

KILDARE COUNTY COUNCIL
TAKING IN CHARGE POLICY & SPECIFICATIONS

Appendix 10

**Requirements for Public Open Space, Landscaping including
Boundaries Taking in Charge (Part 1 and Part 2)**

Q2 2023

PART 1

Taking in Charge - Public Open Space

The taking in charge of public open space is done by means of legal procedure involving transfer of ownership.

What is public open space?

Open space refers to lands conditioned as public open space by planning permission and legally transferred to the Council.

Developers are required to maintain all open space areas until the formal taking-in-charge process is completed.

During this time, the Developer will be responsible for all maintenance works to the open space areas including the replacement of dead plant material, the cutting of grassed areas, trimming of hedges, replacement and repair of fencing/railings, watering, litter control, fertilising, weed control etc.

The development and landscaping of open spaces shall be carried out in accordance with the approved Landscape Plan for the development, and specifications detailed below.

It is the responsibility of the Applicant/Developer, Landscape Consultant and/or Arborist to ensure that all landscape construction, tree works, and maintenance works are completed in accordance with the relevant standards, prior to the taking-in-charge inspection/s by the Council.

The following is guidance on requirements for public open space, landscaping including boundaries and the Landscape Plan documentation including specifications required for approval through the Planning Process. These documents form part of the taking in charge process for public open space.

Required landscape documents:

- Arboricultural assessment report and plans.
- Landscape plans.
- Sections/elevations.
- Planting plan, specifications, and bill of quantities.
- Boundary treatment plan.
- Landscape maintenance programme and specification.
- Plan clearly showing areas (in square metres) intended for taking in charge.

Standard Open Space & Landscaping Requirements

1. Trees & Hedgerows

- 1.1 Retention of the services of a qualified Arborist as an Arboricultural consultant, for the entire period of construction activity. The applicant shall inform the planning authority of that appointment in writing prior to commencement of development.
- 1.2 An Arboricultural Assessment report of the trees and hedgerows located on and adjacent to the proposed development site prepared by an independent, qualified Arborist as an Arboricultural Consultant shall include the following:
 - **Tree Survey Plan:** all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site.
 - **Tree Survey Schedule:** a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.
 - **Arboricultural Impact Assessment:** a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
 - **Tree Constraints Plan:** a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
 - **Tree Protection Plan:** a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding and hatching) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.
 - **Arboricultural Method Statement:** clear and practically achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
 - **Summary Table:** Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
 - Arborist's name, arboricultural qualifications and contact details.
 - Date that the survey was carried out (surveys > 12 months are unacceptable).

Specific recommendations relating to Arboricultural Works

- The Arboricultural Consultant shall visit the site at a minimum on a monthly basis during construction works/work phases, to ensure the implementation of all of the recommendations in the tree reports and plans.
- All recommendations pertaining to tree retention, tree protection and tree works as detailed in the Arboricultural Method Statement and Tree Protection Plan in the submitted tree report shall be implemented in order to ensure the protection of trees/hedges on the site.

Once erected, barriers and if required ground protection shall be regarded as sacrosanct and shall not be removed or altered.

- All tree felling, surgery and remedial works shall be completed prior to the completion of construction works on site.
- All works on retained trees shall comply with proper arboricultural techniques conforming to *BS 3998: 2010 Tree Work – Recommendations*.
- The clearance of any vegetation including trees and scrub should be carried out outside the bird-breeding season (1 March – 31 August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000.
- The Arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees. A Completion Certificate shall be signed off by the Arborist when all permitted development works are completed and in line with the recommendations of the tree reports and plans. The certificate shall be submitted to the Parks Section for written agreement upon completion of construction works on site.
- A Final Completion Certificate is to be signed off by the Arborist when all tree/hedgerow works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals and all of the recommendations in the tree reports and plans. The certificate shall be submitted to the Parks Section for written agreement prior to taking in charge.

