

06

APPENDICES

A

STRUCTURAL AND CIVIL
ENGINEERING REPORT



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Robertstown Ameniety Lands,

**Masterplan
Kildare County Council
Report on Engineering Matters**



Document Properties

Document Control Sheet

Project Number: 19223
Project Name: Robertstown Ameniety Lands, Masterplan
Client: Kildare County Council
Architect: Cooney Architects
Document Title: Report on Engineering Matters
Current Revision: 001

Issue History

Rev.	Date	By	Chk	App	Description
01	30.01.2020	AA			Draft issue

Review



-INTRODUCTION

GK Consulting Engineers have been appointed by Kildare County Council, as members of a design team, tasked to provide technical engineering input into the Robertstown Amenity Lands Masterplan.

The following report outlines the technical engineering matters relating to the Masterplan.

-GENERAL

Referring to Cooney Architects Masterplan for Robertstown Amenity Lands, the proposed works requiring engineering design consideration are as follows:

- New high-level walkway and gateways to park
- Car / bike access & parking facilities, available for school and park use
- Camping/glamping facilities
- Sports playing field
- Community Buildings

All associated site development and services works, landscape works, plant, substation and associated development.

-SCOPE

The anticipated engineering scope of works is set out as follows

- Topographical site survey
- Site flooding assessment
- Site access & sightlines
- Traffic impact & road safety
- Ground conditions & geotechnical investigations



-SITE LOCATION

The existing site is located in the townland of Mylerstown, circa 1km south-east of Robertstown village. The site is bounded on the Northern Side by the Lowtown Road, Robertstown National School & on the Southern side by the Grand Canal. A site location map is attached in the Appendix.

-EXISTING TOPOGRAPHY

The site is generally lower than the Lowtown Road & Grand Canal. Drainage ditches running across & around the perimeter, cross under the canal. We recommend a topographical level survey be carried out to establish site levels.

-ACCESS & TRAFFIC

It is proposed to access the site via a new bell-mouth junction onto the Lowtown Road. The existing Lowtown Road is single carriageway, rural all-purpose road. The road measures approximately 5.5m in width with a 1.5m wide pedestrian footpath on the Southern side. There is a 1.5m wide grass verge on the Northern side, which abuts a drainage ditch.

A proposed access junction drawing is illustrated in the Appendix, with sightlines indicated.

An uncontrolled pedestrian crossing is recommended adjacent to the proposed site entrance.

-TRAFFIC IMPACT

The proposed site is located adjacent to Robertstown National School. The school currently has 15 parking bays provided for visitors & 10 parking bays for staff. The visitor parking abuts the road & requires each car to undertake a drive in / reverse out manoeuvre onto the road.

We recommend a traffic impact assessment & road safety audit be carried out for the new access arrangements.



-GROUND CONDITIONS & GEOTECHNICAL INVESTIGATIONS

The site is low-lying & likely to be poorly drained. We recommend a geotechnical site investigation be carried out to determine ground conditions for new building works.

-FLOODING

We have reviewed information available from the following sources

Opw website (www.myplan.ie)

This site indicates pluvial flooding on the site (1/100yr event). Possibly flood zone B. A site specific FRA is recommended

OPW website (www.floodmaps.ie)

This site does not show any record of flooding in the area

OPW Planning System and Flood Risk Management guidelines

The proposed development is classified as 'water compatible development' which is appropriate in all flood zones

Kilgallen & Partners Report dated March 2013

A Flood Risk Assessment for a proposed community development, was carried out by Kilgallen & Partners, dated March 2013. This report predicts site fluvial flooding from the Raskeagh Stream. This predates the Kildare County Council Development Plan 2017-2023, where no fluvial flood risk is noted.



Kildare County Council SFRA report

Reference has been made to the Kildare County Council Development Plan 2017-2023, strategic flood risk assessment (SFRA). For Robertstown the plan states the following:

- No historical flooding reported in the area.
- No fluvial risk indicated on PFRA mapping
- Pluvial Flooding, the PFRA mapping highlights some pluvial extents to the east of the village alongside the canal but the area is not zoned. The village is built on a steep area of ground sloping North West towards the Grand Canal. Pluvial flooding may be a concern for the low lying areas adjacent to the Grand Canal

We recommend a flood impact assessment be carried out for the development. The flood impact assessment shall include a justification test for proposed development on a Flood Zone

-BUILDINGS

Proposed building floor levels shall be determined from recommendations given by the flood impact assessment.

The structural foundations will likely be piled using a mini-piling technique. The geotechnical investigation will be required to inform the pile lengths & type. There will be an economic benefit to completing all the piling works in one phase.

Roadbase & carpark buildup will likely require capping layers & geotextile geogrids to structurally strengthen the subbase. The geotechnical investigation will be required to inform the structural design of the pavement.

HIGH LEVEL WALKWAY

The high level walkway is anticipated to be a lightweight structure, constructed from steel & timber. The walkway foundations are likely to be constructed using a hand-held Grundomat mini-piling technique. Construction techniques involving minimal impact on the site ecology are proposed.

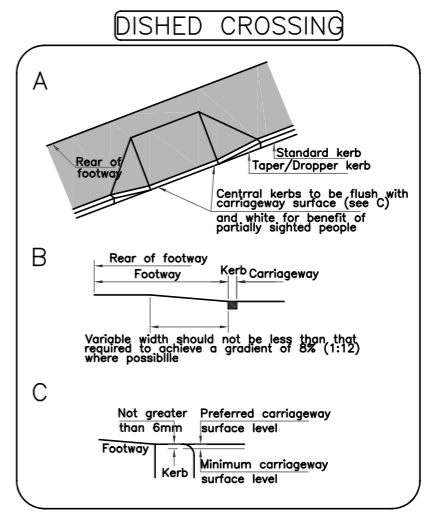
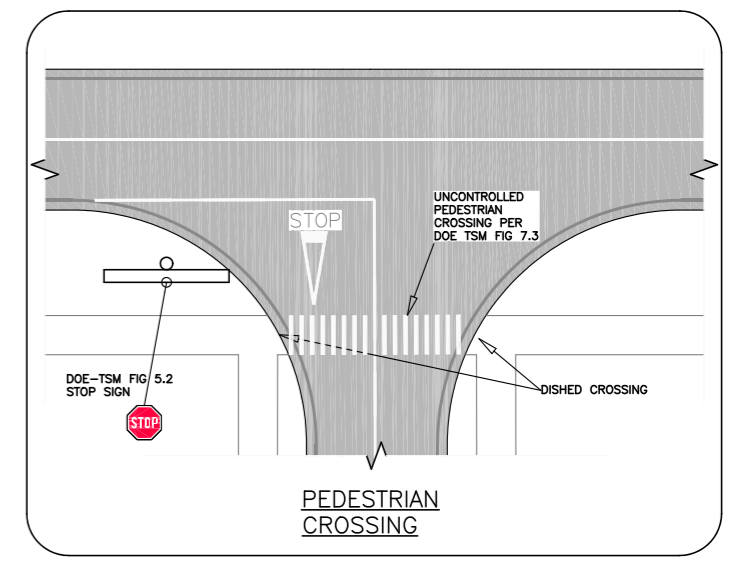
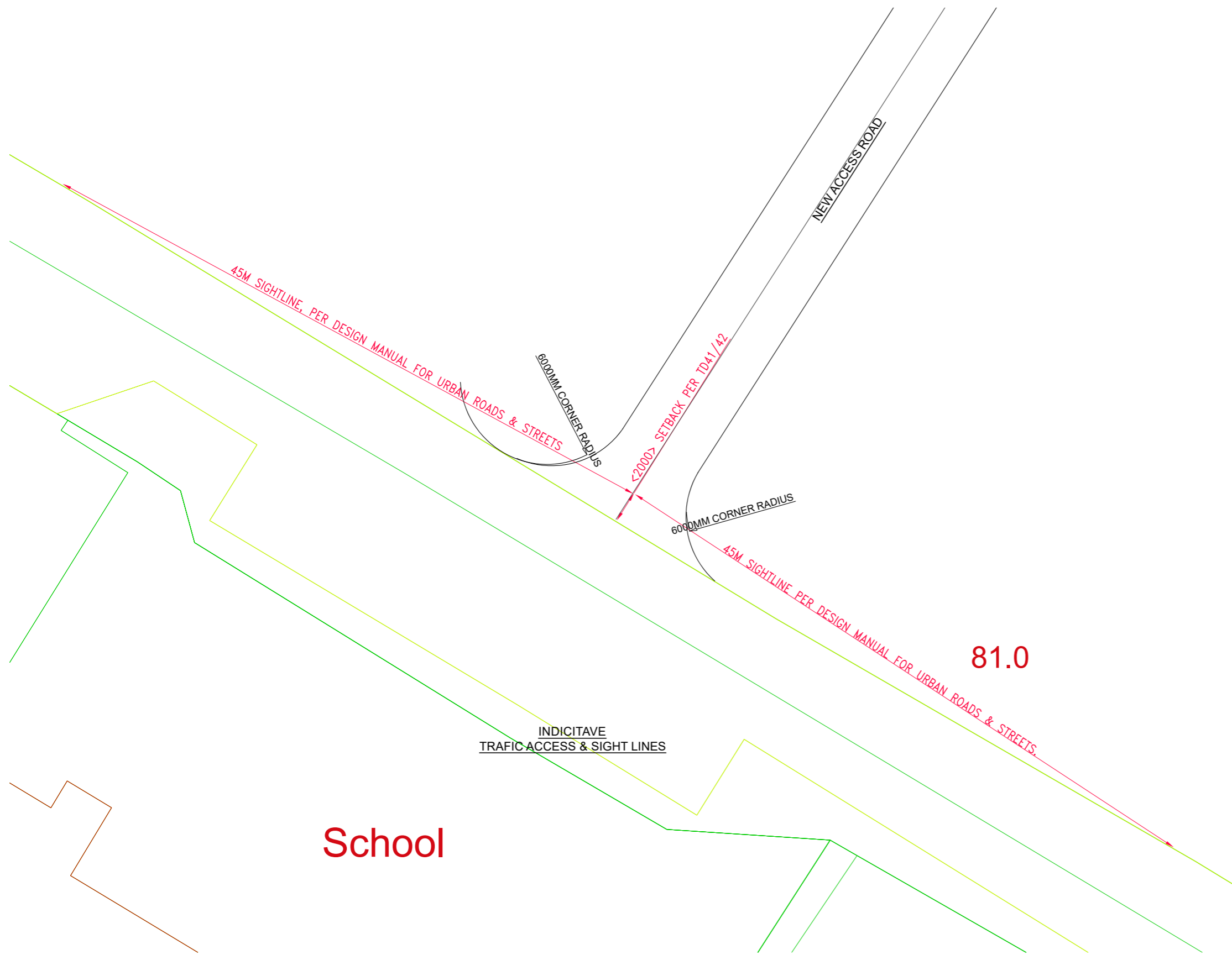


-PHASING/IMPLEMENTATION

Delivery of the Masterplan on a phased basis should take into account pairing of work elements. In order to avoid unnecessary disruption of the ecology & benefit from scale of economies, foundation works & earthworks ideally should be completed in one phase.

-SCHEDULE OF TESTING & REPORTING

- Topographical survey
- Geotechnical site investigation
- Flood impact assessment
- Traffic impact assessment
- Road safety audit



NOTES

- PROGRESS
- PLANNING
- TENDER
- CONSTRUCTION

Issued To	Date	No. Of Copies
Architect		
Quantity Surveyor		
Main Contractor		
M. & E. Engineers		
Client		
Clerk of Works		

Rev	By	Date	Description
A		08.02.2019	--

Scales: _____ Date: _____ Drawn: _____ Checked: _____

JOB TITLE
A MASTERPLAN FOR ROBERTSTOWN AMENITY LANDS

DRG. TITLE
ACCESS SIGHT LINES INDICATIVE

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	DRAWING NUMBER	GK19223S100	REV.

