

COMHAIRLE CONTAE CHORCAÍ



CORK COUNTY COUNCIL

‘Taking in Charge’ Procedure for Private Housing Developments

November 2008
(Revised 20th April 2009)

Manager's Introduction

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1 INTRODUCTION

This document outlines Cork County Council's procedure in relation to 'taking in charge' of private housing developments. It supports the Policy, which was endorsed by Strategic Policy Committee Number 7 on 19th May 2008 and which was formally adopted by Cork County Council at the statutory meeting of its Development Committee on 17th October 2008. As set out in the Policy it is operative from 17th November 2008.

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

- . Public roads and footpaths;
- . Unallocated surface parking areas;
- . Public lighting;
- . Fire services including fire hydrants;
- . Public water supply, foul and storm water drainage;
- . Wastewater treatment plants and associated buffer zones, if the plant is to be a long term solution to a local need. The Council will not take in charge any plant that is of a temporary nature to facilitate a development prior to the construction of a major scheme by Cork County Council;
- . Potable water treatment plants and any associated protection zones. The Council will not take in charge any plant that is of a temporary nature to facilitate a development prior to the construction of a major scheme by Cork County Council;
- . Public open spaces. All areas on the as-constructed drawings that have been approved and validated by the Council as part of the validation requirements. This will generally include all areas within the area outlined in red in the planning application except the highly landscaped areas etc as set out in Article 2.5 of TIC policy.
- . Playgrounds, where these were required by a condition of a planning permission as facilities for public use.

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

Where certain private housing developments (e.g. holiday home complexes etc.) have a condition in the planning permission that a properly constituted management company be established for the purpose of maintaining the public lighting, roads, footpaths, parking areas, services or open spaces, etc., these services shall not be taken in-charge by the Council. The said public lighting, roads, footpaths, etc. shall be conveyed to the Management Company.

Even if a Management Company is proposed for a development, it will be a requirement of the planning permission that the roads, footpaths, services etc. are

constructed in accordance with the Council's technical standards and the relevant building regulations. Any security lodged with the Planning Authority for such a development will not be released until the satisfactory completion of the works and the said roads, footpaths, services etc. are conveyed to the management company.

The attention of developers is brought to the provisions of Section 35 of the Planning and Development Act, 2000 as amended by Section 9 of the Planning and Development (Strategic Infrastructure) Act 2006. This section deals with the failure of a developer to comply with the terms of a previous planning permission and allows the Council, as Planning Authority, to refuse a current planning application. If the Council is satisfied that a developer has not complied with a previous planning permission or that a development would not be carried out in accordance with the conditions of the planning permission, the Council may refuse planning permission subject to giving prior notification and an opportunity to respond.

2 VALIDATION REQUIREMENTS FOR APPLICATION

For an estate to be considered for taking in charge by the Council the following conditions must be satisfied:-

- The development is an authorised development.
- All development contributions and any withering levies applicable have been paid in full.
- All connection fees have been paid in full.
- Phased development;
 - The Council will take in charge developments in phases where the phase to be taken in charge is independent of the other phases.

The Council will not take in charge a phase of an estate where any of the road surface is to be shared with construction traffic for the later phases of the development. Separate dedicated construction accesses should ideally be identified at Pre-planning stage.

Even though they will not be taken in charge until their use as a construction route is ended, any proposals for such dual usage of estate roads should be identified by the developer at the pre-planning stage so that any essential details can be incorporated into the initial permission.

- Subject to the above, where a development is considered suitable to be taken in charge in phases it will be taken in charge in not more than four phases and generally each phase should be over one hundred houses.
- The suitability for taking in charge of a development on a phased basis will be assessed on a case-by-case basis. Where the Council agrees to take a development in charge in phases, each phase will be dealt with independently under the 'taking in charge' procedures.
- The Developer may apply to have the development 'taken in charge' by submission to Cork County Council of an application form – 'Application to have Development taken in charge by Cork County Council', as set out in Appendix A of this document. The contents of the application form shall be deemed to be for the benefit of Cork County Council only.