2. Landscape Design

- 2.1** Retention of the services of the qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant throughout the life of the construction works. The applicant shall inform the planning authority of that appointment in writing prior to commencement of development. A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals.
- 2.2** A comprehensive Landscape Design Rational & Landscape Proposal prepared by a suitable and qualified Landscape Architect (or qualified Landscape Designer). The following shall be included;

- A **scaled Landscape Masterplan** with cross- sections (where appropriate) showing the general layout and hard and soft landscape treatment of all external areas/spaces (including front and rear gardens), boundaries, structures and features. This shall be generally provided at a maximum scale of 1/200.
- **Details of Hard Landscape Design** (where applicable) for boundaries, (walls, fences, screens), lighting, seating, kerbing, edging, surfacing.
- **Details of Soft Landscape Design:** detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings]. Proposed planting should have a wide variety of species/varieties, using both native planting and non-native planting. The overall objective of planting in areas that are anticipated to be taken in charge is that they are easily manageable, visually appealing, enhances biodiversity and is pollinator friendly.
- A **clearly outlined Landscape Plan** which demonstrates that the proposed location of underground/over ground services will not impinge on the proposed trees or open space usage.

2.3 Landscape Proposals shall contain details of all open space areas. It is a requirement of the Parks Section that the finished topsoil level of all open space areas is flush with adjacent kerbing and any feature mounding/ground modelling shall have the top and toe of grass banks rounded. The curve to be followed shall be a slack double curve as per fig 3 (b) of BS 4428 with a maximum slope of 1:5 and shall be such that machine maintenance will be possible. A level verge shall be provided between the bank edge and its boundary of at least 2 metres in width.

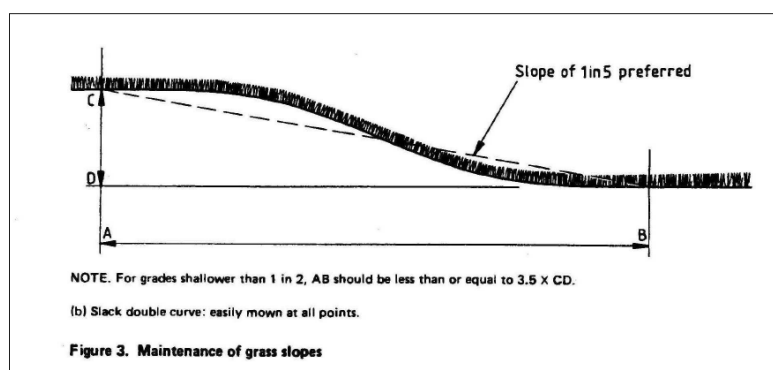


Fig 3 (b) of BS 4428

It is also a requirement of the Parks Section that the finished topsoil depth (allowing for settlement) on all open space planting areas is minimum 500mm and that the finished topsoil depth (allowing for settlement) on all open space grass areas is minimum 250mm.

The Landscape Proposals shall provide section drawings (north-south and east – west) through the development to illustrate the existing and finished topography and the finished topsoil depths (allowing for settlement) of open space areas.

- 2.4** Landscape Proposals may indicate tree planting in areas located adjacent and between roadways, footpaths and car parking. The applicant shall submit landscape proposals that ensure construction details for the root zone for these trees are in accordance with best practise and clarify which locations utilise such systems as ‘root barriers’ which allow the trees to grow to their potential and avoid future conflict between roots, roads, footpath surfaces and underground utility services.
- 2.5** Landscape Proposals shall precisely detail tree pits and tree species in relation to nature-based SuDs. Details should include written specifications, plan, and section drawings.
- 2.6** Landscape Proposals shall detail planting throughout the development. The inclusion of planting and or design features that benefit biodiversity and amenity of the open space areas are required. Some of the planting should be pollinator friendly. Details of which can be found on Biodiversity Irelands, All Ireland Pollinator website.
- 2.7** Landscape Proposals shall ensure that in open space areas, where space permits, specimen parkland broadleaf and coniferous tree species shall be included in the tree planting mix.
- 2.8** Landscape Proposals may detail bulb planting in open space areas. Bulbs shall be planted in drifts to complement areas of wildflower meadow, shrub planting or under areas of woodland or groups of trees.
- 2.9** Landscape Proposals shall not contain details of Cherry Laurel (*Prunus laurocerasus*) and Leyland Cypress (*x Cuprocyparis leylandii*) and (*x Cuprocyparis ‘Castlewellan Gold’*) due to being non-native species. These plant species should be omitted.
- 2.10** Landscape Proposals shall not contain details of Ash (*Fraxinus excelsior*) planting. Due to the presence of Ash Dieback disease (*Chalara fraxinea*) in Ireland the plant species should be omitted.
- 2.11** Landscape Proposals shall contain details of existing ponds/waterbodies e.g. canals, rivers and may indicate proposed and ponds/waterbodies in open space areas.