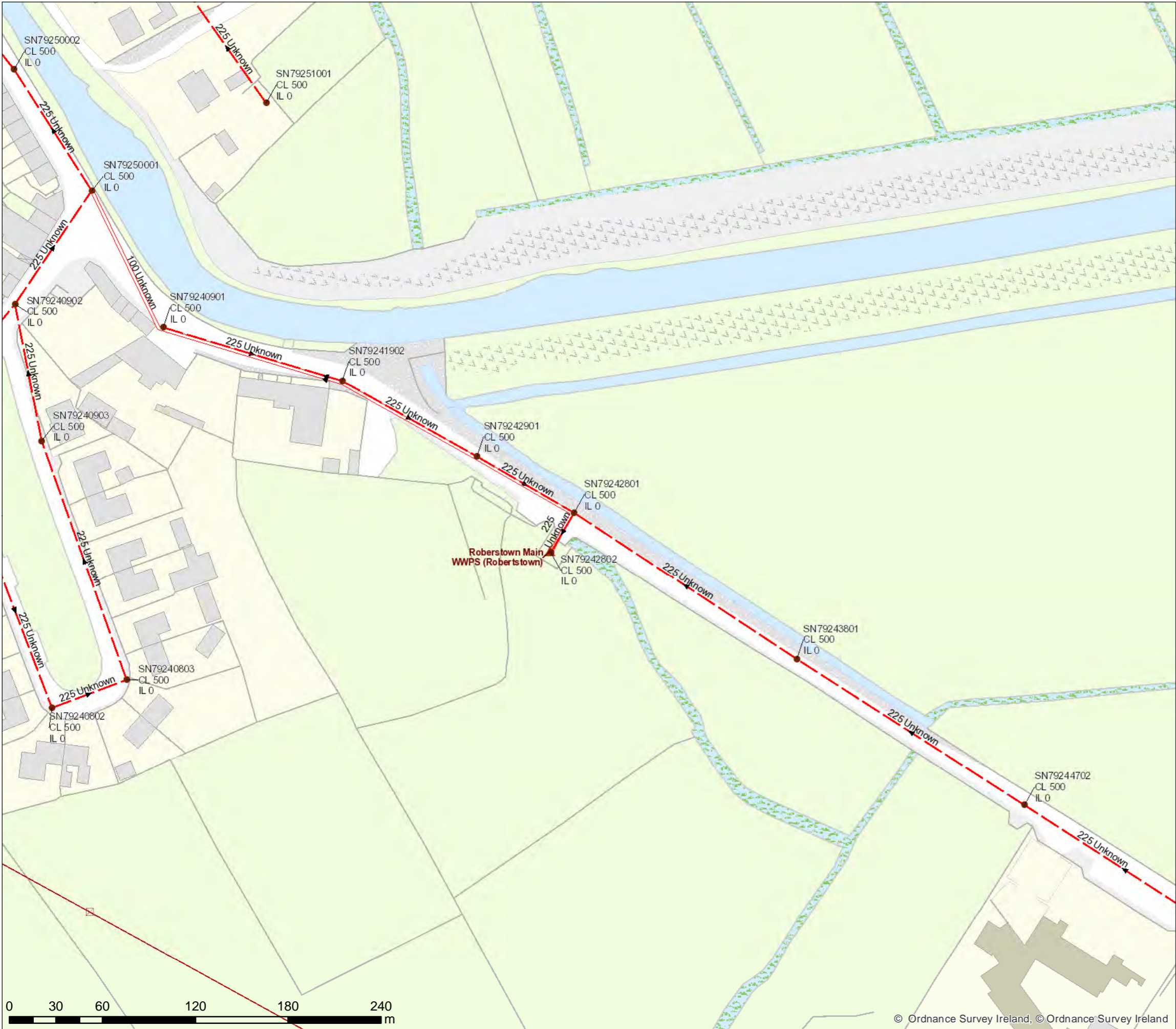
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Irish Water Web Map



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Water Distribution Network Water Treatment Plant Water Pump Station Storage Cell/Tower Dosing Point Meter Station Abstraction Point Telemetry Kiosk Reservoir Potable Raw Water Water Distribution Mains Irish Water Private Trunk Water Mains Irish Water Private Water Lateral Lines Irish Water Non IW Water Casings Water Abandoned Lines Boundary Meter Bulk/Check Meter Group Scheme Source Meter Waste Meter Unknown Meter ; Other Meter Non-Return PRV PSV Sluice Line Valve Open/Closed Butterfly Line Valve Open/Closed Sluice Boundary Valve Open/Closed Butterfly Boundary Valve Open/Closed Scour Valves Single Air Control Valve Double Air Control Valve Water Stop Valves Water Service Connections Water Distribution Chambers Water Network Junctions Pressure Monitoring Point Fire Hydrant Fire Hydrant/Washout Water Fittings Cap Reducer Tap Other Fittings	Sewer Foul Combined Network Waste Water Treatment Plant Waste Water Pump station Sewer Mains Irish Water Gravity - Combined Gravity - Foul Gravity - Unknown Pumping - Combined Pumping - Foul Pumping - Unknown Syphon - Combined Syphon - Foul Overflow Sewer Mains Private Gravity - Combined Gravity - Foul Gravity - Unknown Pumping - Combined Pumping - Foul Pumping - Unknown Syphon - Combined Syphon - Foul Overflow Sewer Lateral Lines Sewer Casings Sewer Manholes Stancard Backdrop Cascade Catch-pit Bifurcation Hatchbox Lamphole Hydrobrake Other, Unknown Discharge Type Outfall Overflow Soakaway Other, Unknown Cleanout Type Rodding Eye Flushing Structure Other, Unknown Sewer Inlets Catchpit Gully Standard Other, Unknown Vent/Cot Other, Unknown	Storm Water Networks Surface Water Mains Surface Gravity Mains Surface Gravity Mains Private Surface Water Pressurised Mains Surface Water Pressurised Mains Private Inlet Type Gully Standard Other, Unknown Storm Manholes Standard Backdrop Cascade Catchpit Bifurcation Hatchbox Lamphole Hydrobrake Other, Unknown Storm Culverts Storm Clean Outs Stormwater Chambers Discharge Type Outfall Overflow Soakaway Other, Unknown Gas Networks Ireland Transmission High Pressure Gasline Distribution Medium Pressure Gasline Distribution Low Pressure Gasline ESB Networks ESB HV Lines HV Underground HV Overhead HV Abandoned ESB MV/LV Lines MV Overhead Three Phase MV Overhead Single Phase LV Overhead Three Phase LV Overhead Single Phase MVLV Underground Abandoned Non Service Categories Proposed Under Construction Out of Service Decommissioned Water Non Service Assets Water Point Feature Water Pipe Water Structure Waste Non Service Assets Waste Point Feature Sewer Waste Structure
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Irish Water Web Map



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WATER

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Water Distribution Network	Sewer Foul Combined Network	Storm Water Network
Water Treatment Plant	Waste Water Treatment Plant	Surface Water Mains
Water Pump Station	Waste Water Pump station	Surface Gravity Mains
Storage Cell/Tower	Sewer Mains Irish Water	Surface Gravity Mains Private
Dosing Point	Gravity - Combined	Surface Water Pressurised Mains
Meter Station	Gravity - Foul	Surface Water Pressurised Mains Private
Abstraction Point	Gravity - Unknown	Inlet Type
Telemetry Kiosk	Pumping - Combined	Gully
Reservoir	Pumping - Foul	Standard
Potable	Pumping - Unknown	Other Unknown
Raw Water	Syphon - Combined	Storm Manholes
Water Distribution Mains	Syphon - Foul	Standard
Irish Water	Overflow	Backdrop
Private	Sewer Mains Private	Cascade
Trunk Water Mains	Gravity - Combined	Catchpit
Irish Water	Gravity - Foul	Bifurcation
Private	Gravity - Unknown	Hatchbox
Water Lateral Lines	Pumping - Combined	Lampole
Irish Water	Pumping - Foul	Hydrobrake
Non IW	Syphon - Unknown	Other Unknown
Water Casings	Syphon - Combined	Storm Culverts
Water Abandoned Lines	Syphon - Foul	Storm Clean Outs
Boundary Meter	Overflow	Stormwater Chambers
Bulk/Check Meter	Sewer Lateral Lines	Discharge Type
Group Scheme	Sewer Casings	Outfall
Source Meter	Sewer Manholes	Overflow
Waste Meter	Standard	Soakaway
Unknown Meter ; Other Meter	Backdrop	Other; Unknown
Non-Return	Cascade	Gas Networks Ireland
PRV	Catchpit	Transmission High Pressure Gasline
PSV	Bifurcation	Distribution Medium Pressure Gasline
Slice Line Valve Open/Closed	Hatchbox	Distribution Low Pressure Gasline
Butterfly Line Valve Open/Closed	Lampole	ESB Networks
Slice Boundary Valve Open/Closed	Hydrobrake	ESB HV Lines
Butterfly Boundary Valves Open/Closed	Other; Unknown	HV Underground
Scour Valves	Discharge Type	HV Overhead
Single Air Control Valve	Outfall	HV Abandoned
Double Air Control Valve	Overflow	ESB MVLV Lines
Water Stop Valves	Soakaway	MV Overhead Three Phase
Water Service Connections	Standard Outlet	MV Overhead Single Phase
Water Network Junctions	Other; Unknown	LV Overhead Three Phase
Pressure Monitoring Point	Cleanout Type	LV Overhead Single Phase
Fire Hydrant	Flushing Eye	MVLV Underground
Fire Hydrant/Washout	Rodding Eye	Abandoned
Water Fittings	Other; Unknown	Non-Service Categories
Cap	Catchpit	Proposed
Reducer	Gully	Under Construction
Tap	Standard	Out of Service
Other Fittings	Other; Unknown	Decommissioned
	Sewer Fittings	Water Non Service Assets
	Vent/Col	Water Point Feature
	Other; Unknown	Water Pipe
	Waste Non Service Assets	Water Structure
	Waste Point Feature	Waste Structure
	Sewer	
	Waste Structure	

B

LANDSCAPE ARCHITECTURE
REPORT

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

ROBERTSTOWN AMENITY LANDS

Landscape Design Rationale

PROJECT NO. 96601

FEBRUARY 2020




























01. Landscape Master Plan Objectives

The Landscape Master Plan for the Amenity Lands at Robertstown aims to:

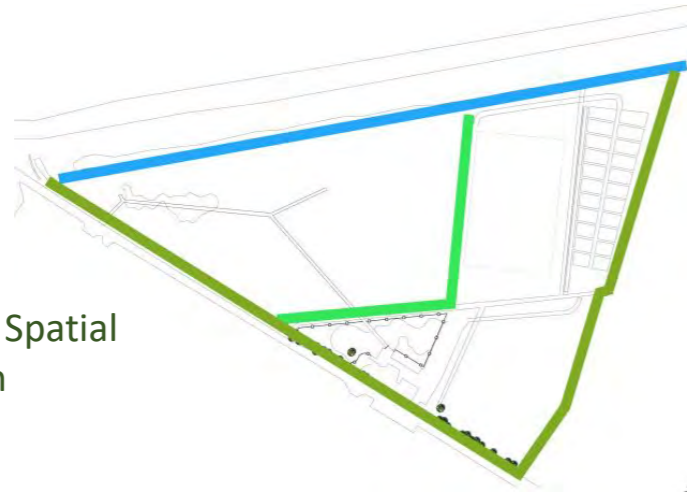
- Provide a framework which allows for incorporation of new amenities and facilities within the site on a phased basis.
- Facilitate a network of walking routes within the site with good connectivity to the village and school.
- Create an ecologically rich and diverse mosaic of habitat typologies within the site.
- Provide a wide range of play and recreation amenities for locals and visitors alike.






Legend

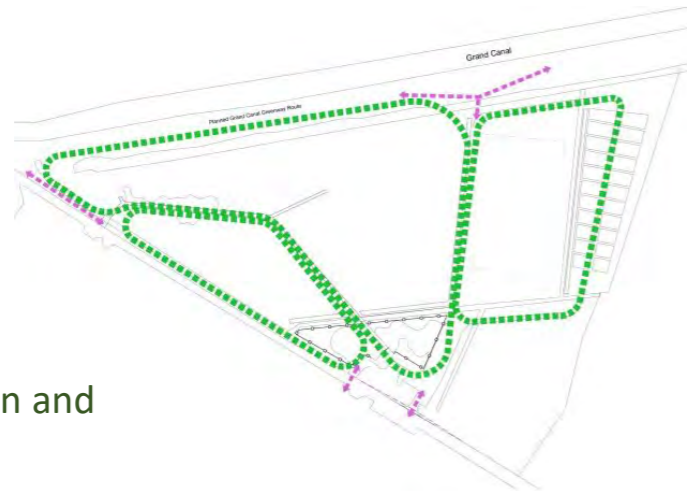
	fen wetland		proposed alder carr / downy birch copses
	flower enriched wet grassland		indicative outline of proposed clachan structures
	pond - marginal bench planting		playgrade woodchip safety surfacing
	pond - emergents / aquatic bench planting		reinforced grass parking bay or similar
	mown grass		standing water - submergents
	neutral hay / flower meadow with mown path		hardstand - material tbc
	allotment vegetation		proposed boardwalk
	clipped whitethorn hedge		proposed play equipment indicatively shown
	clipped whitethorn hedge and pollarded white willow		proposed formal play area perimeter fence
	outline of existing hedgerow - retained		living willow hut
	indicative outline of existing willow dominant scrub / riparian woodland - retained		tree trunk logs in mown grass
	proposed native parkland and hedgerow trees / shrubs		bridge structure / culvert link
	existing commercial forestry trees		



Edge and Spatial Definition



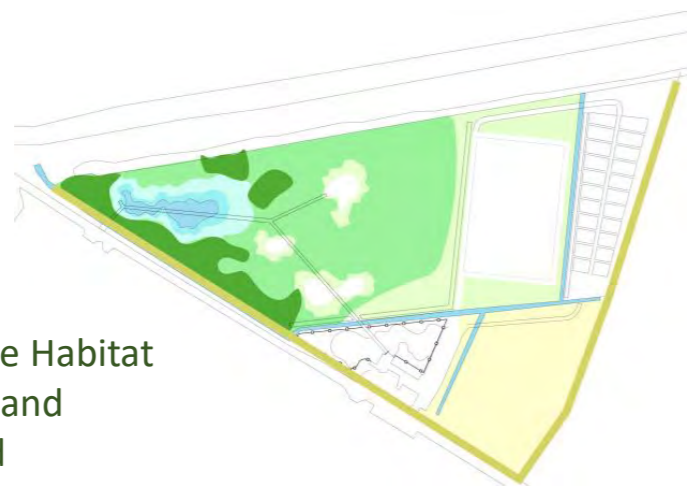
-  Existing canal
-  Proposed new trees and hedge line
-  Strengthened boundary hedgerow

Circulation and Linkage



-  Circulation routes
-  Linkages

High Value Habitat Retained and Enhanced



-  Hedgerow
-  Riparian woodland
-  Fen
-  Wet meadow
-  Neutral hay meadow
-  Marginal bench
-  Emergent / aquatic bench
-  Pond and ditch submergents

02. Landscape Design Strategy

Edge and Spatial Definition

- Strengthen boundary hedgerows to provide screening from road and adjacent properties.
- Plant new hedgeline comprising pollarded willow tree and whitethorn hedging within project site to create spatially distinct character areas.

Circulation and Linkages

- Provide variety of walking and cycling loops / routes and linkages around the project site.
- Provide for future connection to Grand Canal Greenway.
- Provide for pedestrian and vehicular access to the site from the main road.