- The Developer shall furnish evidence to the Council, as part of the application documentation, that all necessary wayleaves for services are reserved forever in the house purchaser's title documentation.
- Six copies of 'as constructed' drawings (scale 1:500) of the development shall be submitted as part of the 'taking in charge' application. The drawings shall also be submitted in a suitable digital format, e.g. in MapInfo format and GeoReferenced i.e. drawn on the basis of National Grid Co-Ordinates to the Irish Transverse Mercator Projection. The drawings shall indicate the following information:
 - (i) The area of the estate to be taken in charge outlined in red, open spaces coloured green, with all roads, footpaths and public lights clearly identified.
 - (ii) The layout and level of roads, including lineal length and average width in metres (to one decimal place), clearly marked for each road.
 - (iii) All Services including water mains, valves, hydrants, sewers, road gullies, Telecom ducts/poles, ESB ducts/poles, cablelink ducts and all manholes. Any associated Wayleaves shall be shown coloured yellow.
 - (iv) The layout and diameters of the water mains with valve positions marked (including hydrants). Where more than one valve is provided at a water main junction, a line drawing showing the layout of valves at the junction shall be provided.
 - (v) The diameter of sewers, both foul and surface water, and the position of manholes. The invert and cover levels of all manholes shall be indicated relative to Malin Ordnance Datum. The gradients of all sewer sections shall be indicated on the drawings.
 - (vi) The position of road gullies.
 - (vii) The position, and diameters where appropriate, of services or service ducts crossing carriageways shall be clearly referenced by dimensioning from some clearly visible surface feature, e.g. road gully or manhole.
 - (viii) The position of public lights and their ESB allocated number. Details of the wattage and lantern type for each light, referenced by the light number shall be provided. Locations for mini-pillars, micro-pillars and the electrical circuit to the lighting columns shall be provided.
 - (ix) Locations and details of open space including contoured plans and sections. Areas of fill and embankments shall be identified and shall have gradients indicated.
 - (x) Clear identification of surface water discharge points. Details of soakaways.
 - (xi) Point of connection of individual houses to all services. Developer to confirm in writing that there are no foul/storm drainage cross-connections.
- Full details (plan and section) of any mechanical/electrical plant e.g. pumping stations/treatment plants provided. Full details of any pumps provided, including specification and manufacturers' manuals. Full detail of control panels and systems. All associated safety statements and procedure manuals shall be submitted.

- Prior to the submission of the application for ‘taking in charge’ the developer shall agree with the Council (Estates Section in Planning, on advice from the Estates Engineer) the mechanism for dealing with the ‘taking in charge’ of the open spaces (e.g. excluding heavily landscaped areas). The Developer should then comply with that direction in his application for ‘taking in charge’.

3 PROCEDURAL OPTIONS

The Developer has two options available under which the taking in-charge process can be completed: -

3.1 OPTION A - Normal TIC procedure

When all snag-list remedial work is completed, the bond will be reduced to 10% of the original bond amount subject to an absolute minimum of €20,000. The final inspection will be completed by the Council within one year after the date of that bond reduction. Once the final inspection is completed and any identified defects are rectified, the Council will begin the ‘taking in charge’ procedure under Section 11 of the Roads Act 1993. The Council will release the remainder of the bond when the development has formally been ‘taken in charge’ by the Council.

If during the ‘delay’ period the Council finds inaccuracies in the ‘as constructed’ drawings submitted by the Developer, the Council will require the Developer to submit revised ‘as constructed’ drawings certified by an Engineer with a minimum of €2.5m professional indemnity insurance.

3.2 OPTION B - Immediate Taking in Charge

An engineer’s report shall be submitted by the developer, certifying that the development has been completed in compliance with: -

1. The granted planning permission.
2. The relevant building regulations.
3. The relevant Council guidelines and standards.

Only engineers that provide evidence that they have professional indemnity insurance of at least €2.5m and that they undertake to keep this in place for a period of three years after the date of the certification, will be accepted. In the event of non-compliances with the above standards being identified by Cork County Council, the Developer will be invited to rectify the defect within a defined time period. In the event of the Developer not undertaking any needed work, the Council will arrange to have the work undertaken and claim against the monetary guarantee and/or the Engineer’s Professional Indemnity policy.

Once the works on the snag-list are completed: -

1. A monetary guarantee equivalent to 10% of the original bond (subject to an absolute minimum of €20,000), shall be put in place by the developer, and shall be maintained for a period of two years to cover “*non wear and tear*” defects as opposed to maintenance. A legally binding agreement governing all issues related to the monetary guarantee shall be entered into by the developer and the Council (at the Developer’s expense).