Locations for nature-based solutions should link in with the existing green infrastructure network to enhance ecosystem services and biodiversity value.

It is a requirement of the Parks Section that existing or proposed ponds/waterbodies, either ornamental or as part of nature-based SuDs and the surrounding open space shall be designed by a multidisciplinary team of *inter*

alia Geotechnical Engineer, Hydrogeologist, Landscape Architect, Arborist, Ecologist to provide an enhanced detailed design.

Pond/waterbody areas shall be designed in terms of inter alia depth and side slopes to ensure safety. In the interests of safety and minimising future maintenance costs, landscape proposals shall provide comprehensive details of the ponds/waterbodies and surrounding open space. Submitted details shall include; written specifications, plan and section drawings (north-south and east – west) through the open space to illustrate the existing and proposed finished topography.

2.12 Landscape Proposals may indicate pathways in open space areas. It is a requirement of the Parks Section that the following are undertaken:

- That a tarmacadam, resin bound gravel or concrete surface shall be provided on all pathways and cycleways in open space areas. Pathways shall provide for universal access. Pathways of 2.5m wide or greater shall be suitable for occasional vehicular use e.g. maintenance, emergency. Timber edging is not permitted. Tarmacadam pathway edges shall be bound by concrete kerbing. Resin bound gravel pathway edges shall be bound by a metal edge or concrete kerbing. The Landscape Proposals shall provide details of the bound surface type and edge detail. Submitted details shall include; written specifications, plan and section drawings.
- Pathways through ‘*tree protection zone*’ areas require the following:
- The Applicant to liaise with the Arborist in relation to the path detailed design inter alia location, construction specifications.
- Path construction through the tree protection zone to be undertaken using a No-Dig method bringing the surface over existing ground levels and avoiding the need to dig down causing soil and root damage. If required, CellWeb or similar product to be incorporated into the path construction to provide support.
- Re-align pathway routes to outside curtilage of tree protection zones.
- Surface type to be flexible bound tarmacadam.
- Adjacent topsoil edges to be ‘built up’ and graded back flush with existing surrounding ground levels.

2.13 Landscape Proposals may indicate seating in open space areas. It is a requirement of the Parks Section that seating shall be constructed of stone, metal or recycled composite timber rather than hardwood timber and where necessary e.g. on seating walls include ‘anti-skateboard’ rings/devise to deter skateboarders. It is also a requirement of the Parks Section that a bound surface shall be provided to seating locations. The landscape proposals shall provide details of seating materials, any ‘anti-skateboard’ features and the surrounding bound surface type. Submitted details shall include; written specifications, plan and section drawings.

2.14 Landscape Proposals may indicate ‘shelters’ / ‘canopies’ with seating in open space areas. In the interests of safety, longevity and to minimise future maintenance costs, it is a requirement of the Parks Section that ‘shelters’ / ‘canopies’ shall be constructed of durable materials. The use of timber is not

permitted. Submitted details shall include; written specifications, plan and section drawings.