High Value Habitat Retained and Enhanced

- Clear Purple Moor Grasse sward from select locations to vary habitats typologies and enhance biodiversity.
- Create clearances within willow scrub to arrest natural succession to riparian woodland habitat and preserve/enhance more varied habitat mosaic within project site.
- Introduce appropriate native Irish and local provenance plant / flower species to increase plant species diversity within the site and support pollinating insects.
- Consider use of nest boxes and log piles to provide suitable habitat for insects, small mammals and nesting sites for birds.



03. Landscape Concept

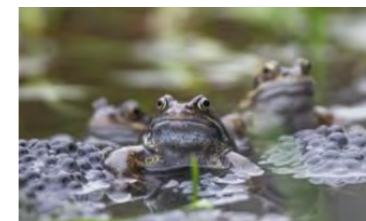
The concept for Robertstown Amenity Lands builds on the capacity of nature to stimulate, excite and inspire. Enhancement of existing habitat and biodiversity is a key objective. A network of walking routes linking clearings in the fen to other amenities will allow visitors to experience the beauty of the amenity lands at Robertstown in a variety of different ways.



Habitat Strategy : 01

Habitat and Biodiversity Enhancement Strategy

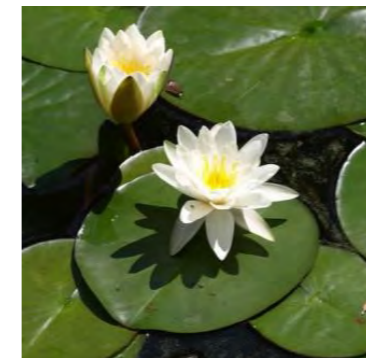
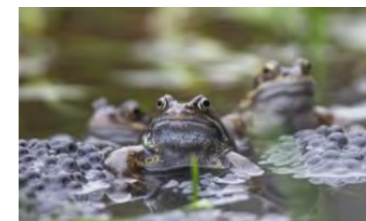
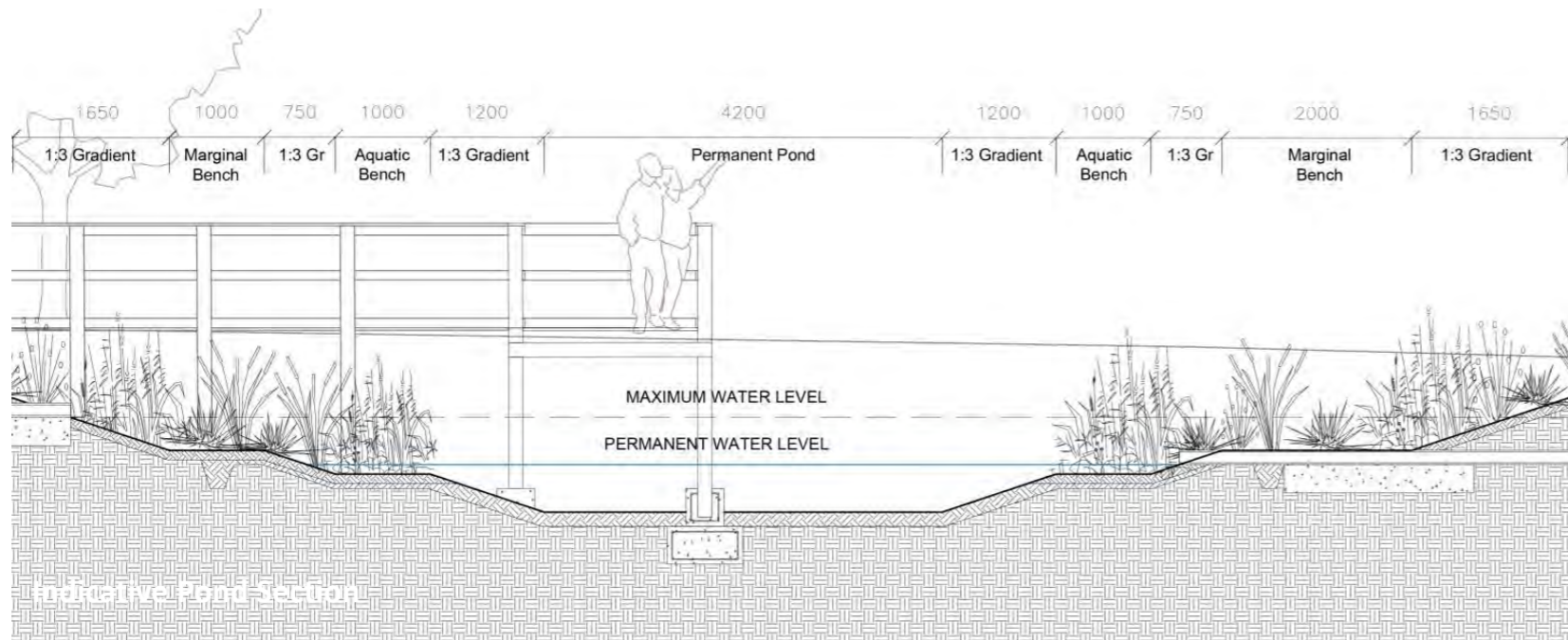
- Enhancement of existing marsh and open water habitat.
- Enrichment of existing wet meadow with appropriate wildflower seed mixes.
- Creation of new neutral hay / wildflower meadow.
- Strengthening of existing hedgerows.
- Installation of nest boxes and bat roost boxes.
- Provision and placement of log piles from locally sourced felled timber / thinnings.





Pond Strategy

The preliminary ecological surveys states that the site contains a number of good quality semi-natural habitats. The design team identified an opportunity to clear vegetation within the existing marsh at the western end of the site and so create a large body of standing water at this location. The design of this water body / pond has been developed in coordination with the project ecologist. The pond will be populated with plants from the following species categories: - marginals, emergents and submergents. It is believed that the addition of the pond and associated planting will result in a biodiversity net gain and bring significant ecological benefits to the site at this location.





Pollarded Willow

Tree Strategy

- A strengthened hedgerow and new hedge and tree line are proposed to improve spatial definition and screening within and around the site.
- Small groups of specimen trees are proposed for the formal play space, playing field margins and neutral hay meadow areas.
- Groups and copses of wetland specialist tree species such as birch and alder are proposed for the fen, while existing willow scrub will be coppiced and / or removed in select locations to create smaller clumps of riparian woodland around the fen perimeter and pond.



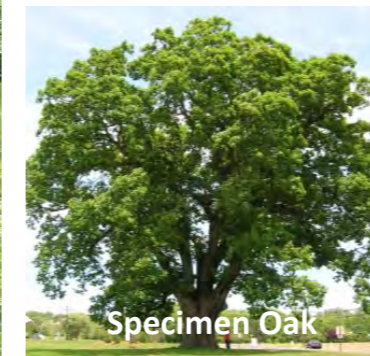
Birch Copse



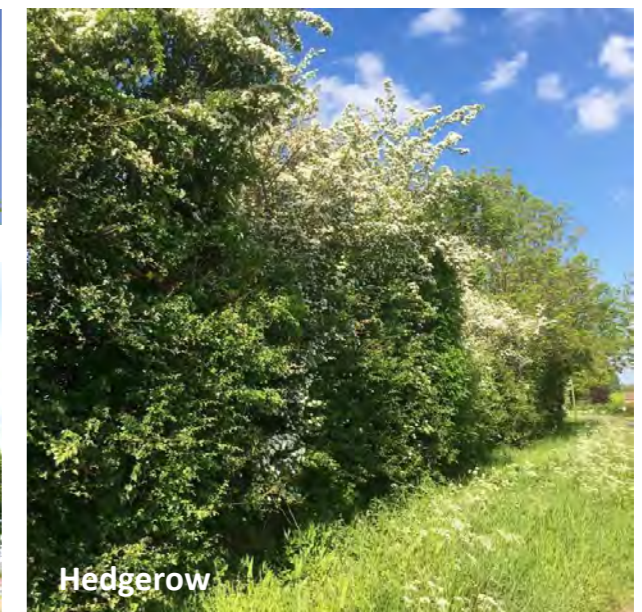
Riparian Woodland



Specimen Cherry



Specimen Oak



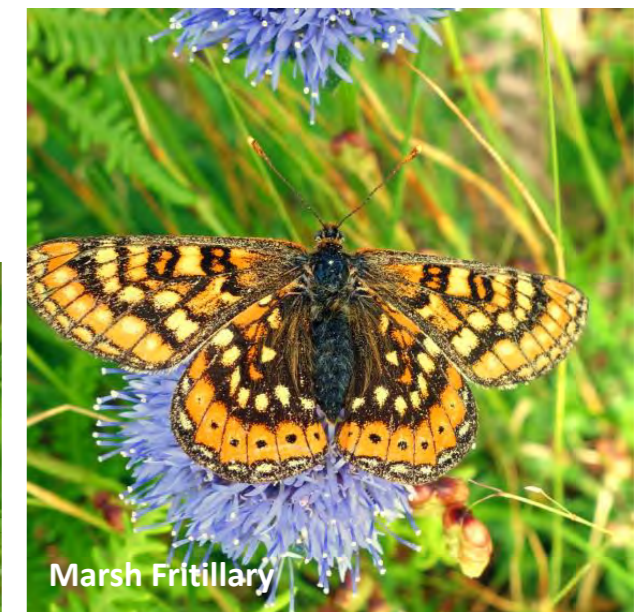
Hedgerow



Meadow Strategy

Both wet meadow and improved grassland habitat types have been recorded at the site.

By adding flower species to the grass dominant wetland meadow and creating a new species rich neutral hay / flower meadow a high value mosaic of flowering meadows can be created on the site. Flowering meadows provide larval food and forage for a wide variety of pollinating insects including the Marsh Frilillary, a rare Annex II designated insect species.



Play Provision : 01



Informal Play

Provision of small discrete areas of mown grass within the fen forming 'Crannóg' type features with large logs and willow hut structures fashioned from locally harvested willow providing informal play opportunities and 'affordance'.

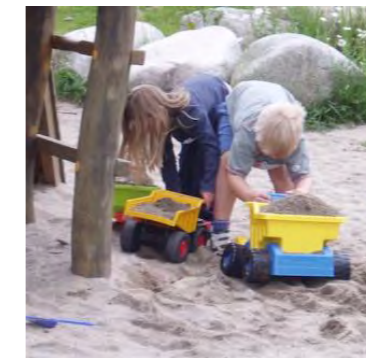




Formal Play Areas

An inclusive, attractive and active landscape with the 'invitation to expend energy.'

Large passively supervised play area with debarked Robinia play equipment set amongst trees and grassy mounds and surfaced with play-grade woodchippings.



Passive Recreation: 01



Passive Recreation

- Integrated walking and cycling routes and loops linking a variety of on-site amenities and facilities.
- Provision of attractive stopping/resting places along the network for the benefit of visiting walkers and cyclists using the Greenway/Blueway.



- Phase 1
- Phase 2
- Phase 3
- Phase 4



Project Works Sequencing Plan: 01

Strategic Phasing Master Plan

The project works at Robertstown Amenity Lands can be divided into a series of smaller projects. The sequencing of these projects can be scheduled so that they are delivered on a phased basis and in logical order.

Phase 1 Pedestrian circulation, fen and meadow enhancements and informal play spaces.

Phase 2 Carpark, formal play area and playing field, greenway connection.

Phase 3 Allotments for benefit of local community.

Phase 4 Clachan hub and glamping site.



Plant Schedule

SPECIES	SIZE	SPACING	%
Hedge trees			
Salix alba	16-18cm girth, std., RB, 3xtr., 1.8m clear stem.	14m	100
Hedgerow trees			
Quercus robur	12-14cm girth, std., RB, 3xtr., 1.8m clear stem	10-15m	50
Prunus avium	12-14cm girth, std., RB, 3xtr., 1.8m clear stem	10-15m	25
Malus sylvestris	12-14cm girth, std., RB, 3xtr., 1.8m clear stem	10-15m	25
Wetland trees			
Betula pubescens	10-12cm girth, std., RB, 3xtr., 1.8m clear stem	1m	N/A
Alnus glutinosa	10-12cm girth, std., RB, 3xtr., 1.8m clear stem	2m	N/A
Parkland trees			
Quercus robur	18-20cm girth, std., RB, 3xtr., 1.8m clear stem	3-5m	N/A
Prunus avium	16-18cm girth, std., RB, 3xtr., 1.8m clear stem	3-5m	N/A
Malus sylvestris	16-18cm girth, std., RB, 3xtr., 1.8m clear stem	3-5m	N/A
Hedgerow			
Crataegus monogyna	90-150cm whips, BR, 1+1 ft.	1.5m	N/A
Prunus spinosa	90-150cm whips, BR, 1+1 ft.	1.5m	N/A
Quercus robur	90-150cm whips, BR, 1+1 ft.	1.5m	N/A
Eonymus europaeus	90-150cm whips, BR, 1+1 ft.	1.5m	N/A
Viburnum opulus	90-150cm whips, BR, 1+1 ft.	1.5m	N/A
Ilex aquifolium	90-150cm whips, BR, 1+1 ft.	1.5m	N/A
Sambucus nigra	90-150cm whips, BR, 1+1 ft.	1.5m	N/A
Wet Grassland Mix - seed mix, 4g/m2			
Lychnis flos-cuculi	-	-	N/A
Ranunculus flammula	-	-	N/A
Cardamine pratensis	-	-	N/A
Dactylorhiza maculata	-	-	N/A
Cirsium palustre	-	-	N/A
Dactylorhiza cruenta	-	-	N/A
Ophrys insectifera	-	-	N/A
Gymnadenia conopsea	-	-	N/A
Epipactis palustris	-	-	N/A
Primula veris	-	-	N/A
Succisa pratensis	-	-	N/A
Allium ursinum	-	-	N/A
Geum rivale	-	-	N/A
Neutral Hay Meadow - seed mix, 4g/m2			
Campanula rotundifolia	-	-	N/A
Vicia cracca	-	-	N/A
Primula veris	-	-	N/A
Euphrasia nemorosa	-	-	N/A
Knautia anvensis	-	-	N/A
Plantago media	-	-	N/A
Anthyllis vulneraria	-	-	N/A
Galium verum	-	-	N/A
Centaurea nigra	-	-	N/A
Verbascum thapsus	-	-	N/A
Leucanthemum vulgare	-	-	N/A
Silene dioica	-	-	N/A
Trifolium pratense	-	-	N/A
Prunella vulgaris	-	-	N/A
Hypericum perforatum	-	-	N/A
Maticaria recutita	-	-	N/A
Daucus carota	-	-	N/A
Chrysanthemum segetum	-	-	N/A
Papaver rhoeas	-	-	N/A
Pond - Marginals			
Lythrum salicaria	1.5L, CG	300mm	N/A
Angelica sylvestris	1.5L, CG	300mm	N/A
Carex elata 'Aurea'	1.5L, CG	300mm	N/A
Stachys palustris	1.5L, CG	300mm	N/A
Lychnis flos-cuculi	1.5L, CG	300mm	N/A
Caltha palustris	1.5L, CG	300mm	N/A
Carex pendula	1.5L, CG	300mm	N/A
Iris pseudoacorus	BS top size	300mm	N/A
Pond - emergents			
Sparganium erectum	1.5L, CG	450mm	N/A
Hippuris vulgaris	1.5L, CG	450mm	N/A
Persicaria amphibia	1.5L, CG	450mm	N/A
Acorus calamus	1.5L, CG	450mm	N/A
Butomus umbellatus	1.5L, CG	450mm	N/A
Pond - submergents			
Nymphaeodes peltata	1.5L, CG	tbc	25
Nymphaea alba	1.5L, CG	tbc	25
Nuphar lutea	1.5L, CG	tbc	25
Ranunculus aquatilis	1.5L, CG	tbc	25

