, public lighting, sewers, water mains and open spaces to be maintained to an appropriate standard in the future. Copies of relevant Irish, UK or EU Agreement Certs (or equivalent) for all SuDS systems/devices should be included.
- Any Wayleave Agreements and Drawings additional to that referred to in Section 1.11. The developer must satisfy the County Council that a right of access is available and that any necessary wayleaves have been obtained, and any land transfers have been completed, to enable the County Council to maintain services in private properties which are to be taken in charge.

9.3 Inspections for Release of Bond/Security

The developer must satisfy the County Council that the development works have been designed and constructed in accordance with the guidance in this document, and are performing satisfactorily.

The Building Control Section will co-ordinate inspections of the development works. The County Council may require additional quality control checks to be carried out on site at the developer's expense to verify the drawings and documents submitted.

Following the inspections and the carrying out of any tests required by the County Council, the Building Control Section will compile a list of any outstanding and remedial works necessary to bring the development works up to the required standards. This list will be sent to the developer together with a layout drawing showing where cores are to be taken in the roads for testing by an approved body.

On completion of the outstanding and remedial works by the developer to the satisfaction of the County Council, the Building Control Section will report to the Planning Department on its findings.

Should a developer fail to construct, complete, make good and maintain the development works in a satisfactory manner, the County Council reserves right to carry out any works, which in the opinion of the County Council are necessary, and to recover the cost from either the developer or from the bond/security.

9.4 Taking in Charge Policy

This document should be read in conjunction with the separate guidance document published by the County Council entitled 'Taking in Charge Policy Guidance Document'. This guidance document is available on the County Council's website at:

<http://www.dlrcoco.ie/aboutus/councildepartments/planning/findit/buildingcontrol/>

Taking in Charge is the process whereby responsibility for future maintenance of some or all of the development works (roads, public lighting, sewers, water mains and open spaces) passes from the developer to the County Council.

It is the policy of the County Council that suitable areas of traditional housing developments (that is developments of houses with individual private gardens) are taken in charge except in the most exceptional circumstances. The areas appropriate for taking in charge are set out in the above policy document. Allocated parking spaces and intensively landscaped areas will not be taken in charge by the County Council.

9.5 Taking in Charge Application and Inspections

If the developer wishes to have development works taken in charge by the County Council, the developer should indicate this in the appropriate place on the application submitted to the Planning Department. A copy of this application should be submitted at the same time to the Building Control Section. Refer to Appendix 2 for the application form. All subsequent correspondence with the County Council relating to the taking in charge of development works should be addressed to the Building Control Section. The documentation submitted for the Release of Bond as detailed in Section 9.2, and the inspections and procedures detailed in Section 9.3, will also be used to consider the application for Taking in Charge.

On completion of the outstanding and remedial works by the developer to the satisfaction of the County Council, appropriate development works will be considered for Taking in Charge by the County Council.

APPENDIX 1

WAYLEAVE AGREEMENT FORM

- 2.4 If, in the course of using or exercising any of the easements, rights or privileges hereby granted, the Council or its servants or agents or workmen cause damage or injury in the manner hereinafter set forth and to the reasonable satisfaction of the Grantor or (if it is not practical to make good such damage or injury) the Council will make good the same and pay such adequate and proper compensation to the Grantor as may be mutually agreed with the respective parties and in default of agreement such compensation shall be fixed by Arbitrator appointed pursuant to clause 4 hereof.
 - 2.5 The Council will at all times indemnify and keep indemnified the Grantor against all actions, proceedings, claims, demands, costs, damages and expenses claimed against, incurred by or payable by the Grantor arising out of any accident, damage or injury to any person (including the persons in the employment of the Grantor) whether directly or indirectly, arising out of or in respect of or as a result of the laying, maintenance, inspection, alteration, enlargement, renewal, replacement, removal, diversion, extension or rendering unusable the Services.
 - 2.6 On completion of the works pursuant to this Agreement the Council shall immediately restore and make good any damage or injury on the Grantor's Land such works, including works of re-instatement, shall be carried out immediately upon completion of all work on the Services.
3. The Grantor hereby covenants with the Council that the Grantor will not do, permit or suffer to be done on the Grantor's Land anything directly or calculated:-
 - 3.1 to instruct or impede in any way access to the Services.
 - 3.2 to cause damage or injury to the Services and will take all necessary and proper precautions for the prevention of such damage or injury and in particular shall not erect or place over the Services any permanent buildings or other structures without having first obtained the consent of the Council in writing.
4. In case any dispute or difference arises at any time between the parties hereto such dispute shall be referred to Arbitration and the final decision of such persons as the parties hereto may agree to appoint as Arbitrator or in default of an Agreement an Arbitrator shall be appointed on the request of either party by the President of the Incorporated Law Society of Ireland and the decision of such Arbitrator shall be final and binding on the parties. Every reference to Arbitration under this Agreement shall be deemed to be an Arbitration within the meaning of the Arbitration Act, 1954 as amended or extended.
5. The Grantor hereby assents to the registration of this Agreement as a burden against the Grantor's Lands.
6. Nothing in the Agreement shall be deemed to be in substitution for or a diminution of the Council's statutory powers and duties whether arising under the Public Health (Ireland) Act, 1878, as amended or extended or otherwise.