- 2.15** Landscape Proposals may indicate pedestrian bridges in open space areas. In the interests of safety, longevity and to minimise future maintenance costs, it is a requirement of the Parks Section that pedestrian bridges shall be constructed of metal, concrete or stone. Steel pedestrian bridges shall be galvanised and powder coated if coloured. Submitted details shall include; written specifications, plan and section drawings.
- 2.16** Landscape Proposals may indicate 'viewing platforms' / boardwalks adjacent existing or proposed ponds/waterbodies in open space areas. In the interests of safety, longevity and to minimise future maintenance costs, it is a requirement of the Parks Section that all elements of proposed 'platforms' / boardwalks shall be constructed of durable materials. The use of timber is not permitted. Submitted details shall include; written specifications, plan and section drawings.
- 2.17** Landscape Proposals may indicate stairs and handrails in open space areas. In the interests of safety, longevity and to minimise future maintenance costs, it is a requirement of the Parks Section that all elements of proposed stairs and handrails shall be constructed of durable materials. The use of timber is not permitted. Submitted details shall include; written specifications, plan and section drawings.
- 2.18** Landscape Proposals may indicate 'courts for ball sports' in open space areas. In the interests of safety, longevity and to minimise future maintenance costs, it is a requirement of the Parks Section that a tarmacadam surface shall be provided to playing court areas. All details shall to be provided inter alia surface type, surface graphics, play equipment, fencing/railings, pedestrian, and vehicular access gates. The use of timber fencing or gates is not permitted Submitted details shall include; written specifications, plan and section drawings.
- 2.19** Landscape Proposals shall detail public lighting locations and ensure tree planting will not compromise any proposed street lighting. The landscape proposals shall ensure that the trees are planted a sufficient distance from any public lighting so that when the canopy matures it does not cover the light standard.
- 2.20** Landscape Proposals shall detail locations of all underground services and associated manholes e.g. foul sewer, water and SuDs and their location in relation to existing or proposed trees, hedgerows and planting. The Landscape Proposals shall ensure that the locations of all underground services will not compromise existing or proposed trees, hedgerows and planting, and that the location of manholes will not sterilise areas of open space.
- 2.21** Landscape Proposals shall detail locations of any underground attenuation located in open space. It is a requirement of the Parks Section that there is a sufficient depth of soil above underground attenuation so as not to sterilise areas of open space and to facilitate the possibility of planting e.g. wildflower

meadow, bulbs, ornamental shrubs. The Landscape Proposals shall provide plans and section drawings (north-south and east – west) to detail the proposed depth of soil above underground attenuation.

- 2.22** Landscape Proposals shall detail locations of wayleaves or rights of way through the open space areas. It is a requirement of the Parks Section that details of the location of any wayleaves or rights of way through open space areas are detailed on the landscape plan in relation to existing or proposed planting, landscaping or play features.
- 2.23** Landscape Proposals shall detail present or possible future connections to provide pedestrian/cycle links and improve permeability between the proposed, existing and possible future adjacent developments.
- 2.24** Landscape Proposals shall not detail areas of 'reinforced grass' / 'grass matting' for *inter alia* vehicular access, turning heads, bicycle stands, utility service access on or through open space areas.
- 2.25** Landscape Proposals shall ensure that areas of 'natural stone paving' do not pose a slip risk to pedestrians when new or over time due to *inter alia* wear, weathering, weather conditions. Submitted details shall include; slip resistance rating 'r-rating' for proposed natural stone paving.

3. Open Space

- 3.1** The Site Layout Plan shall detail open space areas.

It is a requirement of the Parks Section that open space is consolidated into a clear open space hierarchy network to provide larger spaces with a more useful range of active and passive recreational activity options for all ages including older children *inter alia* communal meeting areas, kickabout areas, half basketball court, natural play spaces, outdoor fitness equipment, rather than being left over 'incidental' or 'peripheral' spaces.

Left over 'incidental', 'peripheral' or 'awkward' areas shall be designed out, to make larger more usable spaces.

It is a requirement of the Parks Section that the housing layout plan ensures that the orientation of housing in the vicinity of open space is orientated to facilitate passive supervision.

4.0 Public Park

- 4.1** It is a requirement of the Parks Section that Public Park areas 'Zoned F: Open Space and Amenity' lands provide a variety of quality public amenity facilities to cater for a wide range of users and for active and passive recreation.