Legend

- fen wetland
- flower enriched wet grassland
- pond - marginal bench planting
- pond - emergents / aquatic bench planting
- mown grass
- neutral hay / flower meadow with mown path
- allotment vegetation
- clipped whitethorn hedge
- clipped whitethorn hedge and pollarded white willow
- outline of existing hedgerow - retained
- indicative outline of existing willow dominant scrub / riparian woodland - retained
- proposed native parkland and hedgerow trees / shrubs
- existing commercial forestry trees
- proposed alder carr / downy birch copses
- indicative outline of proposed community centre structures
- playgrade woodchip safety surfacing
- reinforced grass parking bay or similar
- standing water - submergents
- hardstand - material tbc
- proposed boardwalk
- proposed proposed play equipment indicatively shown
- proposed formal play area perimeter fence
- living willow hut
- tree trunk logs in mown grass
- bridge structure / culvert link
- picnic table

REV	DATE	AMENDMENT

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

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PROJECT:
ROBERTSTOWN AMENITY LANDS,
ROBERTSTOWN,
CO. KILDARE.

DRAWING:
LANDSCAPE MASTER PLAN

DATE: FEBRUARY 2020

SCALE: 1:1000 @ A1

DRAWN: DS
 CHECKED: DS

DRAWING NO: **96601-2-101**

C

ECOLOGY REPORT



Robertstown Ecological Survey Report

Date: November 2019 (amended January 2020)

By: Flynn, Furney Environmental Consultants

For: Cooney Architects



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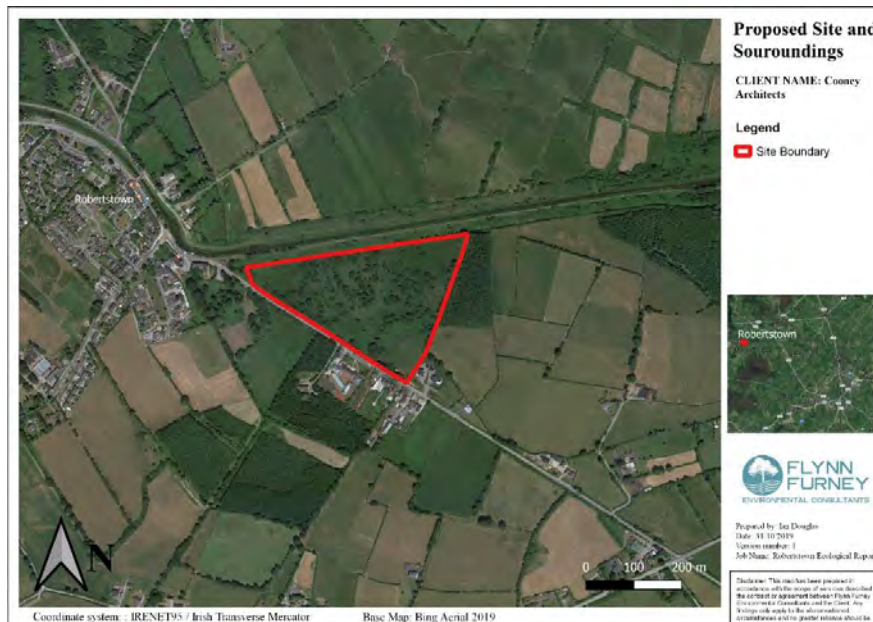
1 INTRODUCTION

Flynn Furney have been commissioned by Cooney Architects to carry out an Ecological Assessment for a greenfield site in Robertstown Co. Kildare. The final design for the site has yet to be produced but it is proposed that the site will be used for walks, recreation, parking and for appreciation of nature. This preliminary ecological survey aims to identify habitats and any potential ecological constraints to the development of the proposed site. This report may also act as a precursor for further detailed ecological reports and an Appropriate Assessment Screening Report if the Council deems one is required.

This assessment is based upon a desk study and fieldwork carried out by suitably qualified ecologists. The report includes a habitat survey of the site and an assessment of the potential impacts of the proposed works on the ecology of the site and surrounding area, including designated sites. The report also aims to identify if any protected species reside on or use the proposed site.

1.1 Site Description

The area under study can be seen in figure 1. This site consists of a wedge shaped corner field bounded by a road and the Grand Canal in the townland of Robertstown. Currently (01/11/2019) the design for the site has not been finalised. It can be assumed that works will generally involve the removal of vegetation in some areas, resurfacing, the installation of drainage networks and the building of site infrastructure including parking, roads, boardwalks, toilets and other related infrastructure.



2 Ecological Assessment

2.1 Field and Desk survey methodology

The field surveys were carried out on the 29th of October 2019 in which habitats and vascular plants were recorded. Any evidence of mammal feeding, resting or movement through the site was also recorded.

A desktop study was carried out as part of this ecological assessment. This included a review of available literature on the site and its immediate environs. Sources of information included the National Parks and Wildlife Service, National Biodiversity Data Centre and OSI historical maps.

2.2 Designated Sites

Designated sites within the vicinity of the proposed development were assessed to understand whether any potential impact to these sites and their conservation interests are likely as a result of the proposed development. This assessment is required under Articles 6(3) of the Habitats Directive and forms part of the Appropriate Assessment Screening process. As a full Appropriate Assessment is not required at this stage this report only provides a list of protected areas and considers if impacts are likely or not.

Sites designated for the conservation of nature in Ireland include:

- Special Areas of Conservation (SACs) and:
- Special Protection Areas (SPAs).
- Natural Heritage Areas (NHAs)
- proposed Natural Heritage Areas (pNHAs)

SPA's and SAC's are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. SPA's and SAC's are designated under EU Habitats Directive, transposed into Irish law by the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), as amended.

Natural Heritage Area (NHA) is the basic designation for wildlife in Ireland. These are areas considered important for their habitats or species of plants and animals whose habitat needs protection. They first entered into European Law under the 1976 Wildlife Act, then were transposed into Irish law with the 1997 Natural Habitats Regulations (S.I. No. 94 of 1997) finally gaining full statutory backing in Ireland with the passing of the Wildlife (Amendment) Act 2000.

pNHA sites were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated. These sites are designated as being of significance for species and habitats. While not

afforded the same protection as sites protected under the Habitats Directive, they are subject to protection through the following mechanisms:

- Agri-environmental farm planning schemes such as GLAS (Formally the Rural Environment Protection Scheme)
- Forest Service requirement for NPWS approval before they will pay afforestation grants on pNHA lands
- Recognition of the ecological value of pNHAs by Planning and Licencing Authorities.

All designated sites within 15km of the proposed works were considered during the desktop study in order to assess the potential for significant effects upon their Qualifying Interests / Special Conservation Interests and Conservation Objectives. This stage of the process is used to determine whether any of the designated sites may be 'screened out'. That is, that they can be regarded as not being relevant to the process, having no potential to be significantly affected or impacted upon.

2.3 Designated Sites Within 15km of the Proposed Works

All designated sites with 15km of the proposed works are shown in Appendix 1; map 1 and detailed in Table 1

Table 1: Designated sites with 15km of the Proposed Project Area

SITECODE	SITE NAME	AREA (HA)	DESIGNATION	DISTANCE FROM SITE (KM)
392	Curragh (Kildare)	1902.8	pNHA	8.2
2104	Grand Canal	792.5	pNHA	0.002
2331	Mouds Bog SAC	590.9	SAC	4.8
1388	Carbury Bog NHA	131.2	NHA	14.2
1393	Hodgestown Bog NHA	128.9	NHA	4.4
1387	Ballynafagh Lake SAC	45.5	SAC	0.9
396	Pollardstown Fen SAC	226.8	SAC	8.2
1395	Liffey At Osberstown	0.5	pNHA	8.3
1396	Liffey Bank Above Athgarvan	0.9	pNHA	13.4
925	The Long Derries, Edenderry SAC	30.4	SAC	13.2
1391	Donadea Wood	247.9	pNHA	7.5
391	Ballynafagh Bog SAC	155.2	SAC	3.3

A total of 13 areas designated as either SAC, SPA, NHA or pNHA have been identified with 15km of the proposed site. The Grand Canal is the only designated site that may be directly impacted due to the proposed development. Impacts may include changes to foraging and feeding habitats of bird, bats and badgers that use both the Canal and the proposed site. Due the protection given to the Canal (pNHA) a full Appropriate Assessment may not be required in this instance, this remains at the discretion of the Council.

The Ballynafagh Lake SAC sits within 1km of the proposed development. This site is unlikely to be directly affected by the proposed development but indirect impacts may exist. The Marsh Fritillary Butterfly (*Euphydryas aurinia*) an Annex II protected species, has been recorded in the Ballynafagh Lake SAC. Due to

its proximity and the availability of suitable habitat on the proposed site potential impacts to the local population of Marsh Fritillary could arise if the species are recorded on the proposed site. See Section 2.6 for more detail.

No risks to the conservation objectives of any other sites listed in table 1 are considered likely due one of the following:

- Lack of connectivity between the proposed development and the designated area.
- Significant buffer between the proposed works area and the designated area
- No impact or change to the management of the designated area or;
- No change to chemical or physiological condition of the designated site as a result of the proposed development.

2.4 Habitats and Flora

No rare, threatened or protected species of plants as per the Red Data Book (Curtis and McGough, 1988) or Red List (Wyse Jackson et al., 2016) were found. No species listed in the Flora Protection Order (1999) were found to be growing within the study area. Based on historical mapping this area has varied from Marsh habitat types to rough pastures since 1837 – 1842 indicating that species composition is likely relatively intact.

The eastern portion of the site was generally drier with ground condition become wetter further towards the west. Variability existed further within the site as higher area and drainage ditches created islands of drier grass dominated groundcover. The site is bisected by a number of historical drainage ditches that have been recorded on the 1888-1913 maps¹. Many of these ditches were evident during the site visit while some had become overgrown. The boundary of the site is also surrounded by a drainage ditches on the road side and the Mylerstown Canal to the north.

2.4.1 Invasive Species

Ireland is a signatory of a number of international treaties and conventions, including the Convention on Biological Diversity. Such treaties and conventions require the Irish Government to address issues of invasive alien species. This has been implemented through national legislation via the Wildlife Acts 1976 and 2000 (as amended) and further regulated through the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477).

Articles 49 and 50 of these latter regulations sets out the legal implications associated with alien invasive species and Schedule 3 of the regulations lists non-native species subject to the restrictions of Articles 49 and 50.

Under Article 49 and 50 of these Regulations it is an offence to:

- Plant, disperse, allow dispersal or cause the spread of invasive species.
- Keep the plants in possession for the purpose of sale, breeding, reproduction, propagation, distribution, introduction or release.
- Keep anything from which the plant can be reproduced, or propagated from, without a granted licence.
- Keep any vector material - including infested soil, seeds or plant fragments from a contaminated site contaminated site, for the purposes of breeding, distribution, introduction or release.

It is important to note that if an invasive species, listed in Schedule 3 of the 2011 Regulations, has been positively identified on a works site it is not an option to do nothing i.e. action of some form must be taken to address the invasive species in order to comply with environmental legislation (the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477)).

No invasive species listed on Schedule 3 were identified on the site at the time of the site visit and therefore no action is required. If significant time elapses before works are due to commence on site a new invasive species survey may be required.

2.5 Habitat Survey and Methodology

The following habitats were recorded during the field survey carried out in late October 2019. Soils on site were peats² typical of permanently wet or flooded sites. Geology below the site is limestone³. Due to the time of year some species of grasses, sedges and herbaceous plants could not be fully identified. Habitats were classified and dominant plant species noted according to the guidelines given by the JNCC (2010). Habitats were classified according to Fossitt (2000). Photos of these habitat types can be seen in Appendix 2.

