

KILDARE COUNTY COUNCIL
TAKING IN CHARGE POLICY & SPECIFICATIONS

Appendix 1

Inspection Practice by Kildare County Council During Construction

Q2 2023

The following procedure for inspecting the construction of residential/or other use developments during construction has been adopted by Kildare County Council.

1. On receipt of the Commencement Notice, a Taking in Charge file is opened for each residential development of 2 or more houses. A start up letter shall be issued to the Developer.
2. The Commencement Notice and all requests for inspections and other correspondence arising from the process are put in the Taking in Charge file.
3. Inspections will be carried out at various stages of construction by the Development Control Inspectors. These inspections may be tied in with Building Control Inspections.
4. Kildare County Council Development Control Inspectors will carry out the following checks during the construction process.
 - a) Visual checks of above and below ground infrastructure, including open spaces.
 - b) Oversight inspections of the air tests on surface water sewers.
 - c) Check on the SUDS construction.
 - d) Check that any water courses and ditches are clear and in good condition.
 - e) Development Control, in conjunction with the Parks Section will carry out site inspections to ensure the open spaces, playgrounds etc. are in line with the specification detailed in Appendix 10.
5. The record of such inspections and/or testing is held in the Taking in Charge file;
6. Failure to notify the Local Authority in relation to inspections and testing or other such breaches is referred for Enforcement Action (Planning Control), commencing with the issuing of the statutory Warning Notice, copies of which are held in the Taking in Charge file.
7. The record of such final inspections and/or testing is kept on file and the file is retained by the Local Authority for future reference.

Note: *The drainage system shall be designed, inspected and supervised by a qualified Engineer who shall certify the works as compliant with regard to design and construction. It should be noted that the Planning Authority will not certify compliance. The system should be installed in accordance with the manufacturer's instructions and recommendations and as decided upon and designed by the applicant's supervising Engineer. Oversight inspections of the installation of the drainage system along with witnessing of the Developer's Certifying Engineer's air-tests on the storm lines will be carried out by the Development Control Inspectors.*