A non-exhaustive list of typical requirements for a public park include provision of the following:

- Retention and protection of existing trees and hedgerows.
- Boundary treatments and entrance details.
- Playing pitches to National Play Fields Standards.
- All weather pitch/es, MUGA, half basketball court.
- Pedestrian, cycle and vehicular routes.
- Play areas, meeting space/s, Parkour facility, pump track, outdoor fitness equipment.
- Planting.
- Ground modelling.
- SuDs, swales, natural water features, riverside platform/s.
- Service building/s.
- Lighting.

The Applicant shall liaise with Kildare County Council, Parks Section and submit proposals which address the above requirements.

5. Boundary Treatments

- 5.1** It is a requirement of the Parks Section that existing hedgerows and trees are retained and protected as much as possible in order to e.g. preserve rural character where appropriate, retain and provide for biodiversity, and to give a sense of scale and maturity to the development.

Boundary treatment and entrance area proposals shall provide comprehensive details of all boundary treatments proposed and their locations and construction in relation to existing boundary hedgerows and trees and how the existing boundary hedgerows and trees are to be effectively retained and protected. Boundary treatment proposals shall provide details which clarify the extent of the land ownership and whether land ownership extends to e.g. the centre line of existing hedgerows or to the locations of proposed boundary treatments.

Boundary treatment proposals shall also provide comprehensive details of how treatments will not render areas of e.g. land, hedgerow, trees, drainage ditches, or utility cabinets inaccessible or unable to be maintained or create areas of 'no man's land' between the proposed and possible future adjacent developments.

The boundary treatment, entrance area and landscape proposals shall also show a comprehensive suite of section drawings through all boundaries to illustrate existing and finished topography of adjacent areas.

Comprehensive details including a programme of works shall also be provided for remedial and improvement works pre and/or post construction to the existing boundary hedgerows and trees.

- 5.2** Landscape Proposals shall detail boundary treatment proposals which detail permanent boundary types in the interests of longevity.

Timber, chestnut pale fencing, timber post and rail fencing, and timber post & metal weld mesh panel fencing are not acceptable. It is a requirement of the Parks Section that any proposed railings and gates shall be steel, galvanised and powder coated if coloured e.g. black, green.

- 5.3** Landscape Proposals shall provide details of any railings and/or gates. It is a requirement of the Parks Section that all railings and gates shall be steel, galvanised and powder coated if coloured e.g. black, green.

6. Play Areas

- 6.1** It is a requirement of the Parks Section that children's play should be provided for within developments in the form of 'scale appropriate' natural play spaces. Landscape Proposals shall detail natural play areas located in open space areas.

All play areas shall be natural play spaces with landscaping and natural features e.g. logs, mounding, boulders, and sensory planting.

Play areas shall provide for universal access and all play equipment shall not contain swings, nets, ropes or movable parts.

Proposed play safety surface areas shall be Safety Surface Grass Matting that conforms to European Standards.

Proposed play items containing wood such as Robinia shall conform to European Standards. The applicant shall be requested to submit details of all proposed items of play equipment.

Outdoor fitness equipment may be provided in the open space areas. Proposed outdoor fitness equipment shall conform to European Standards.

The applicant shall be requested to submit and agree with Kildare County Council all details for the design, choice of equipment, safety surfacing, along with specifications and proof that all equipment conforms to *European Standards EN 1176-1-11* and *EN 1177 Playground equipment and surfacing*. Post installation certification by the Royal Society for the Prevention of Accidents or similar will also be a requirement.