2. Once the above guarantee and agreement have been put in place the Council will immediately begin the 'taking in charge' procedure under Section 11 of the Roads Act 1993.
3. At the end of the two year guarantee period, the Council will inspect the estate for "non wear and tear" defects. If the developer fails to remedy any such defects, they will be rectified by the Council using the monetary guarantee funds as it considers appropriate. This guarantee, or such portion of it that has not already been expended by the Council, will be released when all such defects are rectified by the Developer.

3.3 Release of Bond/Guarantee

The balance of the original bond under option A will be released within 2 months of the date on which the development is 'taken in charge' by the Council.

The monetary guarantee under option B shall be released within 2 months of the certification by the Council that the estate is completed to the Council's satisfaction in all respects.

4 INSPECTIONS

Where an application for the 'taking in charge' of an estate has been deemed valid the following shall apply: -

- The development must be constructed in accordance with the planning permission granted. The suitability of the development for taking in charge will be judged on the basis of standards that applied when the permission was granted.
- The Council will inspect the development and issue a single written snag-list to the Developer. This inspection does not in any way exonerate the developer, or the certifying engineer where appropriate, from their liabilities.
- Any items found to be incomplete or not up to the required standard, must be corrected by the Developer at his own expense, prior to the next inspection.
- If the works required to rectify the defects listed in the snag-list have not been carried out within **4 months** of the date of issuing of the snag-list to the Developer, or in the case of works that must be carried out in the planting season then the time limit shall be **4 months or the end of the next planting season whichever is longer**, then the Council will deem the application for taking in charge of the estate **withdrawn by the Developer**. The planting season for these purposes shall be deemed to be the period between November and March inclusive.

4.1 PUBLIC LIGHTING

- (i) The Developer shall provide written confirmation from the E.S.B. that the public lighting is in order.
- (ii) An application to take the public lighting in charge by the Council can be submitted prior to the 'taking in charge' of the estate as a whole. Such an application will be considered by the Council's relevant Area Roads' Committee

at its next available meeting. It is envisaged that this procedure should become less frequent.

4.2 ROADS AND FOOTPATHS

- (i) The roads and footpaths will be ‘taken in charge’ simultaneously with water mains, sewers and open spaces.
- (ii) All road signs and markings shall be provided by the Developer in accordance with standard practice and as directed by Cork County Council.
- (iii) Developers should note that prior to ‘taking in charge’ and where required by the Council, a number of core samples from the road construction may be taken for testing purposes. If these tests show the structure to be unsatisfactory the sampling and testing costs will be at the Developer’s expense. This request will only be made where the Council considers it reasonable in order to confirm the quality of the roads and footpaths construction.

4.3 WATER AND SEWER SERVICES

Elements under this section include water mains, surface water sewers and foul water sewers, ‘permanent’ water and wastewater treatment plants.

These elements will be taken in charge simultaneously with roads/footpaths and open spaces.

4.3.1 Water main

- The water service connection to each house will be taken in charge from the main as far as the stop cock/water service control unit. Maintenance of the section from the stopcock to the house shall be the owner’s/tenant’s responsibility.

4.3.2 Wastewater

- Collection systems will be taken in charge, subject to them complying with the requirements of this document and the Council’s adopted policy on ‘taking in charge’ of private housing developments.
- Any connection pipe to a main sewer on the adjoining road will be taken in charge from the main sewer to the boundary of the site. If the main sewer is within the curtilage of a house, only the main sewer will be taken in charge. Branch connections from individual houses to the main sewer will remain private property.

4.3.2.1 Collection Systems

- No new connections may be made to the developer’s system without the express written approval of Cork County Council.
- The following minimum specific requirements shall apply:
 - (a) A separate storm water and foul water system shall be provided in each case.
 - (b) Separate sewer service connections shall be provided for each dwelling house.

- (c) Intrusions of service pipes into sewers greater than 5-mm shall not be permitted at any connection point.
- (d) All surface water collection systems discharging to soakpits shall be provided with trapped gullies rather than untrapped gullies.

