

8.0 Infrastructure and Remediation

This chapter outlines requirements relating to public facilities and infrastructure in the Area, the need to remediate any lands which may be contaminated.

8.1 Public Infrastructure and Facilities

Improvements will be required to the services infrastructure, particularly foul sewerage, surface water, water mains and electrical networks (a 110KV sub-station will be required in the Area at an early stage of development). Developers will be required to contribute financially towards the provision of any public infrastructure and facilities, as defined in the Planning and Development Act, 2000, that benefit their development including the Linear Park, the Campshires, the smaller public urban spaces, recreational and community facilities and amenities, landscaping works and, if the circumstances arise, the urban park on the National Conference Centre site. The amount of these contributions will be in proportion to those required by Dublin City Council as the Planning Authority when granting permission in such circumstances.

The Authority will liaise closely with Dublin City Council and other utility providers to ensure the smooth and expeditious provision of services in a cost-effective manner.

8.2 Remediation

8.2.1

Where land within the Area is contaminated, the Authority will require as a condition of a Section 25 Certificate for the redevelopment of any site that it be cleaned to internationally accepted standards.

8.2.2

An applicant for a Section 25 Certificate for such a site must deposit with the Authority a report from a qualified, expert consultant detailing the methodology employed to survey the site for contamination, the results of the survey, the conclusions drawn by the consultants from such results on the extent and types of contamination and a Methodology Statement for site remediation (the report must include as a minimum, details under the headings listed in Appendix 7). The applicant and the consultant must acknowledge and agree that the report, once deposited with the Authority, will be available for inspection by any party.

8.2.3

Any Section 25 Certificate issued by the Authority for the development of such a site will, in addition to the general condition as set out in Section 8.2.1, require that a qualified, expert consultant deposits with the Authority a Certificate of Completion and Compliance in respect of the remediation works and methodology outlined in the report as required in Section 8.2.2 before any material construction work can commence on the development.

8.2.4

A copy of any site investigation data which becomes available in relation to individual sites in the Area should be submitted to the Geological Survey of Ireland.

8.4 Policies

The Authority will:

- 1 Facilitate the provision of enhanced infrastructural services to facilitate development.
- 2 Require financial contributions to be made towards the cost of public infrastructure and facilities in the Area including the Linear Park, the Campshires and the smaller public urban spaces, recreational and community facilities and amenities, landscaping works and, if the circumstances arise, the urban park on the National Conference Centre site.
- 3 Require contaminated land to be cleaned to internationally accepted standards for the purposes of redevelopment.
- 4 Require an applicant for a Section 25 Certificate for any contaminated land to deposit with the Authority a report from a qualified, expert consultant detailing the methodology employed to survey the site for contamination, the results of the survey, the conclusions drawn by the consultants from such results on the extent and types of contamination and a methodology statement for site remediation, which report, once deposited, will be available for inspection by any party.
- 5 Require that a Certificate of Completion and Compliance from a qualified, expert consultant in respect of the methodology and remediation works outlined in such report required under Policy No.4 be deposited with the Authority before any material construction work commences on the site.