GA1 Improved Grassland

The area directly inside the site entrance has seen the greatest amount of grazing of any area of the site and therefore also the greatest amount of excreta. This has led to species assemblages similar to improved grasslands. Grasses included Couch Grass (*Elytrigia repens*) and Creeping Bent (*Agrostis stolonifera*). The herb component included Meadowsweet (*Filipendula ulmaria*), Meadow Vetchling (*Lathyrus pratensis*), Creeping Buttercup (*Ranunculus repens*), Ragworts (*Senecio spp.*), Common Knapweed (*Centaurea nigra*) and Ribwort Plantain (*Plantago lanceolata*).

GS4 Wet Grassland

Areas of Wet Grassland were common throughout the site with the habitats greatest extent found towards the western corner where ground conditions were drier. The habitat was dominated by grasses including Tall Fescue (*Festuca*), and Creeping Bent (*Agrostis stolonifera*), Sedges (*Carex Spp*) and Jointed Rush (*Juncus articulatus*). The herb component included Meadowsweet (*Filipendula ulmaria*), Meadow Vetchling (*Lathyrus pratensis*) and Tormentil (*Potentilla erecta*). Common Marsh-bedstraw (*Galium palustre*) was found in wetter areas. This habitat type was interspersed with stands of Willow (*Salix spp*) and areas of scrub towards the edges.

FW3 Canal

The Mylerstown Canal makes up the northern boundary of the site. This canal is assumed to act as a drainage canal for the Grand Canal. The channel is approximately 2 meter wide with grassy verges of Couch Grass (*Elytrigia repens*) and Creeping Bent (*Agrostis stolonifera*). Water was not observed to move within the canal. Aquatic plants found within the canal including Duckweed (*Lemna spp.*), Horsetail (*Equisetum spp*), Bur-reed (*Sparganium spp*) and Broad-leaved Pondweed (*Potamogeton natans*).

WL1 Hedgerows

The sites boundary contains hedgerows, most of which were above wet ditches, this has influenced their assemblage in many cases. Tree species was dominated by Willow (*Salix Spp*) interspersed with Ash (*Fraxinus excelsior*) and Hawthorn (*Crataegus monogyna*). Ivy (*Hedera helix*) was abundant on the ground and throughout the hedgerow. The understory contained Hart's-tongue (*Asplenium scolopendrium*), Bramble (*Rubus fruticosus agg.*), Herb-Robert (*Geranium robertianum*), Meadow Vetchling (*Lathyrus pratensis*), Creeping Buttercup (*Ranunculus repens*) and Horsetail (*Equisetum Spp*).

FW4 Drainage Ditches

Many historical ditches run through the site and around the boundary. In some areas these have become blocked with debris or filled in. Most were found to contain water at the time of the survey. Ditches were found to have Willow (*Salix Spp*) in the channel or on their banks. Ground species included Duckweeds (*Lemna spp.*), Horsetail (*Equisetum spp*), Reed Canary-grass (*Phalaris arundinacea*) and Yellow Iris (*Iris pseudacorus*).

PF1 Rich Fen

Rich Fen habitat makes up approximately one quarter of the site. This is a groundwater fed habitat found on waterlogged peat soils in limestone areas. Grasses and Sedges were abundant in this habitat area including Purple Moor-grass (*Molinia caerulea*), Fescue (*Festuca Spp*) and Sedges (*Carex Spp*), The proportion of rushes was generally low. The herb layer contained Meadowsweet (*Filipendula ulmaria*), Willow herb (*Epilobium angustifolium*), Water Mint (*Mentha aquatica*), Common Valerian (*Valeriana officinalis*), Common Marsh-bedstraw (*Galium palustre*), Meadow Vetchling (*Lathyrus pratensis*), Marsh Cinquefoil (*Potentilla palustris*), Wild Angelica (*Angelica Sylvestris*), Tormentil (*Potentilla erecta*), Devil's-bit Scabious (*Succisa pratensis*) and occasionally Bogbean (*Menyanthes trifoliata*). This habitat type was interspersed with stands of Willow (*Salix spp*) and areas of scrub towards the edges. Yellow Iris (*Iris pseudacorus*) was also present around the site. This habitat was also contained a well-developed moss layer.

Towards the Western portion of the site this habitat species diversity was generally lower with Purple Moor-grass (*Molinia caerulea*) and Fescue (*Festuca Spp*) becoming dominant. Herbs species were also present but less abundant these included Meadowsweet (*Filipendula ulmaria*), Marsh Cinquefoil (*Potentilla palustris*), Wild Angelica (*Angelica Sylvestris*), Devil's-bit Scabious (*Succisa pratensis*).

FS1 Reed and large sedge swamps

The most western corner of the site was also the wettest area. This area was surrounded on all sides by drains and the Mylerstown Canal. This area was dominated by Reed Canary-grass (*Phalaris arundinacea*) and Couch Grass (*Elytrigia repens*) with Yellow Iris (*Iris pseudacorus*) common. The herb component contained Meadowsweet (*Filipendula ulmaria*), Meadow Vetchling (*Lathyrus pratensis*), Common Valerian (*Valeriana officinalis*) and Marsh Cinquefoil (*Potentilla palustris*). Bramble (*Rubus fruticosus agg.*) and Nettle (*Urtica dioica*). Willow (*Salix Spp*) was observed to be encroaching from the surrounding scrub area.

SW1/WN5 Scrub/ Riparian Woodland

Much of the site boundary particularly on the southern edge was dominated by Scrub/ Riparian Woodland. These areas we found on the edges of drainage ditches where standing water was likely present most of the year. The dominant tree species recorded was Willow (*Salix spp*), with Downy Birch (*Betula pubescens*), Alder (*Alnus glutinosa*), Oak (*Quercus Spp*) and Hawthorn (*Crataegus monogyna*) also present but less abundant. The understory was generally determined by the herb layers in the surrounding Fen and Grassland habitats including Purple Moor-grass (*Molinia caerulea*), Fescue (*Festuca Spp*) and Sedges (*Carex Spp*), Meadowsweet (*Filipendula ulmaria*), Meadow Vetchling (*Lathyrus pratensis*), Common Valerian (*Valeriana officinalis*) and Bramble (*Rubus fruticosus* agg.).

WL2 Treelines

A line of Willow (*Salix Spp*) runs along the northern boundary of the site containing approximately 14 trees. These are estimated to be between 50 and 100 years old.

2.6 Mammals

Badgers

Badgers and their refugia are protected under the Wildlife (Amendment) Act 2000 and the Wildlife Act 1976 and by European legislation. It is an offence to cause a disturbance to any active or inactive setts found within these areas as part of the proposed development during the breeding season: December to June.

No Badger Sets were found on the site during the site visit and given the low laying nature of the site and the high water table it is unlikely that any set making would occur on site. One Badger Scat was found on a mammal track indicating that Badgers are likely using this area for foraging and movement through the landscape.

Otters

Otters, along with their breeding and resting places, are protected under the provisions of the Wildlife Act, 1976, as amended by the Wildlife (Amendment) Act, 2000. Otters have additional protection because of their inclusion in Annex II and Annex IV of the Habitats Directive, which is transposed into Irish law in the European Communities (Natural Habitats) Regulations (S.I. 94 of 1997), as amended.

Otters are also listed as requiring strict protection in Appendix II of the Berne Convention on the Conservation of European Wildlife and Natural Habitats and are included in the Convention on International Trade of Endangered Species (CITES). As such if any signs of Otters are found during clearing or construction mitigation measures should still be applied.

No signs of Otters Spraints, Holts, Slides or Couches were found on the site during the survey. However, it is likely that Otters are present in the adjoining Grand Canal and may use the site for foraging particularly for species of Amphibians like Frogs and Newts.

Bats

A dedicated Bat survey was not carried out as part of this survey. Instead an estimation of potential bat roosting opportunities was investigated. All bat species are protected by law in Ireland under the Bonn Convention (1992), the Bern Convention (1982) the EU 'Habitats' Directive (92/43/EC; transposed into Irish law by S.I. No. 94 of 1997) and the Wildlife Acts 1976 and 2000. Lesser horseshoe bats are listed as Annex II species of the Habitats Directive (afforded special protection). All other Irish bat species are listed in Annex IV (general protection) of this directive.

The proposed site and nearby Canal offer a wide range of landscape features that could provide feeding opportunities for Bats. The majority of Irish Bat species are known to use linear semi-natural landscape features like rivers, canals and hedgerows for feeding and navigation particularly in areas of intensive agriculture. As such the Canal is likely to be an important area for local Bat populations. Additionally, many bat species are known to feed in areas of Wet Grassland, Marsh, Scrub and Fen habitats which this site has in abundance.

No old buildings or mature/ivy covered tress were identified on site therefore the risk of disturbance to Bat roosting sites is considered low.

Development of this site should be considerate of bat populations by ensuring that changes in land use cause minimal impacts to Bats normal function. Of greatest significance is the loss of trees and scrubs which are widely used by the majority of species found in Ireland. Impacts to feeding opportunities are likely due to losses of habitats for pray species living on trees and scrubs removed during clearance. All clearance should, where possible take place during hibernation (November to March) to minimise direct impacts to populations.

Lighting can severely impact on bats roosting, feeding and commuting routes. Many species of bats are known to stay clear of well-lit areas. Bats vision is an important sense during dusk and dawn as bats begin to move to and from the roosting sites. Excessive luminance particularly around roosting sites can lead to bats being disorientated and can lead to abandonment of roosts. Lighting can also impact feeding behaviour as pray species are drawn towards lights leading to a localised decrease in insect populations as most bat

species will avoid well-lit areas. If any additional lighting for pitches, walks or other recreational areas is installed it should be appropriately designed to minimise impact upon bats home range, roosting or feeding.

Birds

A dedicated bird survey was not carried out as part of this assessment. No Annex II bird species were identified during the site visit. Bird species recorded on site included Grey Heron (*Aredea cinerea*), Blackbird (*Turdus merula*), Wren (*Troglodytes troglodytes*), Robin (*Erithacus rubicula*), Stonechat (*Saxicola torquata*) and Bullfinch (*Pyrrhula pyrrhula*).

It is recommended that a full bird survey is carried out on the site before works commence as Wetland sites such as this are known to be important areas for a number of protected species that over-winter in Ireland as well as for native wading species such as Curlew (*Numenius arquata*) and Snipe (*Gallinago gallinago*).

Marsh Fritillary Butterfly

The habitats survey identified habitats within the site that have potential to support the Marsh Fritillary Butterfly (*Euphydryis aurinia*). This European Habitats Directive Annex II species is the only insect in Ireland that is designated as Annex II, with it being a qualified interest for fourteen Special Areas of Conservation (SAC) in Ireland including Ballynafagh Lake SAC 0.9km north of the site.

In Ireland, the species relies solely on Devil's-bit Scabious (*Succisa pratensis*) as its larval foodplant. This is a plant of damp ground and often occurs in stands (mosaics) within areas of damp and wet grassland, fens and marshes. Marsh fritillary deposit eggs on the underside of *Succisa* leaves in mid-May, with the caterpillars then moving towards the base of the plant on hatching. A web is spun in which the larvae live gregariously and feed. The webs increase in size throughout the summer and is at their most conspicuous between August and September, which is the time of year to carry out larval web searches.

Devil's-bit scabious (*Succisa pratensis*) was found commonly across the site and has suitable characteristics to support a population of Marsh Fritillary Butterfly. Populations of this protected species have been previously recorded within the area¹ and The Ballynafagh Lake SAC less than 1km away is designated for the protection of the Marsh Fritillary Butterfly.

To ensure the protection of this species a full Larval web survey is recommended.

¹ National Biodiversity Data Centre, Ireland, Marsh Fritillary (*Euphydryas aurinia*), accessed 30 October 2019, <<https://maps.biodiversityireland.ie/Species/77487>>

2.7 Amphibians

As discussed above the majority of the site is permanently or seasonally waterlogged with standing water forming pools in ditches and other areas not dominated by ground vegetation. These conditions provide suitable habitat for the Common Frog (*Rana temporaria*) and the Smooth Newt (*Lissotriton vulgaris*). The common frog and common newt were added to the Wildlife Act, 1976 by regulations made in SI 282/1980.

No adult Frogs or Newts were identified during the field survey. It is recommended that a spawn/tadpole and newt survey be carried out between the early spring and early summer. Survey methodologies from *Guidelines on the Ecological Surveying Techniques for Protected Flora and Fauna during the Planning of National Road Schemes* from the National Road Authority should be used for both species.

3 Overall Conclusions

In conclusion, the site contains a number of good quality semi-natural habitat types that are species-rich including Fens, Wet Grasslands and Scrub. These are likely locally important for a number of birds, mammals, amphibians and insects.

No mammal activity associated with habitual use of the site was recorded for Bats, Badgers, Otters or any other protected mammals. Badgers and Otters may use this site occasionally for feeding and navigation through the landscape.

The relationship between the site and other protected areas locally indicated that in general activities on the site are unlikely to impact upon the conservation objectives of any Natura 2000 site. The Marsh Fritillary Butterfly is known to occur in the nearby Ballynafagh Lake SAC and is a species for which the site has received designation. Changes in land use at this proposed site may have impacts on the Ballynafagh Lake population. The presence of this species should be determined through a Marsh Fritillary Butterfly on the proposed site. The site may also be important for a number of protected bird species and for two species of amphibians this should be determined through further species specific site surveys.

4 Ecological Evaluation of Master Plan Design (Report amendment 31/01/2020)

Since the time of writing this original report the master plan for the whole site has been developed. The following is an analysis of the designs impacts upon habitats contained within the site.

As was stated in the ecological report the site is not directly connected with or necessary to the management of any Natura 2000 sites or any other sites designated for the conservation of nature in Ireland or Europe. As such development of the site is not restricted by legislation related to the protection of species or habitats. However, this initial survey was carried out outside the ideal period for a number of floral species and also the Marsh Fritillary butterfly (an Annex II species). Confirmation on the presence or absence of these should be obtained prior to any works taking place on the site.