4.3.2.2 CCTV Survey/Manhole Survey

- A CCTV survey/manhole survey of the collection systems shall be submitted to the Council prior to lodging an application for taking in charge. This survey shall be completed at the Developer's expense. The Council shall be notified two weeks in advance of the commencement date of the survey and may attend. The Council's representative on site may make reasonable requests of the operator.
- The sewers to be surveyed shall be thoroughly cleaned out prior to the camera survey.
- The CCTV Survey shall be carried out using a camera that is capable of measuring and recording distance from one manhole to another.
- The CCTV Survey report shall conform to the standards set out in the WRC Manual on Sewer Condition Classification. The report shall include a summary of any defects in the systems. Any defects in the systems shall be corrected by the Developer at his own expense, prior to taking in charge. The printed report shall be supplemented by high-resolution photographs and good quality DVD recordings.
- A drainage layout plan of as-constructed sewers shall be submitted on diskette, prepared to SUS25 format (or otherwise agreed), showing a detailed survey of each manhole, sewer structure and a digitised layout of the as-constructed housing estates. The manhole survey and digitised layout (DXF Format) of the estate shall be prepared to national grid co-ordinates. The invert and cover levels of the manholes shall be indicated relative to the Malin Ordnance Datum.

4.3.2.3 Commissioning of Plant

A commissioning report from the treatment plant supplier or from an agreed third party shall be prepared to the satisfaction of Cork County Council 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.

4.3.2.4 Performance Report

As part of the 'Taking in Charge' process, the developer shall submit a report, prepared by a suitably qualified independent engineer, confirming the satisfactory performance of the treatment plant and the condition of all the mechanical and electrical plant.

4.3.2.5 Safety Requirements

Each treatment plant shall have a safety statement and procedure manuals, which will be the responsibility of the plant operator to implement and update as required. Copies of this documentation shall be submitted as part of the application for taking in charge.

The Safety File shall contain the following

1. Safety record
2. Health and Safety Risk Assessment
3. Two sets of As Constructed Drawings of the plant
4. Operational Manual for the Plant
5. Procedure manuals for the Plant
6. Manufactures documents with each piece of mechanical equipment
7. A copy of the waste water discharge licence for the plant (where relevant).

4.4 OPEN SPACES

The Developer shall remedy any areas where surplus spoil has been deposited that the Council considers inappropriate in any way, i.e. that may be unstable or be hazardous at present or in the future to members of the public or residents or is likely to inappropriately impact on the amenities of the development.

5 OLD ESTATES

5.1 Where a Bond Exists

The Council will liaise with the developer with a view to the developer undertaking the necessary work to bring the estate to a standard to allow it be taken in charge.

In the event of this being unsuccessful, after a period of six months that Council will call in the Bond and undertake the necessary remedial work.

5.2 Where NO Bond Exists

Once an application is accepted to have an estate 'taken in charge', the estate will be added to the schedule of estates to be taken in charge.

The condition of the estate will be assessed to estimate the likely cost of remediation measures to bring it to a standard that would allow it to be taken in charge. For insurance reasons Cork County Council would be unwilling to take sub-standard estates in charge.

It will then be included in the Council's priority list.

5.3 Remedial Works prior to "Taking in Charge"

Cork County Council will use two mechanisms to undertake the improvements;

- The "Estates" Section will design the remedial works and employ a contractor to undertake the work.
- The "Estates" Section will agree with the Area Engineer a cost for the necessary work and arrange for the transfer of the agreed amount to a Business Unit under the control of the Area Engineer, who will be responsible for upgrading and processing the application.

In general the second option will be favoured for small projects.

6 ADMINISTRATIVE STEPS and indicative timeframes

6.1 Application procedure

Applications will be formally submitted to

- **For North and South Cork** - the Staff Officer, 'Estates' Section, Planning and Development Section, Floor 2, County Hall.
- **For West Cork** - Staff Officer, Planning Section, Norton House, Skibbereen.

The main file will be retained in the office to which the application was submitted and all queries should be addressed to that office.

The application will be registered and given a reference number in that office to facilitate subsequent tracking.

The application will then be referred to the relevant "Estates" Engineer. The "Estates" Engineer's report will include;

- Approved "As Constructed Drawings", including dimensions of roads.
- Written agreement from the Area Engineer.
- Recommendation from the "Estates" Engineer.

On completion of all of the engineering inputs, the file will be returned by the Engineers to the Planning Section (County Hall or Norton House as appropriate) with an appropriate recommendation.

