



Comhairle Contae Thiobraid Árann
Tipperary County Council

TAKING IN
CHARGE POLICY FOR RESIDENTIAL
DEVELOPMENTS
APPLICATION FORM

**Planning Section,
Tipperary County Council,
Civic Offices,
Limerick Road,
Nenagh,
Co. Tipperary**

**Planning Section,
Tipperary County Council,
Civic Offices,
Emmet Street,
Clonmel,
Co. Tipperary**

Enquires:
Telephone 0761 06 5000
E-Mail planning@tipperarycoco.ie

Application to have development taken in charge by Tipperary County Council

Applicant's Name: _____

Please Tick as appropriate¹:
Developer
Secretary, Residents' Committee

Applicant's Address: _____

Telephone No: _____

Development Name: _____

Development Location: _____

Developer's Name:
(if different from applicant) _____

Nominated house
owner/Secretary, Residents'
Committee for contact
purposes: _____

Contact Details:
(If different from above) _____

O.S. Map No: _____

Planning Reference Number(s): _____

Proof of Payment of
Development Contributions _____

Development details:
No of houses
No of apartments
No of commercial units

As-Constructed Drawings
Completed By: _____

Qualification _____

Items Submitted With This Application Form: (Tick As Appropriate)

Signed Petition from majority of homeowners; <u>refer to Explanatory Notes for requirements</u>	
A map outlining the boundary of the site to be Taken in Charge in red	
3 Copies of “as constructed” drawings	
Hard Copy & Electronic copy of “as constructed” drawings in DXF Format	
Public Lighting Design – MPNR No. & A/C Number	
Public Lighting Report	
Indemnity insurance details	
Certificates from independent service suppliers (Bord Gais, Eircom, etc.)	
3 Copies of CCTV of Foul Sewer	
3 Copies of CCTV of Surface Water Sewer	
Drainage Layout Plan	
Original Wayleave Copies (If applicable)	
Copy of Certificate of Satisfactory Completion from Consulting Engineer	

I, the undersigned, hereby apply to have the above development considered for taking in charge by Tipperary County Council.

Signed: _____ Date: _____
 Developer/Secretary Residents’ Committee

1. Public Lighting

No. of Public Lights	
Type of lantern	

2. Roads & Footpaths

Length of Roadway (m)	
Length of Footpath (m)	

3. Watermains

Class & Length (m)	Diameters (mm)	Material	Pipe

4. Foul Sewers

Number of Foul Sewer Manholes			
Lengths (m)	Diameters (mm)	Material	

5. Surface Water Sewers

No. of S.W.S Manholes			
No. of Road Gullies			
Lengths (m)	Diameters (mm)	Material	

6. Open Spaces

Area(s)	(ha)
Play equipment (if any):	

7. Performance Bonds

Amount:	
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Expiry date of Bond:	
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This application is to be accompanied by a Certificate of Satisfactory Completion from a consulting engineer, holding professional indemnity insurance for the purpose, certifying that the development has been completed in accordance with the conditions attached to the permission.

(See Appendix 1 attached)

Signed: _____ Date: _____
Developer/Secretary Residents' Committee

Explanatory Notes

1. Section 180 of the Planning and Development Act 2000, as amended, states that:-

(1) *“Where a development for which permission is granted under Section 34 or under Part IV of the Act of 1963 includes the construction of 2 or more houses and the provision of new roads, open spaces, car parks, sewers, water mains, service connections (within the meaning of the Water Services Act 2007) and the development has been completed to the satisfaction of the planning authority in accordance with the permission and any conditions to which the permission is subject, the authority shall, where requested by the person carrying out the development, or, subject to subsection (3) **by the majority of the owners of the houses involved**, as soon as may be initiate the procedures under section 11 of the Roads Act 1993”*

In accordance with the above proof of the ownership of the houses in question must be submitted with this application as follows. Please note that only one owner per house is counted.

- House number
- Name
- Signature
- Folio Number
- Other Proof

APPENDIX 1

THIRD PARTY CERTIFICATION

Certificate No. 1

For the benefit of Tipperary Local Authority, this is to certify that:

- (a) Sewers have been tested and passed tested and passed in accordance with the requirements of Clause 3.20 of “Recommendations for Site Development Works for Housing Areas” – Department of Environment and Local Government (1984/November 1998) (as amended) (or where otherwise stated in the Planning Permission).
- (b) 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 (1984/November 1998) (as amended) (or where otherwise stated in the Planning Permission).

Subject to the following limitations/limitations:-

COMMENTS

This Opinion is issued solely for the purpose of providing evidence to Tipperary County Council of the compliance with the relevant requirements of the Planning Permission(s). Except in so far as it relates to such compliance, it is not a report on the condition of buildings within the Relevant Development, nor a Valuation Report in connection with such.

I hereby accept that I shall be responsible in the event of any claims or losses arising from any inaccuracies or derivations from the “as constructed” drawings as certified above following the taking in charge of the estate.

Signed: _____ Date: _____
Third Party

Qualification:

Details of Professional Indemnity Insurance (copy to be attached)

THIRD PARTY CERTIFICATION

Certificate No. 2

I, _____, have been asked to furnish an Opinion on the compliance with the Planning Permission(s) of the development at _____ (hereinafter called the Relevant Development) to which the following the following planning permission(s) refer _____.

This Opinion is issued solely for the purpose of providing evidence to Tipperary County Council of the compliance with the relevant requirements of the Planning Permission(s). Except in so far as it relates to such compliance, it is not a report on the condition of buildings within the Relevant Development, nor a Valuation Report in connection with such.

I have provided the following professional services in connection with the Relevant Development

I hereby certify that the roads and footpaths within the Relevant Development are in substantial compliance with the requirements of Tipperary County Councils "Taking in Charge Policy for Private Housing Developments" document and that the Relevant Development has been constructed in substantial compliance with the Planning Permission(s) granted, subject to the deviations as set out in Schedule 1 to this certificate.

Signed: _____ Date: _____

Qualification: _____

Details of Professional Indemnity Insurance (copy to be attached)

SCHEDULE 1

Subject to the following limitations/variations:-

COMMENTS