

**Comhairle Bhaile Chaislean a'Bharrai**  
**Castlebar Town Council**

**Specification for Housing Estates**

Housing Estates shall be constructed generally in accordance with the “Recommendations for Site Development Works for Housing Areas” (Department of the Environment & Local Government, 1998) available from:

*The Government Publications Sales Office,  
Sun Alliance House, Molesworth Street, Dublin 2.  
Tel no. (01) 6710309 Price: 12.70 Euro*

The Developer should become familiar with this document.

The following clauses should be read as amendments to the above recommendations or as overriding clauses where appropriate:

**Clause 1.7            Other Services**

All electrical and telecommunication services shall be laid underground.

**Clause 2.1**

**Layout Design**

Scheme layouts shall be designed to control speed or provide measures to control speed.

Mayo County Council may specify specific traffic calming measures.

**Clause 2.2**

**Roadway Width**

At least two off-roadway parking spaces shall be provided with each house.

In rural locations, roadway widths for small estates may be reduced by agreement. In all cases, walls shall be set back at least two metres from road edge.

**Clause 2.3**

**Junctions**

A “Stop” sign shall be erected at estate junctions with public roads.

**Clause 2.4**

**Junction Sight Lines**

Pillars set at the entrance to estates shall be located so as not to interfere with sight lines. Even in the case of sight lines being clear, pillars shall be set back at least one metre from the kerb line.

**Clause 2.12 Services**

Services shall be laid in the following pattern:

- ◆ Telecommunications and electricity under one footpath or margin.
- ◆ Foul and surface water sewers under the road.
- ◆ Water under the other footpath or margin or under both footpaths or margins.

All services shall be laid within the bounds of the roadway and footpath or margin. They shall be separated from each other by at least one metre. Deviations from this layout shall only be by agreement. Services crossing the road shall be laid at right angles to the roadway unless otherwise approved.

**Clause 2.23 Flexible Roadways**

Particular attention is addressed to the requirement for bitumen macadam surfacing.

**Clause 2.24 Surface Dressing**

Surface dressing shall only be accepted for temporary surfaces.

**Clause 2.25 Footpaths**

Footpaths shall be dished at junctions and road crossings to facilitate the disabled.

In rural estates, footpath widths may be reduced by agreement.

**Clause 2.29**

**Road Cleaning**

The public road serving the estate shall be kept clean at all times during construction.

**Clause 3.2**

**Separate Sewer Systems**

Special attention is drawn to the requirement of separate sewer systems for foul and surface water.

**Clause 3.10**

**Sewer Accessibility**

Special attention is drawn to the requirement that sewers be constructed on public property.

**Clause 3.17**

**Manhole Covers and Frames**

Only iron covers and frames shall be used in estates.  
Class A covers shall not be used in any location.  
All manhole covers shall be of the lockable type.

**Clause 3.19**

**Gullies**

Gullies shall connect to storm water drains only so the final paragraph does not apply.

**Clause 3.23**

**C.C.T.V. Survey**

A C.C.T.V. survey of all completed sewers shall be supplied and certified by a suitably qualified person with personal indemnity insurance who is not a beneficiary of the development apart from fees.

**Clause 3.24      Surface Water**

No surface water shall be discharged onto the estate roads or onto the public road.

**Clause 3.25      Discharge Points of Surface Water**

Any approval of down stream landowners or the Office of Public Works required to discharge surface water into streams shall be provided by the developer to Mayo County Council.

**Clause 4.12      Hydrants**

Hydrants shall be situated on footpaths.

**Clause 4.14      Stopcocks**

- (a) A proprietary water control unit of a type approved by Castlebar Town Council shall be provided on the service pipe to each dwelling and located in the public footpath (do not place on the driveway section).  
The unit shall contain a stop valve and the facility to place a wastewater meter on the supply.
- (b) A stop valve shall be provided on the supply to each dwelling and located within the boundary of the dwelling site. This shall normally be placed under the kitchen sink.

**Clause 4.16**

**Surface Boxes**

All surface boxes shall be of iron to comply with EN124 and shall be appropriately marked.

Class D shall be used in roadway and class B in footpath or margin. Security chains shall be used.

**Clause 4.19**

**Water Meter**

An 80 mm. diameter water meter shall be installed at the entrance to each estate.

The meter shall conform to I.S.E.N. standards.

It shall be housed in its own chamber off the roadway with a 1200 mm. × 600mm. cover.

The meter shall be suitable for logger fitting.

**Clause 4.20**

**Fire Fighting Water**

In the absence of adequate local mains or a reliable open source, a fixed quantity of water of circa. 2,500 gallons shall be provided on site for fire fighting purposes.

**Clause 4.21**

**Connection to Watermain**

Connections to the public water main shall be made by Castlebar Town Council staff only.