The 'Estates' Section in Planning (County Hall or Norton House as appropriate) will refer the recommendation to the secretary of the relevant Area Roads Committee for inclusion on next agenda (and copy to the relevant operational Senior Engineer who will liaise with the secretary of the relevant Area Roads Committee to ensure it is placed on agenda).

Once approved by the area committee, the secretary will refer it to Corporate Affairs as a recommendation for the next appropriate Council agenda (and send a copy to the 'Estates' Section, Planning or Norton House as appropriate, for information).

The Corporate Affairs section will arrange for advertising (6 weeks duration) etc. and, assuming all is in order, inclusion on Council agenda.

Once Council approves taking in charge, the Corporate Affairs section will notify the Roads Department and the 'Estates' Section in Planning (County Hall or Norton House as appropriate).

The 'Estates' Section in Planning (County Hall or Norton House as appropriate) will then update their records and notify the developer and the Area Engineer that the estate is now in charge.

6.2 Validation of 'taking in charge' request

Within ***1 month*** of the request to take an estate in charge, the Council will confirm in writing the validity of the documentation submitted and that the general condition/standard of the estate is such as to allow the application to proceed.

6.3 Inspections

The initial inspection will take place and a snag list will be issued to the Developer within **2 months** (*indicative target from date of validation*) of the validation of the application. All subsequent inspections will be carried out within **2 months** of the submission of confirmation by the Developer that the items identified in the snag list have been rectified.

6.4 Final Inspection

The final inspection will be carried out;

- within **6 months** from the date of the Council Engineer's inspection which confirmed that snags had been dealt with (option A)

or

- within **2 months** of the end of the two year guarantee period (option B)

and a final snag list will be issued to the developer if necessary.

6.5 Snag Lists

Snag-lists will be prepared by the "Estates" Engineer following consultation with the relevant Area Engineers.

The views of the relevant area engineer will be sought prior to completion of the initial snag-list. He/She will be given at least one month's notice of the need to provide input.

When the "Estates" Engineer is satisfied that the snagging has been effectively completed, he/she will advise the Area Engineer and seek his/her written agreement to the 'Taking in Charge'. Any comments received from the Area Engineer within one month of the request for agreement will be considered. If no response is received within the one month period, the Area Engineer's agreement will be assumed. In the event of any disagreement the relevant Senior Engineer for Operations shall be the arbitrator.

A recommendation will then be made by the "Estates" Engineer that the "Taking in Charge" request be put on the agenda for the relevant Area Roads Committee.

6.6 'Taking in Charge' procedure under Section 11 of the Roads Act 1993

This procedure normally requires the application for 'taking in charge' to go before:-

- The relevant Area Roads Committee of the Council
- The relevant Divisional Committee of the Council
- The Full Council

Each of these steps will take a minimum of **two weeks**, to allow the item be put on the agenda for a meeting and the meeting to take place.

6.7 Inventory

An "Inventory" of applications will be compiled by the Planning Section (County Hall or Norton House as appropriate) including all valid applications.

This inventory will include details of dates when the various necessary actions take place.

The applications in the “Inventory” will be referred to the relevant “Estates” engineers to be analysed. This analysis will include details of necessary work, estimated costs, average cost per house in an estate, any impediments to Taking in Charge and a recommendation for progress.

6.8 Funding and Prioritisation

6.8.1 Old Legacy Estates

Annually Cork County Council will allocate money to a fund for remediation of older estates to bring them to a standard to allow them be taken in charge.

Annually Cork County Council will prepare a priority list of “older” housing estates, where no bond exists, to be remediated and taken in charge.

This priority list will be prepared by the Director of Planning and the relevant Area Operations’ Directors, on advice from the relevant “Estates” and Area Engineers.

Prior to taking an estate in charge it will be necessary for a request to be on file. This can be made by the developer, or, in the case of older estates, by the residents.

This prioritisation will have regard to value for money, age of the estate and a balanced allocation of funding across the county. A prioritisation table as set out below will be constructed in January each year for each of the three Divisions of Cork County Council setting out the proposed work.

Estate Name	Address	Engineer’s Area	Number of houses in estate	Year of completion	Date of request for TIC	Estimate of cost of necessary works	Cost per house	Priority (1 = high to 5 = low)

6.8.2 New Estates

These estates (Completed within the previous five years) will be taken in charge on a continuing basis, as requested, in compliance with the Policy and Procedures. The application will generally be made by the developer and the remedial works will be undertaken by the developer.