The current masterplan has been designed with careful consideration of the ecological value of particular areas of the site and with the intention to protect and enhance areas for the benefit of biodiversity. The current draft plan has focused much of the major infrastructural development on the eastern portion of the site. Here, better drainage and slightly elevated ground has allowed more intensive grazing and land management to occur producing improved agricultural grassland (a low value habitat type for biodiversity). Wet grassland was also a common feature within the eastern portion of the site. While still relatively species-rich, this area should still be considered the most suitable to be lost given the objectives of the brief, the wetness of the western portion of the site and greater diversity of habitats and species within the site's western portion. In addition, given the layout of the site relative to the town and the school; focusing areas of biodiversity and engagement with nature in areas where people using the site must pass through allows for maximum opportunities for people, particularly local children to interact with nature.

Opportunities exist within the site for further biodiversity enhancement. Particularly in light of changes in land use. Once grazing (by horses) is removed from the site, faster-growing primary colonisers like Willow and Bramble can quickly come to dominate the vegetation assemblages. This is particularly important for herb species of fens and wet grasslands that require good light penetration to prosper. It should be noted that Willow and other scrub species (Bramble, Dog Rose, Ash, Hawthorn) are important for biodiversity and should not be wholly removed from the site, but managed as edging and along historical drains. This may also help create a greater feeling of enclosure and can also be used for subdivide areas. Willow is additionally beneficial in that it takes well to cutting back (coppicing) and will produce new shoots year on year. These off-cuts could then be used for other amenities including fire wood, fencing or garden stakes for the proposed allotments.

Opportunities exist for the creation of a ponds near the western edge of site. Given that other ponds (non-flowing bodies of water) and canals exist locally, creating a pond may allow for greater habitat connectivity within the landscape. Pond edges may also provide opportunities for the expansion of reeds and large sedge species that thrive in shallow waters, further adding to overall habitat diversity.

With peat soils that are permanently or seasonally flooded wet grasslands/fens habitats can become highly altered and degraded if suitable works methodologies are not taken into consideration. Where possible, machinery movements should be restricted in these areas or should be limited to mini diggers or excavators with wheels or rubber tracks to allow minimal disturbance to ground flora. Works should take place during

the dry conditions. Works during or immediately after periods of rain are to be avoided. If possible, works in the more ecologically sensitive western portion should take place early on in the project to allow the site time to rehabilitate itself after disturbance with machinery. The removal of woody vegetation must be carried out outside the bird nesting season (March-August inclusive). Wet areas (pools, drains etc.) should not be disturbed in Spring / Summer without confirmation that no amphibian species (i.e. Common Frog, Smooth Newt) are breeding here.

Additional points on working within areas like this include:

- Ensure all operators understand the ecological vulnerabilities within the area.
- Ensure areas of deep water and unstable ground are clearly marked.
- Machinery should be low impact, wheeled/rubber tracked or under 5 tonnes
- Where possible removal of vegetation, clearance and infrastructure like walking bridges should be installed manually.
- Western portion of the site should not be used for stock piling or temporary structures.

Some additional survey work is required as part of this project. A brief survey of site for winter wildfowl/waders should be carried out prior to any works taking place while these species may be in-situ. A further investigation into presence/ absence of Marsh Fritillary Butterflies and further summer floral surveys (Initial survey was carried out at sub-optimal time for flowering plants) should be carried out before works commence. Surveys for spawning sites for amphibians should also be carried out prior to commencement of works.

The drainage plan for the site should take the ecology of the rest of the site into consideration. It is unknown by the current authors to where drainage water from the proposed raised pitches and hard stands is intended to be sent. Given the restricted drainage within the area and the low laying nature of the site water removal may be problematic for engineers. This may pose a threat or equally an opportunity for wetland habitats in the under developed western portion of the site. Drying out can often lead fen habitats to become more like wet grasslands particularly in the absence of grazing. This increased water load may help maintain an equilibrium within the sites western portion. This however is only speculative and should be investigated further through hydrological studies.

5 References

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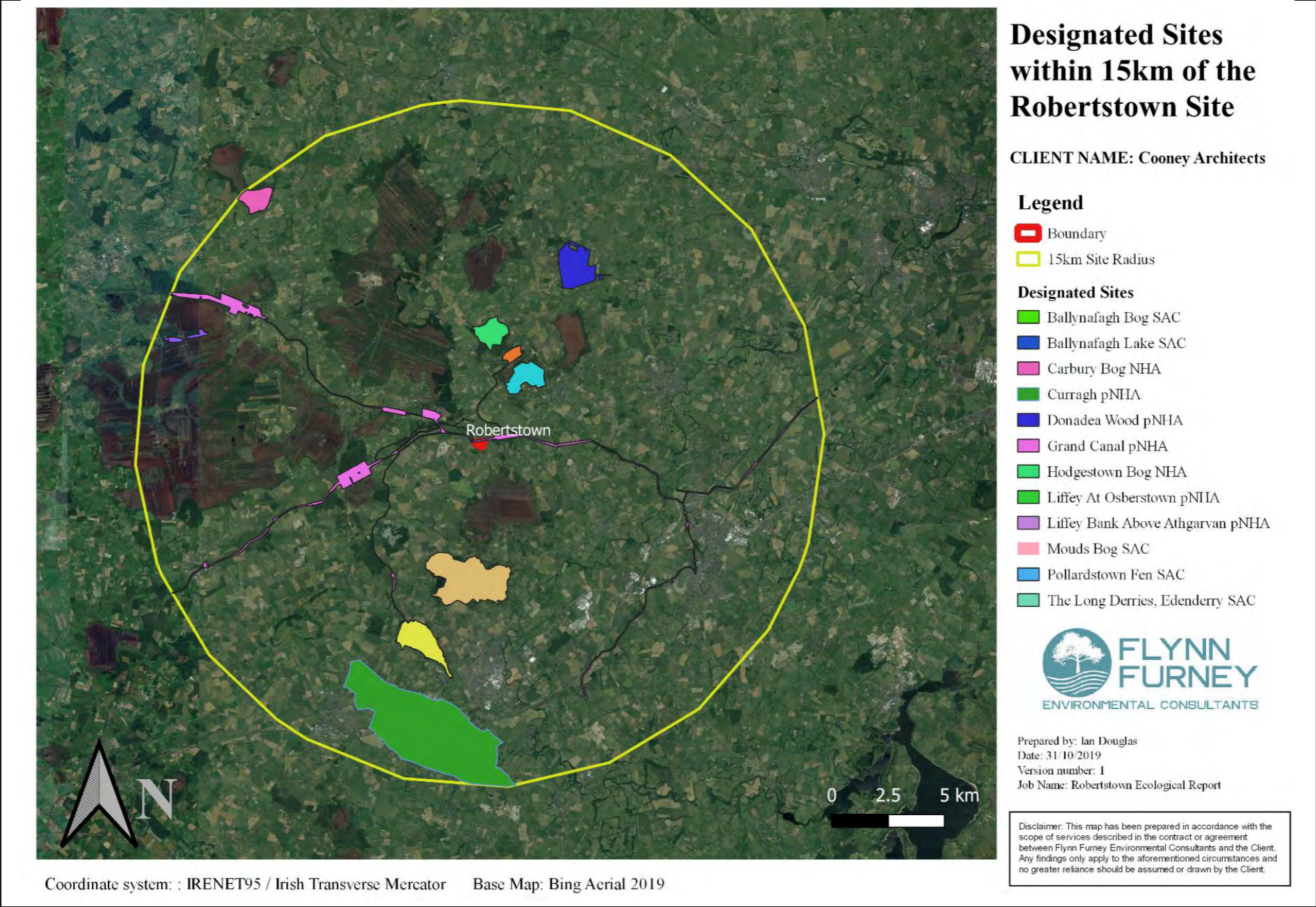
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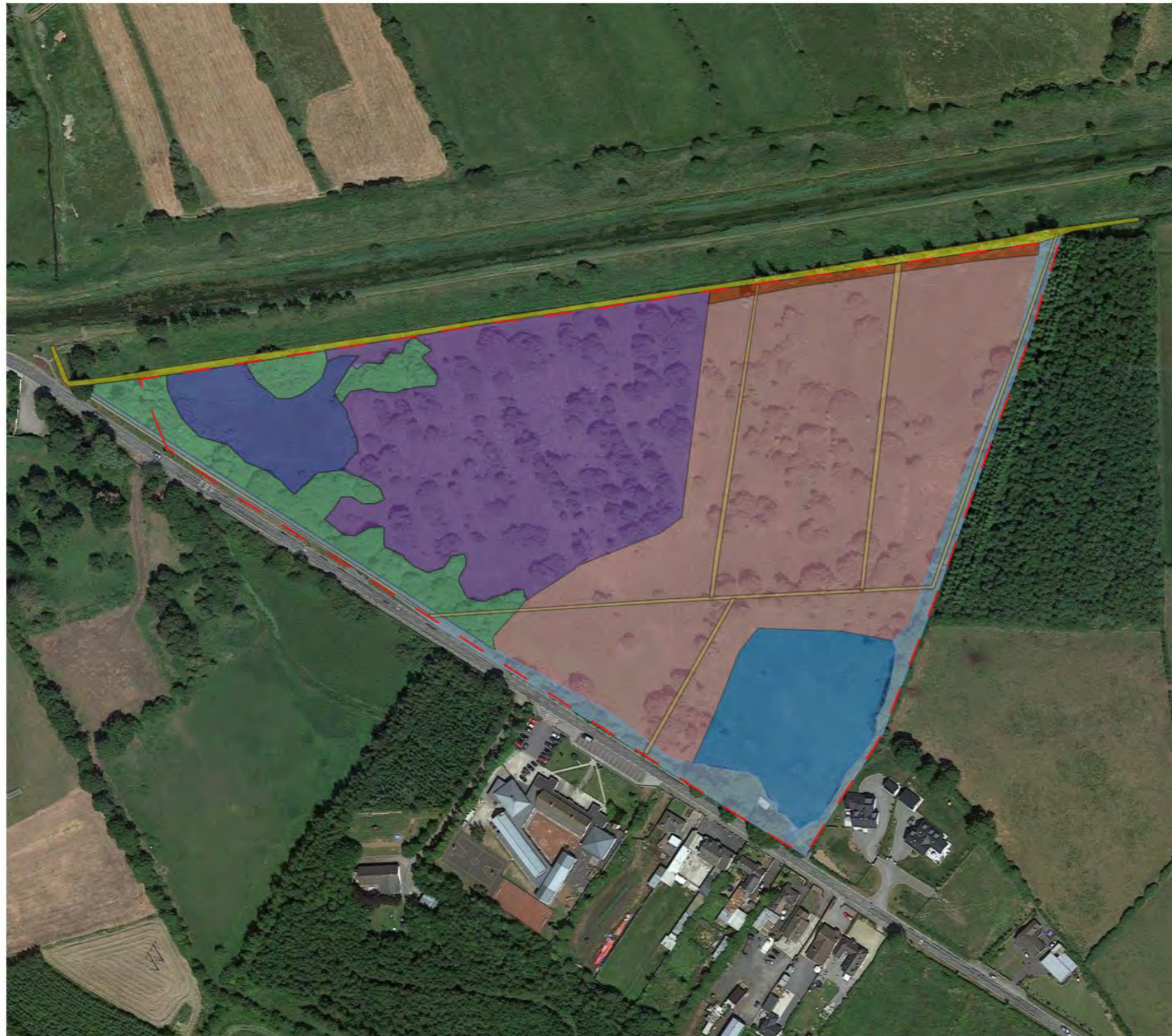
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Appendix 1 Maps





Habitats types within the Site

CLIENT NAME: Cooney Architects

Legend

Site Boundary

Habitats

Canal FW3

Drainage ditches FW4

Hedgerow WL1

Improved Grassland GA1

Reed and large sedge swamps FS1

Rich Fen PF1

Scrub/Riparian Woodland SW1/WN5

Treelines WL2

Wet Grassland GS4



Prepared by: Ian Douglas

Date: 31/10/2019

Version number: 1

Job Name: Robertstown Ecological Report

Disclaimer: This map has been prepared in accordance with the scope of services described in the contract or agreement between Flynn Furney Environmental Consultants and the Client. Any findings only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client.

Coordinate system: : IRENET95 / Irish Transverse Mercator Base Map: Bing Aerial 2019

Robertstown Ecological Report

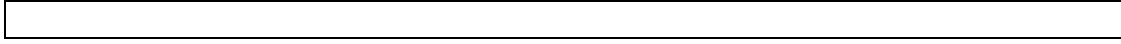
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Appendix 2 Site Photos



Robertstown Ecological Report





Picture 5 Wet Grassland towards the East of the Site



Picture 6 Willow (*Salix Spp*) dominated drainage ditch



Robertstown Ecological Report



D

PSDP REVIEW

Preliminary Safety and Health Note

For Roberstown Amenity Lands Masterplan Development

UNDERSTANDING THE SITE - TERRAIN, TOPOLOGY, FLOODING, ECOLOGY,



A Masterplan for Robertstown Amenity Lands
an evolving and growing facility for all

CooneyArchitects

Cooney Architects Reference: 19032-16.0-2019.12.20- Prelim H&S Note
 Revision: -
 Issue Date: 2019.12.20

Client Name: Kildare County Council in collaboration with Robertstown Community Amenities Association (RCCA)
 Client Address: -Kildare County Council,
 Head Office, Áras Chill Dara, Devoy Park, Naas, Co Kildare. W91 X77F
 -Robertstown Community Amenities Association (RCCA),
 3 The Moorings, Robertstown, Co. Kildare, W91 E5W9

Rev	Description	Issued by	Checked	Date
00	Safety and Health Note	Lara Garcia	Lara Garcia/Anna Kerrane	2019.12.20

This report has been prepared for the sole benefit, use, and information for the client and project team. The liability of Cooney Architects Limited with respect to the information contained in the report will not extend to any third party.

