

Tallaght Area Committee

Meeting of the Tallaght Area Committee- 28/11/11

Taking in Charge Listing - Roads and Services

<u>No. of Houses</u>	<u>Estate</u> <u>Works Outstanding</u>	<u>Location</u>	<u>Developer</u>
C1	<u>ESTATES WHERE ROADS ONLY - HAVE BEEN TAKEN IN CHARGE</u>		
498	Sundale (Phase 1 - 6) Roads TIC on 8th March, 2004 . Underground services not yet recommended for TIC. Drainage survey and revised drawings submitted and being checked. Wayleave will be needed for water mains. Report due on underground services and to be provided to the developer for action on same.	Tallaght	Kelland Homes Ltd.
D	<u>ESTATES WHERE TAKING IN CHARGE WORKS ARE STILL OUTSTANDING</u>		
588	Carrigmore Apartments and duplexes are private and under Management Company. Drainage not to be taken in charge -roads, footpaths, public lighting for taking in charge. Meeting July 2011 clarified surface works required, however CCTV and as constructed drawings have not been received which prevents establishing full scale of work and bond is therefore being retained.	Fortunestown Lane	Devondale Ltd.
150	DeSelby Revised remedial lists prepared and issued. Surface works almost complete. Meeting being arranged with Kelland for all their developments to establish completion dates.	Tallaght	Kelland Homes Ltd.
40	Maplewood Estate Environmental Services identified issues with drainage and notified developer. CCTV survey of underground services reviewed and Building control to look for revised CCTV as issues with services still exist.	Tallaght	Maplewood Homes Ltd
4	Sylvan Avenue Final inspection to be carried out, minor surface works were remaining at last inspection. Taking in charge drawings and schedule being prepared by building control.	Kingswood	Mondale Const. Ltd.

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230	Verschoyle (Phase 1) Following a claim on the bond for the development, Kingscroft returned to site, developer has claimed minor sewerage issue minor surface works now complete and an inspection is to take place to identify if the works have been done. Drainage cannot be taken in charge as it drains into a private drain.	Tallaght	Kingscroft Developments

E ESTATES WHERE INSPECTIONS OF WORKS ARE IN PROGRESS:

176	Ferncourt (Phase 1 & 2) Developer has completed surface works and most drainage works as identified on remedial list. Inspection by environmental services identified remaining issues which have been remitted to the developer for attention.	Ballycullen	Maplewood Homes
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G ESTATES UNDER CONSTRUCTION:

519	Elder Park Rise Commencement of works June 2010 on 9 show house units only completed but works have now ceased and site has been secured. The planning permission does not expire until March 2013 and a permission amending part of the development was granted in late 2010.	Killinarden	Kelland
	Pairc An Tsioda Development is under construction	Silken Park	Durkan New Homes

J ESTATES WHERE BOND IS BEING CLAIMED

	Arena Development On May 19, 2011, KPMG were appointed receivers for PE Elliott. The Council have surveyed surface works and tests etc required by receiver to bring the development to TIC standard and are currently in negotiations with the receiver and bondholder over achieving the completion of works.	Whitestown Way	P E Elliott
491	Belgard Square West/Cookstown Way Private apartment development. Council in dialogue with receiver for developer on completion issues to the limited areas to be taken in charge, defects list compiled and claim on bond lodged. Legal matters relating to the bond have been referred to Law Agent for advice. The outcome of this bond claim is connected to that for the Arena as the same insurance company is involved. We await outcome on Arena to determine next steps in this case.	Tallaght	Dez Developments

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46	Kilvere Park Mixed Residential Development. Private development not to be taken in charge. Management Agreement submitted. List of works due submitted to developer and claim on bond under preparation owing to lack of response.	Templeogue	Castlepark
210	Priors Gate Apartments. Private development. Request to take bridge in charge. Safety audit on bridge required. The developer entered receivership at end of May (KPMG) and the Council has placed a claim on the bond for remaining works and is in discussions with receiver to agree works and value of same to achieve completion. Costs incurred by SDCC to date on safety issues with the bridge are being compiled and provided to receiver for payment to SDCC.	Tallaght	P. Elliott
387	Tallaght Cross Private apartment development. "As constructed" drawings requested and awaited. Company in receivership, limited areas to be taken in charge. Defects list and claim on bond submitted to bond holder and to receiver. The outcome of this bond claim is connected to that for the Arena as the same insurance company is involved. We await outcome on Arena to determine next steps in this case.	Tallaght	Keenbury Properties Ltd.