List of standards and guideline documents (as updated) for landscaping works:

BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations

BS 3998: 2010 Recommendations for Tree Works

NJUG volume 4 (2007)

BS 8545:2014 Trees: From Nursery to Independence in the landscape - Recommendations

BS 3936 -1 1992 Nursery Stock. Specification for Trees and Shrubs

BS 3936 -9 1998 Nursery Stock. Bulbs, Corms and Tubers

BS 3936 -10 Nursery Stock - part 10: Specification for ground cover plants

BS 3882:2015 Specification for topsoil

BS 3969: 1998 +A1:2013 Recommendations for turf for general purposes

BS 4428:1989 Code of Practice for General Landscape Operations (excluding hard standards)

I.S. EN 13535:2001 Fertilisers and Liming Materials – Classification

BS 1722: Parts 1-18 (Excl. Part 4 Cleft chestnut pale fences): Fences

Part 1 Supplement No. 1 [Specification for fences. Chain link fences. Gates and gateposts used in conjunction with chain link fences](#)

Part 1 [Fences. Specification for chain link fences](#)

Part 2 [Fencing. Woven wire fences](#)

Part 3 [Fencing. Strained wire fences](#)

Part 5 [Specification for fences. Close-boarded fences including oak pale faces](#)

Part 6 [Fencing Wooden palisade fences](#)

Part 7 [Fencing. Wooden post and rail fences](#)

Part 8 [Specification Fences. Mild steel or wrought iron continuous bar fences](#)

Part 9 [Fencing. Mild steel or wrought iron unclimbable fences](#)

Part 10 [Specification for fences. Anti-intruder chain link fences](#)

Part 11 [Specification for fences. Woven wood fences](#)

Part 12 [Specification for fences. Steel palisade fences](#)

Part 13 [Fences. Chain link fences for tennis court surrounds](#)

Part 14 [Fences. Specifications for open mesh steel panel fences](#)

Part 16 [Fences. Specification for organic powder coatings to be used as a plastics finish to components and mesh](#)

Part 17 [Fences. Specification for electric security fences. Design, installation and maintenance](#)

Part 18 [Fences. Specification for free-standing temporary steel mesh perimeter fencing panels](#)

Playgrounds/Play areas:

All playgrounds and play surfaces must comply with the playground standards detailed as follows:

EN1176 - Play Equipment

EN 1177: Impact absorbing playground surfacing: Safety requirements and test methods

It should be noted that all works should be in line with the Council's approved policy documents including:

- Open Space Strategy
- Kildare Play Strategy

Other publications:

- National Pollinator Plan

PART 2

Standard check sheet

Requirements for Taking in Charge of Public Open Space & Landscaping including Boundaries	
Planning Ref. No.'s	
Address of Development	
Type of Development	
Date Inspected	

1.0 Public Open Spaces & Landscaping including Boundaries	Available			Comment									
	Yes	No	N/A										
1.1 Has a Practical Completion Certificate (PCC) been submitted by a Landscape Architect carrying Professional Indemnity Insurance verifying that the approved landscape plans and specifications have been fully implemented and that all landscaping meets BS4428:1989 Code of Practice for General Landscaping Operations?				Receipt Required									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Item</th> <th style="width: 25%;">Location</th> <th style="width: 60%;">Description of Works Required</th> </tr> </thead> <tbody> <tr> <td>Seating areas</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Item	Location	Description of Works Required	Seating areas					
Item	Location	Description of Works Required											
Seating areas													
	Available			Comment									
	Yes	No	N/A										

<p>1.2 Trees, shrubs and planting which has died or become seriously damaged or distressed within 5 years from the completion of the development must be replaced with others of similar size and species.</p>				<p>As detailed below</p>
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	Species	Location	Quantity
Trees			
Shrubs			
Planting			

	Available			Comment
	Yes	No	N/A	
<p>1.3 Are all boundary walls/railings/fences/gates in compliance with the Planning Conditions?</p>				

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	Available			Comment
	Yes	No	N/A	
<p>1.4 Shrub & Flower Beds - are they filled up? Have all planting areas been completed to meet the plant species, sizes and densities outlined in the landscape plan?</p>				<p>As detailed below</p>