7 PERFORMANCE INDICATORS

Annually (in January for the previous year) the “Planning” and “Estates” Sections in County Hall and Norton House will co-operate in the compilation of Performance Indicators, as required by the Department of Environment, Heritage and Local Government under the following headings;

Column A	Column B	Column C	Column D	Column E	Column F
The number of residential estates for which the planning permission has expired, in respect of which formal written requests for taking in charge (from residents or developers), were on hands at the beginning of the year	Number of estates that were taken in charge in the year in question.	Number of dwellings in respect of column B.	% of estates in column A not completed to the satisfaction of the planning authority in line with the planning permission.	Number of estates in column D in respect of which enforcement action was taken in the year in question and/or the bond was called in.	Number of estates in Column D in respect of which works were undertaken by the authority to bring the estate to taking in charge standard

8 ARBITRATION

The County Manager, or his nominated representative, shall be the final arbitrator in any disputes between the Council and a Developer in the interpretation or implementation of this procedure.

9 NOTES TO PROCEDURE

The arrangements set out above are in the nature of a procedure for the ‘taking in charge’ process and do not constitute a legally binding agreement on the Council.

All timescales referred to above are to be regarded as objectives and while the Council will make every effort to achieve such objectives the Council cannot guarantee that all these timescales will be met in each and every case.

The Council reserves the right to review the above arrangements at any time in the light of experience of their operation.

The procedure will be reviewed 12 months after implementation and each two years thereafter. The Construction Industry Federation will be consulted as part of the review.

The Town Councils are independent autonomous authorities and each will have its own policy and procedure.

APPENDIX A
APPLICATION FORM

Application to have Development taken in charge by Cork County Council

Developer's Name: _____

Developer's Address _____

Developer's e-mail Address _____

Telephone No: _____

Development Name: _____

Development Location: _____

O.S. Map No: _____

Planning Reference Numbers: _____

Development Contribution _____

Receipt Numbers: _____

Connection Fee Receipt Numbers: _____

No. of Houses: _____

No. of Apartments: _____

No. of Commercial Units: _____

As-Constructed Drawings _____

Completed By: _____

Qualification: _____

Professional Indemnity _____

Insurance Details: _____

Items Submitted with this _____

Request Form: _____

(Tick as appropriate)

- * As-Constructed Drawings (Hard Copy 6 no. copies)
- * As-Constructed Drawings (Electronic 1 no. copy)
- * Public Lighting Design (3 no. copies)
- * Third Party Insurance Certificate(3 no. copies)- option B
- * Copies of Wayleaves(3 no. copies)
- * Mech. Plant safety statements & procedure manuals(3 no. copies)

Signed: _____

Date: _____

DEVELOPER

1. PUBLIC LIGHTING:

No. of Public Lights: _____

Types of Lantern: _____

2. ROADS & FOOTPATHS:

Length of Roadway: _____ (Metres)

Length of Footpath: _____ (Metres)

3. WATER MAINS:

Lengths (m)	Diameter (mm)	Material	Class

4. FOUL SEWERS:

Number of Foul Sewer Manholes: _____

Lengths (m)	Diameter (mm)	Material

5. SURFACE WATER SEWERS:

Number of S.W.S. Manholes: _____

Number of Road Gullies: _____

Lengths (m)	Diameters (mm)	Material

OPEN SPACES:

Area(s): _____ (hectares)

THIRD PARTY CERTIFICATION

CERTIFICATE NO. 1:

For the benefit of Cork County Council, this is to certify that;

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

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

Signed: _____ **Date:** _____
Independent Engineer

Qualification: _____

Professional Indemnity Insurance of €2.5m provided by: _____

CERTIFICATE NO. 2

For the benefit of Cork County Council, this is to certify that the roads and footpaths comply with the requirements of the permission and the standards referred to in Cork County Council's policy document.

Signed: _____ **Date:** _____
Independent Engineer

Qualification: _____

Professional Indemnity Insurance of €2.5m provided by: _____

CERTIFICATE NO. 3

For the benefit of Cork County Council, this is to certify that the water supply, wastewater and other services comply with the requirements of the permission and the standards referred to in Cork County Council's policy document.

Signed: _____ **Date:** _____
Independent Engineer

Qualification: _____

Professional Indemnity Insurance of €2.5m provided by: _____

END