INDEX

- 1.0 Introduction
- 2.0 Project Description
- 3.0 Project Details
- 4.0 Location
- 5.0 Estimate time scale
- 6.0 Drawings and Specifications
- 7.0 Relevant adjoining land usage
- 8.0 Location of services & service connections
- 9.0 Environmental Restrictions and Existing On-site Risks
- 10.0 Particular Risk
- 11.0 Continuing Liaison
- 12.0 Proposed Safety File Content

1.0 Introduction

This Preliminary Safety and Health Note has been prepared in accordance with the requirements of Safety, Health and Welfare at Work (Construction) Regulations 2013 and summarises the project-specific H&S information needed to identify hazards and risks associated with the project design and construction work.

It is a document, which will be developed by the Project Supervisor for Construction during the construction phase. All those involved with the design phase have a statutory duty to comply with it and to provide the Project Supervisor for Design Process with any information they have, which he needs to keep the plan up to date.

It is the intention of the Client that the project be constructed in such a way that the risk to health and safety of all persons engaged in its construction, future use, and maintenance are eliminated or reduced to an acceptable level under current health and safety legislation.

This preliminary Safety and Health note has been issued for inclusion within the Masterplan Report.

2.0 Project Description

The project comprises an existing 18 acre site to be developed as to integrate the following amenity elements:

- A Community Centre:
- A playground and play area for children, including facilities for older children;
- A grass playing pitch, multi-purpose games area;
- A raised walkway that enables access around the park
- A pond area
- New entry points marked as gateways structures
- A potential future link of the walkway to connect with the Grand Canal/ Greenway
- Camping/Glamping facilities
- Allotments/Community Garden
- Outdoor learning/performance space

3.0 Project Details

Client 1 (Collaboration)	Name:	Kildare County Council in collaboration with Robertstown Community Amenities Association (RCCA)		
	Address:	-Kildare County Council, Head Office, Áras Chill Dara, Devoy Park, Naas, Co Kildare. W91 X77F		
	Contact:		Email:	
	Phone:		Mob:	

Client 2 (Collaboration)	Name:	Robertstown Community Amenities Association (RCCA)		
	Address:	-Robertstown Community Amenities Association (RCCA), 3 The Moorings, Robertstown, Co. Kildare, W91 E5W9		
	Contact:		Email:	
	Phone:		Mob:	

PSDP	Name:	Cooney Architects		
	Address:	The Old Brewers Club, 32 the Coombe, Dublin 8, D08 E2VY		
	Contact:	Lara Garcia	Email:	lara@cooneyarchitects.com
	Phone:	01 4533 444	Mob:	

PSCP	Name:	TBC at pre-on-site commencement stage		
	Address:			
	Contact:		Email:	

	Phone:		Mob:	
Architect	Name:	Cooney Architects Limited		
	Address:	The Old Brewers Club, 32 the Coombe, Dublin 8, D08 E2VY		
	Contact:	Mariana Matos	Email:	mariana@cooneyarchitects.com
	Phone:	01 4533 444	Mob:	
Structure	Name:	GK Consulting Engineers		
	Address:	Unit 12, Block 4, Millbank Business Park, Lucan, Co. Dublin. K78 CF75		
	Contact:	Liam Gleeson	Email:	
	Phone:	(01) 874 9322	Mob:	0876957925
Landscape Architect	Name:	CSR		
	Address:	3 Molesworth Place, Dublin 2.		
	Contact:	Declan O'Leary	Email:	
	Phone:	01 661 0419	Mob:	
Ecologist	Name:	Flynn Furney Environmental Consultants		
	Address:	3 Molesworth Place, Dublin 2.		
	Contact:	Billy Flynn	Email:	billy@flynnfurney.com
	Phone:		Mob:	0899829078

4.0 Location

The 18 acre site zone as open space and amenity is located in Robertstown, a village within the boglands in north central Kildare. The site is triangular shaped, with the North boundary area facing the Grand Canal and the Southwest fronting the road access that connects with Town centre, with the later side to Southeast with the a more rural setting with some residential area.

At the south east end of the site across the road The Robertstowns National School is located.

5.0 Estimate time scale

Cooney Architects were engaged by the client to carry out the design and masterplan of the Roberstown Amenity Lands only, with provision of the health and safety aspect being present through the design by all consultants.

At this stage, it is envisage that the works package can be phased to target [particular funding pots and delivered as and when funding is raised, over a period of 6-8 years.

From consulting with the client, it appears that the priority may be the delivery of the carparking, play facilities with the walkway and playing fields.

On Engineering report, it is understood that, in order to avoid disruption of the ecology and benefit from scale of economies, foundation works and earthworks should be ideally carried out and completed in one phase.

Another element to have in mind is where the development occurs, partially,

6.0 Drawings and Specifications

This report was based on the following documentation:

- Robertstown Ecological Survey Report , by Flynn Furney Environmental Consultants
- Report on Engineering Matters by GK Consulting Engineers
- Cooney Architects Masterplan Report

- CSR Landscape Supporting Design Proposals
- OS Map
- Flood Risk Assessment by Kilgallon

We note that Topographical survey, services connections were not carried out at this stage. A series of testing/report has been outlined by the several disciplines, which will assist in determine in more detail the risk that each report input may entail for the development of design and in safe keeping with health and safety aspects of the project.

7.0 Relevant adjoining land usage

At the North boundary area, the site faces the Grand Canal and the potential link to the Greenway. At the Southwest side, it fronts the road access that connects with Town centre of Robertstown. At the Southeast boundary, a more rural setting with some residential area.

8.0 Location of services & service connections

There is not believe to be no utility connections, only overhead and street lighting running to the main road leading to the town Centre. A full desktop study is to be undertaken.

9.0 Environmental Restrictions and Existing On-site Risks

A series of testing/report has been outlined by the several disciplines, which will assist in determine in more detail the risk that each report input may entail for the development of design and in safe keeping with health and safety aspects of the project.

In regards to the environmental restrictions it is understood that the site contains a number of good quality semi-natural habitat types that are species-rich including Fens, Wet Grasslands and Scrub. These are likely locally important for a number of birds, mammals, amphibians and insects. It is also recommended in the ecology report further testing such Marsh Fritillary Butterfly.

Working close to the Grand Canal, including the future Greenway, and all the impact of the local species and heritage. Liaison with Waterways Ireland would be recommended.

To walk through the site, cautious need to be taken as it is overgrown and uneven terrain, there are drainage ditch "hidden"/not noticeable.

It is a public park, but it is isolated. The biggest impact would be managing the school traffic, either vehicle and pedestrian, and local dwellings.

The working hours or construction works will be defined at tender/construction stage, but bearing in mind the proximity to the school and by management of deliveries.

Certain works may be restricted in the time of the year they are carried out due to ecological considerations.

Anecdotally, there may be a number of water spring on the site. Appropriate site surveys will quantify this risk.

10.0 Particular Risk

These principles are a requirement of the Management Regulations and apply to all industries, including construction. They provide a framework to identify and implement measures to control risks on construction projects.

- a) Avoid risks
- b) Evaluate risks that cannot be avoided
- c) Combat the risk at source
- d) Adapt the work to the individual, especially regarding the design of workplaces, the choice of work equipment and the choice of working and production methods, with a view, in particular, to alleviating monotonous work, work at predetermined work rate and to reducing their effect on health
- e) Adapt to technical progress

- f) Replace the dangerous with the non-dangerous or less dangerous
- g) Develop a coherent overall prevention policy which covers technology, organisation of work, working conditions, social relationships and the influence of factors relating to the work environment
- h) Give collective protection measures priority over individual protective measures
- i) The giving of appropriate training and instructions to employees.

The design should be developed bearing in mind the likely potential construction challenges of working within the terrain while trying to having limited impact on it.

For the pond excavation works, appropriate caution and design needs to be in mind and earth movement or disposal should be considered at design stage.

Where raised levels are required, design should have consideration of earth movements . Potential existing soil can be re-used within the site.

Working to close proximity to a school.

Working to close proximity to a busy road / main access to the village of Robertstown. When providing a new access to the new car parking area within the site, appropriate site lines and traffic management should be reviewed and put in place.

Once the initial park phases have been developed/completed, the risk would be working close to a busy life park.

Depending on the time of delivery of Glamping facilities, there may be a life campsite with tourist and management cars.

As reviewed by the Engineering report, it recommended certain types of testing/reporting to be carried out within the site. All future testing/reporting, in particular geotechnical site investigation or WAC type, should be following the requirements of Safety, Health and Welfare at Work (Construction) Regulations 2013.

In same report, in terms of phasing, it is understood that, in order to avoid disruption of the ecology and benefit from scale of economies, foundation works and earthworks should be ideally carried out and completed in one phase. This would be preferred option having consideration that only limited type of works, such as excavation and foundation works only, would be occurring, avoiding cross over of other type of trades which increases the risk for management of resources and safe work.

11.0 Continuing Liaison

Over the process of development of the current project to the time of construction, there should be communication between the Design Team members and community, in particular the school and local residents and local industry such as nearby concrete production facility/quarry.

12.0 Proposed Safety File Content

Not required at this stage as the current engagement of works does not extend to building stage- this is to be agreed once the project develops into detail design/construction stage to provide the end user with process/material/information focuses on health and safety.

E

COMMUNITY CONSULTATION

SUMMARY REPORT ON OUTCOME OF COMMUNITY CONSULTATION

A Community Consultation event was held on the 20th of January 2020. This event was hosted and organised by RCAA and held in Robertstown GAA club.

An estimated 60-70 people attended, including members from local groups including Robertstown GAA, the athletics, parents and teachers from Robertstown National School.

Also in attendance were local political representatives i.e. members of Kildare County Council Executive and Elected Council.

Before and after the event, attendants were invited to submit their comments on the proposals and/or respond to a series of open-ended questions presented on Post-It notes on the presentation boards around the space. The presentation boards, along with photographs of the comments/responses submitted are documented in the following pages.

The evening was opened by Peter Dunne of RCAA who updated the community on the activities of the RCAA in recent times, in particular the developments since the recent AGM and the resultant change in leadership. Mr. Dunne spoke also of the immediate challenges facing the RCAA in delivering the vision, in particular the limitations of available funding and restrictions placed on it. He emphasised that this Masterplan was the beginning of a long journey, on which the next step will be the sourcing of funding to submit a planning application for the scheme.

Following this, Frank Cooney of CA presented the Draft Masterplan to the community, including the process of design development through which it was created and the driving principles and aims behind the design.

The floor was then opened up to the audience for questions, which are summarised below. After the Q&A session, developer Mr. Chris Craig was offered an opportunity to present his vision for the "hotel site" across the road.

SUMMARY OF Q&A SESSION

Generally, the response to the proposals were extremely positive, with a number of those speaking referencing successful precedents of similar park spaces in Lough Boora Discovery Park, Co. Offaly and Lullymore Heritage Park, Co. Kildare. It was generally agreed that the vision for the park was a great opportunity for developing tourism and economic opportunities in the village, as well as providing an amenity for the residents of village.

Specific points raised by the speakers were as follows:

Speaker 1

A representative of Robertstown GAA queried whether there were opportunities for the GAA to access some of the funding held by RCAA for the GAA club. He stressed that the GAA club is stretched in its capacity, to the point that it can no longer accommodate the local Athletics Club, and that other sporting organisations in the community need facilities urgently also (e.g. the soccer club)

PD invited the GAA to put a proposal to RCAA and this could be explored.

FC confirmed that the site was not likely to be suitable for GAA pitches given the wet nature of the site, but that the proposals did seek to provide for some of the other local sporting organisations.

PD confirmed that an area of grassed playing fields was a key priority for the group to deliver as soon as possible.

Speaker 2

Commented that there had been talk of (and fundraising for) community hall for many many years.

Felt that the hall should be the first priority.

- PD confirmed that RCAA is fully committed to delivering a community centre, but that it is critical that the sustainability and viability of the proposed buildings is ensured. (PD referenced nearby Allen Parish Hall which is seldom used).

- PD highlighted that a Needs Analysis Study is currently underway (audience invited to respond to their questionnaire)
- PD/FC highlighted questions that need to be answered such as "who will pay the electricity bill", "Who will open up and lock up each day"

Speaker 3

Suggested a creche should be accommodated in the buildings - this would bring activity and income.

PD confirmed the necessity of an "anchor tenant" and that a creche would be considered.

Speaker 4

Stressed that the park and buildings must cater to everyone from 1-90, not just those with an interest in sports.

Agreed that the phased delivery strategy was wise - "things will eventually mushroom out"

PD explained that the proposal is for a cluster of smaller buildings that can each serve different/multiple purposes.