SCHEDULE

ALL THAT AND THOSE ALL OF THE LANDS situate at the residential development known as

in the County of Dublin which portion of the Grantor's Lands is shaded brown on drawing reference number _____ annexed hereto and shall be described as the wayleave area

IN WITNESS whereof the parties hereto have caused their respective Common Seals to be hereunto affixed the day and year first above written.

PRESENT when the Common Seal of
THE GRANTOR
was affixed hereto:

Director

Director/Secretary

PRESENT when the Common Seal of
DUN LAOGHAIRE-RATHDOWN COUNTY COUNCIL
was affixed hereto:

Cathaoirleach na Chomhairle
Chontae Dhun Laoghaire-Rath an Duin

Approved Officer

County Council Official
County Hall, Dun Laoghaire

Dated this

day of

20

AGREEMENT

APPENDIX 2

APPLICATION FORM

FOR

TAKING IN CHARGE

AND/OR

RELEASE OF BOND/SECURITY

Dun Laoghaire-Rathdown County Council

Application Form for Taking in Charge and/or Release of Bond/Security

Is application being made for Taking in Charge as well as Release of Bond/Security **YES/NO**

Development Name: _____

Development Address: _____

Developer's Name: _____

Developer's Address: _____

Telephone No: _____

O.S. Map No: _____

RBN: _____

Details of Bond/Security Lodged: _____

Development
Contribution Details: _____

Receipt Numbers: _____

Connection Fee Ref No's: _____

No of Houses: _____

No of Apts/Duplex: _____

Items submitted with this Application:

Refer to Section 9.2 of the Development Works Guidance Document published by the County Council for details of the drawings and documentation to be submitted. This document is available on the County Council's website at:

<http://www.dlrcoco.ie/aboutus/councildepartments/planning/findit/buildingcontrol/>

Indicate below whether the required drawing and documents are attached.

Detailed "as-constructed" drawings attached, in both hard-copy and approved digital format, of the roads, public lighting, sewers, water mains and open spaces.	Y/N
Drawings showing details of the drainage prepared to the format shown in Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works, and including a list of the National Grid Co-Ordinates (accurate to +/- 300mm) for the manholes, cover and invert levels, upstream and downstream pipe diameters, pipe materials and direction of flow. The layout should be accurately positioned (+/- 300mm relative to local detail) on the latest published version of the ordnance survey 1:1000 series. All dimensions shall be metric, and all levels must be related to Ordnance Survey Datum, Malin Head, to an accuracy of +/- 25mm, and stating which benchmark was used.	Y/N
Confirmation from the developer's Engineer that all drainage works to be taken in charge have been constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works.	Y/N

As constructed Drawings
Completed by: _____

Qualifications: _____

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

If some or all of the development works are being offered to the County Council for Taking in Charge, provide details of these:

Roads: _____

Public Lighting: _____

Open Spaces: _____

Sewers: _____

Water Mains: _____

I confirm that the development referred to above has been completed:-

- (a) In accordance with the Planning permissions pertaining to this development. Planning Reference No:- _____ and all conditions attached thereto, and
- (b) in accordance with the following subsequent permission(s) granted and the conditions attached varying the parent permission (where applicable)

Subsequent Planning Reference Nos: _____

Signed by Architect / Engineer:- _____ **Date:** _____

Qualifications: _____

I confirm that the Roads, Drainage Systems and Water Distribution Systems have been designed & constructed in accordance with the standards and requirements set out in the Development Works Guidance Document published by the County Council.

Signed by Architect / Engineer:- _____ **Date:** _____

Qualifications: _____

I confirm that the Public Lighting Systems have been designed & constructed in accordance with the standards and requirements set out in the Development Works Guidance Document published by the County Council.

Signed by Architect / Engineer:- _____ **Date:** _____

Qualifications: _____

I confirm that the Landscaped Areas have been designed, constructed and planted in accordance with the standards and requirements set out in the Development Works Guidance Document published by the County Council.

Signed by Landscape Architect / Architect:- _____ **Date:** _____

Qualifications: _____

Signed By The Developer:- _____ **Date:** _____

For Office Use:

Inspection Report Building Control Section:	Notes/Comment
Signed: (Inspector/Engineer)	Date:-
Recommendation for release of Bond:-	
Signed:-	Date:-
Managers Order for Release of Bond:-	No.
Date:-	
Bond Returned	Date:-
File Closed	Date:-