	Species	Location	Quantity
Shrubs, Grasses, Herbaceous			

	Available			Comment
	Yes	No	N/A	
<p>1.5 All tree planting adjacent to light standards must be planted a sufficient distance from light standards so that when the tree matures its canopy does not envelop the light standard. A guidance distance is a minimum of 3m from light poles for trees with crowns which have a fastigate/columnar crown and 5m for trees with oval/spherical/broad crowns</p>				<p>To be inspected & signed off by Landscape Architect.</p> <p>Trees that do not meet requirement must be removed & replacement planting of similar size & species must be undertaken in suitable & agreed location/s.</p>
	Available			Comment
	Yes	No	N/A	
<p>1.6 If the trees are planted 3 years or longer, have stakes been removed? Any trees not established must be replaced. Trees with damage to the stems and trunks as a result of poor tree tie and stake management must be replaced prior to taking in charge.</p>				<p>To be inspected & signed off by Landscape Architect.</p>
	Available			Comment
	Yes	No	N/A	
<p>1.7 Where clusters of trees are planted, trees must be at 10m c/c?</p>				
	Available			Comment
	Yes	No	N/A	
<p>1.8 Do all trees planted meet BS 8545:2014 Trees: From Nursery To Independence In The Landscape - Recommendations.</p> <p>Any trees which do not meet BS8545:2014 must be replaced prior to taking in charge.</p>				<p>To be inspected & signed off by Landscape Architect.</p>

	Available			Comment
	Yes	No	N/A	
1.9 Where trees have been preserved, an Arborist Report from an Arborist with Professional Indemnity Insurance must be provided to confirm trees are in a suitable condition to be taken in charge, otherwise trees must be removed.				Receipt Required Works as detailed below.

The Applicant/Developer is required to undertake and provide the following:

It is a requirement of the Parks Section for retention of the services of a qualified Arborist as an Arboricultural consultant.

- The Arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees/hedgerows.
- A Final Completion Certificate is to be signed off by the Arborist when all tree/hedgerow works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals and all of the recommendations in the tree reports and plans. The certificate shall be submitted to the Parks Section for written agreement prior to taking in charge.
- All tree felling, surgery and remedial works shall be completed prior to taking in charge.
- All works on retained trees shall comply with proper arboricultural techniques conforming to *BS 3998: 2010 Tree Work – Recommendations*.
- The clearance of any vegetation including trees and scrub should be carried out outside the bird-breeding season (1 March – 31 August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000.

	Location	Description of Works Required
Trees		
Hedgerows		

	Available			Comment
	Yes	No	N/A	

1.10 Have all works proposed in the Arborists Report to trees proposed for retention at application stage been completed?				
	Available			Comment
	Yes	No	N/A	
1.11 Outdoor Gyms – Applicants/Developers are required to ensure that any outdoor gym equipment has been independently inspected by an RPII or Rospa Playground Inspector to ensure that the outdoor gyms meet the European Safety Standards EN 16630:2015 Permanently Installed Outdoor Fitness Equipment. Any defects found as a result of the inspection must be corrected by the applicant/developer prior to taking in charge.				
	Available			Comment
	Yes	No	N/A	
1.12 Playgrounds – Applicants/Developers are required to prove that any playgrounds or play features have been independently inspected by an RPII (Register of Play Inspectors International) or Rospa (Royal Society for the prevention of Accidents) Qualified Inspector qualified to carry out post installation inspections. The inspection will ensure that all playgrounds and play features meet the European Safety Standards ISEN1176 Playground Equipment and Surfacing - Part 1: General Safety Requirements and Test Methods & ISEN1177 Impact Attenuating Playground Surfacing. Any defects found as a result of the inspection must be corrected by the applicant/developer prior to taking in charge.				<p>Certification receipt required.</p> <p>Works as detailed below.</p>

		Description of Works Required			
Safety Surface Grass Matting					
Equipment					
Railings, Gate/s					
		Available			Comment
		Yes	No	N/A	
1.13 Maintenance – Applicants/Developers are responsible for the maintenance of the public open space until taken in charge by the Council. During this time, the applicant/developer is responsible for all maintenance works to the open space including the replacement of dead plant material, the cutting of grassed areas, trimming of hedges, replacement and repair of fencing/railings, watering, litter control, fertilising, weed control etc.					