

SDCC Taking In Charge Pre Planning Guidance

1. For all developments containing two or more dwellings applicants for permission are strongly advised to become aware of the South Dublin County Council Taking-in-Charge Standards that must be achieved for all developments carried out.
2. Any development intended to be offered for Taking-in-Charge should be completed in accordance with the conditions of a Planning Permission granted and in compliance with all other current construction standards and regulations before it will be considered for Taking in Charge and any Bond held released by the Council.
3. Applicants are advised to provide a drawing(s) at both Pre Planning and the Planning Application Stage indicating all areas intended to be offered for Taking in Charge so that any issues arising can be addressed at the earliest opportunity.
4. Applicants should familiarise themselves with the Taking-in-Charge requirements of each department within South Dublin County Council including Roads and Traffic, Public Lighting, Drainage (both storm & foul), Watermains and Public Realm.
5. Applicants should ensure that all drainage and service ducts including accessories are fully located in areas to be offered for Taking-in-Charge to avoid the requirement for wayleaves.
6. Applicants are advised to use their Assigned Certifier to control the Taking-in-Charge process from the initial Planning stages through to final Taking-in-Charge so that any issues arising can be addressed at the earliest opportunity.
7. Applicants should refer to South Dublin County Council Taking in Charge checklist for general submission requirements post construction.
8. Applicant should contact South Dublin County Council Building Control - Taking-in-Charge Section upon commencement of works for further guidance.

The following is a checklist for Taking-in-Charge

- ✓ The developer / owner must make a formal request to have a scheme Taken-in-Charge.
- ✓ A drawing showing areas being offered for taking in charge marked in yellow and any areas to remain subject to a Management Company identified.
- ✓ As-Built drawings for the completed scheme required (not planning application drawings). These should include public lighting locations including ducting runs and mini-pillars, a schedule of foul and surface water pipe diameters, manhole cover and invert levels, watermain layout including hydrants, valves and stop taps, details of any attenuation systems including hydro-brakes etc, details of any pumping stations that are to be maintained by SDCC after Taking-in-Charge.
- ✓ Post repair CCTV for all foul and storm sewers on the scheme – CCTV for Foul and Surface water to be on separate discs, 2 copies of Foul Sewer required.
- ✓ Manhole report for each manhole on the scheme.
- ✓ Pollution and cross connection control report for the scheme (to be approved by SDCC Water Services Section).
- ✓ Report from your independent Landscape Architect or similar indicating compliance with all open space planning conditions (to be approved by SDCC Parks Section).
- ✓ Where applicable all wayleaves in favour of SDCC fully executed.
- ✓ In Cul De Sacs without footpaths, a fully executed wayleave in favour of SDCC, over the 2 metre service strip.
- ✓ Contact details for site representative for manhole inspections etc.
- ✓ Road Core tests taken at 60 – 70 m centres at opposite sides of road. Test results to be issued to SDCC.
- ✓ Certification that all boundary wall are built to IS 325.

Note:

Failure to take the above guidance into consideration may cause unnecessary delay to the Taking in Charge of a development (including release of the planning security bond) and may lead to avoidable costs to the developer.