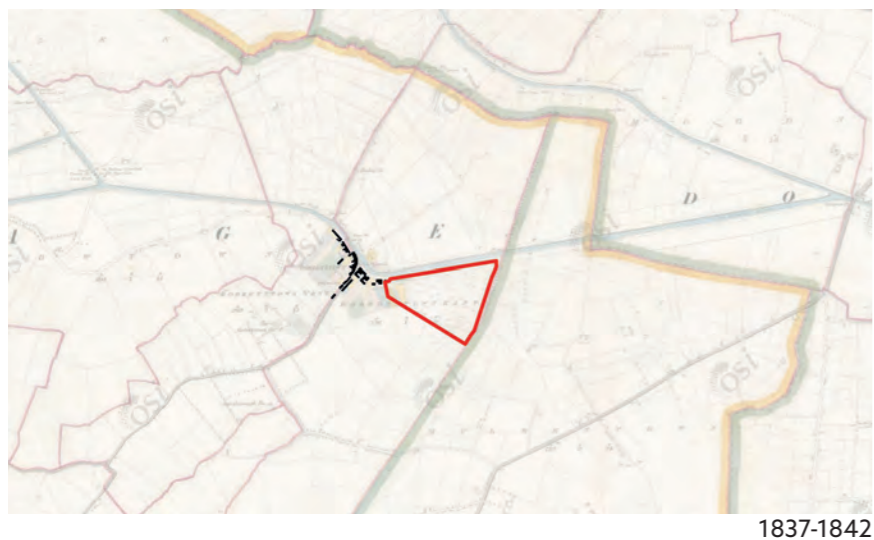
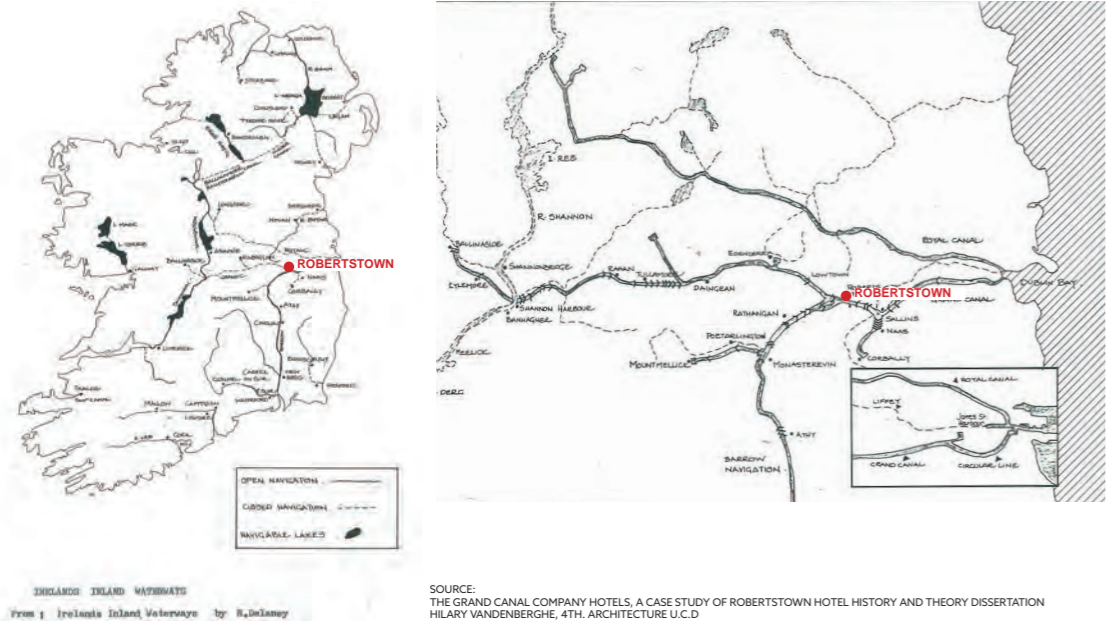
Speaker 5

Cited Lullymore as an example of a very successful project that started with small elements and grew to be a "fantastic thing"

Speaker 6

Stressed the importance and necessity of the carparking space.

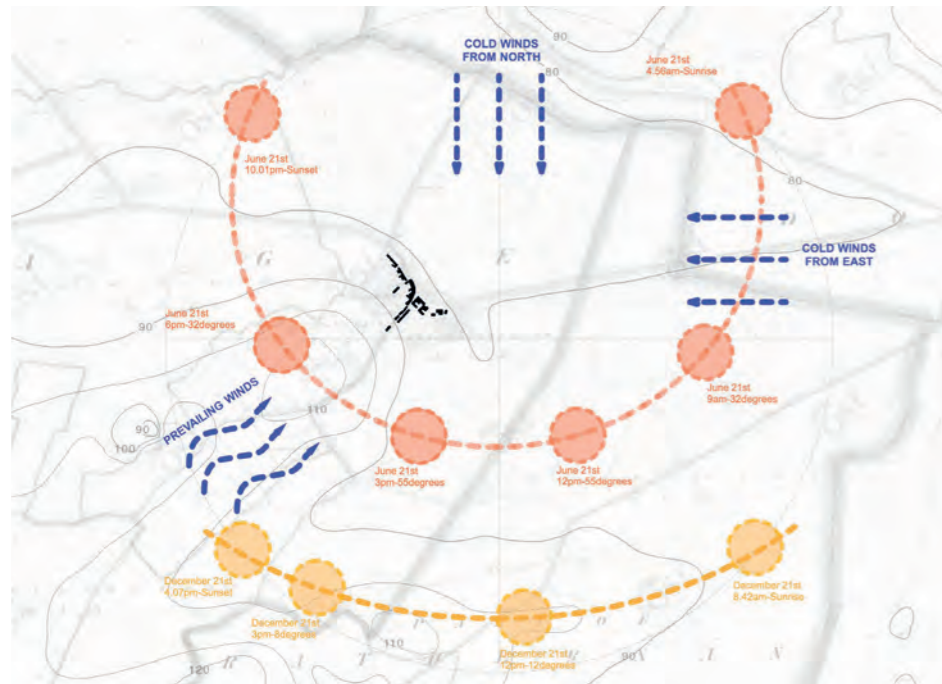
UNDERSTANDING THE VILLAGE - LOCATION & HISTORIC DEVELOPMENT



A Masterplan for Robertstown Amenity Lands
an evolving and growing facility for all

CooneyArchitects

UNDERSTANDING THE SITE IN THE VILLAGE CONTEXT - INVESTIGATION AND ANALYSIS



CONTOURS & WATERCOURSES

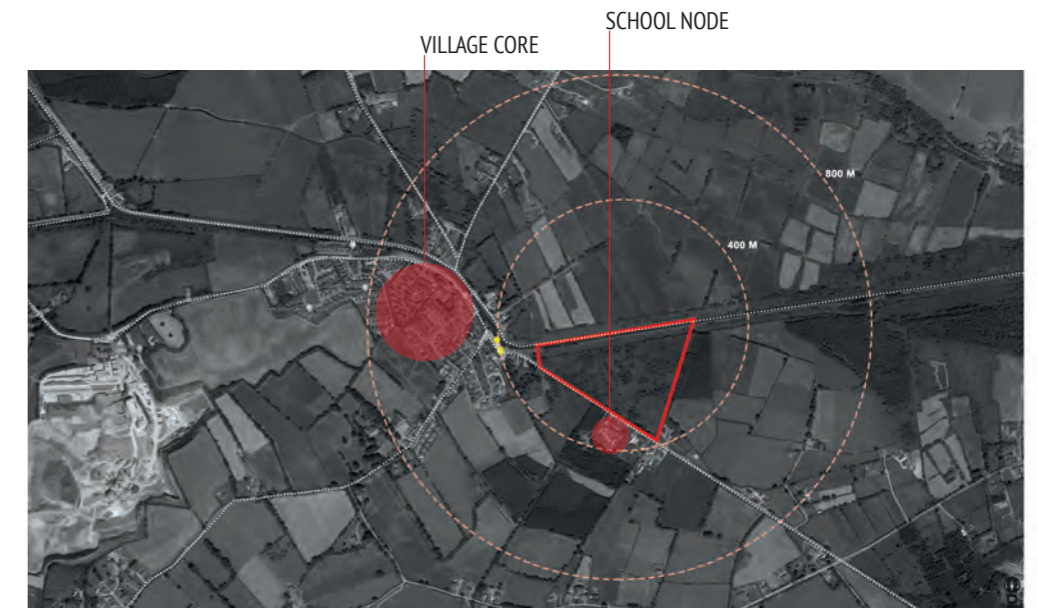


HEDGEROWS, TREESTANDS & COPSES

- SCHOOL
- INDUSTRIAL AREA
- RESTAURANT/BAR
- POTENTIAL RESIDENTIAL SCHEME
- RESIDENTIAL AREA
- GAA CLUB
- POTENTIAL GLAMPING SCHEME
- PITCH



PRIMARY USES



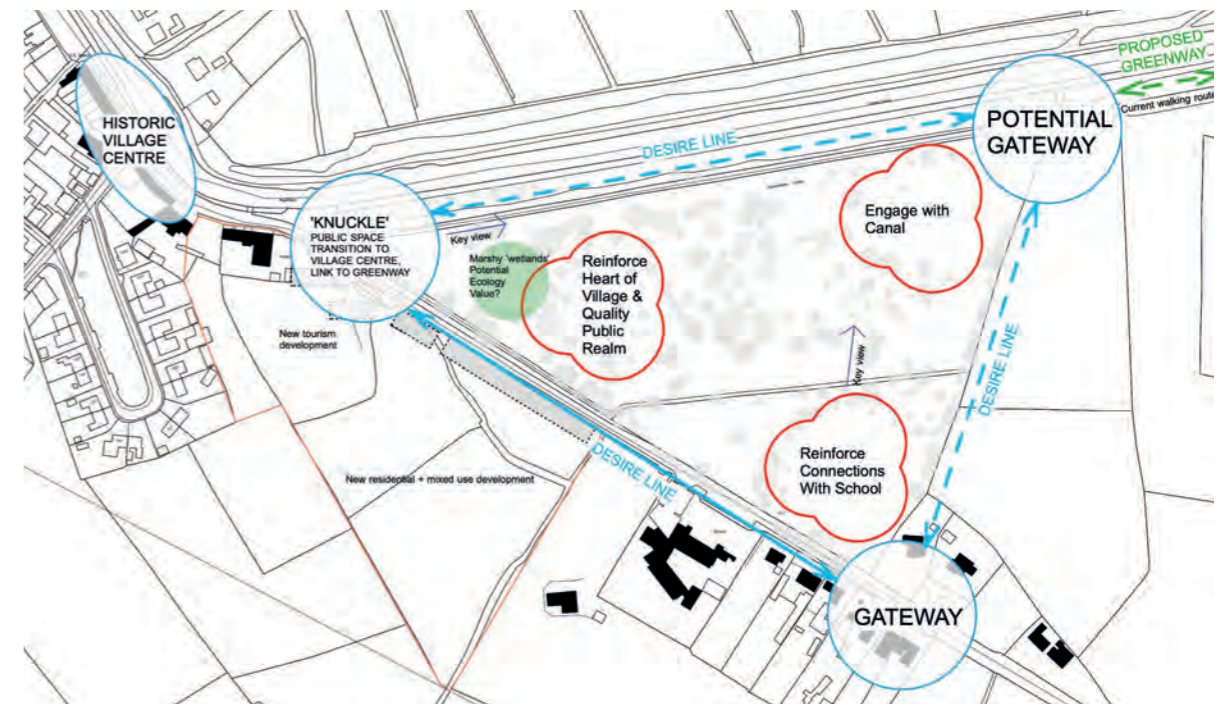
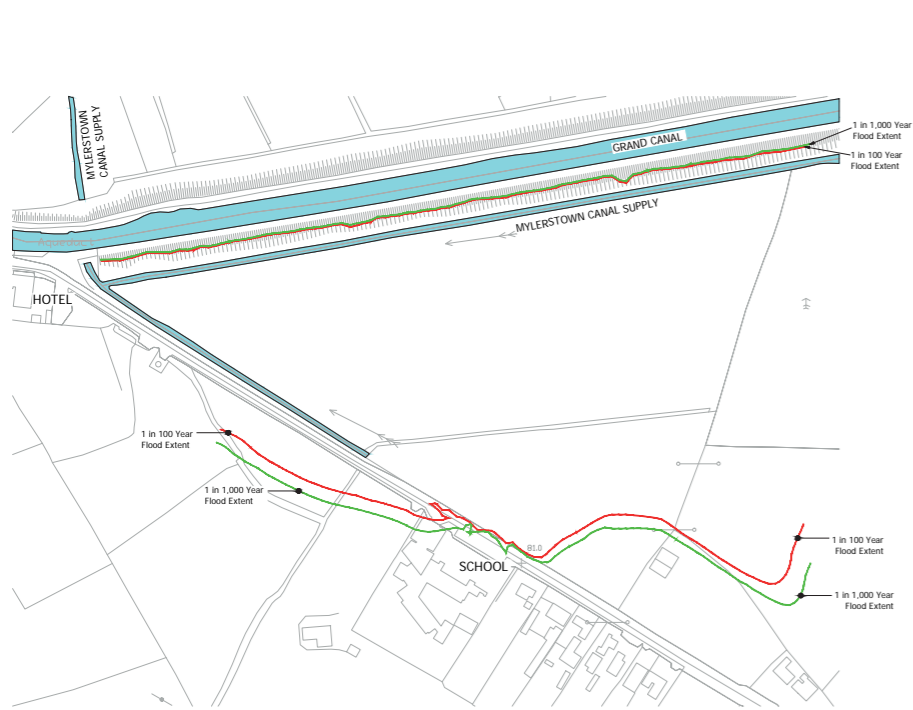
- WALKING DISTANCES
- BUS STOPS

NODES & CONNECTIONS

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UNDERSTANDING THE SITE - TERRAIN, TOPOLOGY, FLOODING, ECOLOGY,



IDENTIFYING CHARACTER AREAS TO FORM THE INITIAL CONCEPT

A Masterplan for Robertstown Amenity Lands
an evolving and growing facility for all

CooneyArchitects

People And Ecology Evolving Together.

Further layers of site evolution:

- Camping/glamping site
- Biofields/Veg Allotments
- Community Building(s)
- Outdoor Learning/Performance Space

People And Ecology In Harmony/Sympathy

Working with and alongside the natural ecology and biodiversity of the site, interventions are made that bring people into the site, with the park at the centre of creating much stronger links between the village and school.

- Raised Walkway
- Play areas
- Sports pitch
- Parking facilities
- Ecology Enhancements - careful and considered remoulding the topography and ecology of the site to promote native flora and fauna and support an increase in biodiversity.

Ecology Takes Control:

In the absence of regular use by people, nature regained a foothold on the community lands...

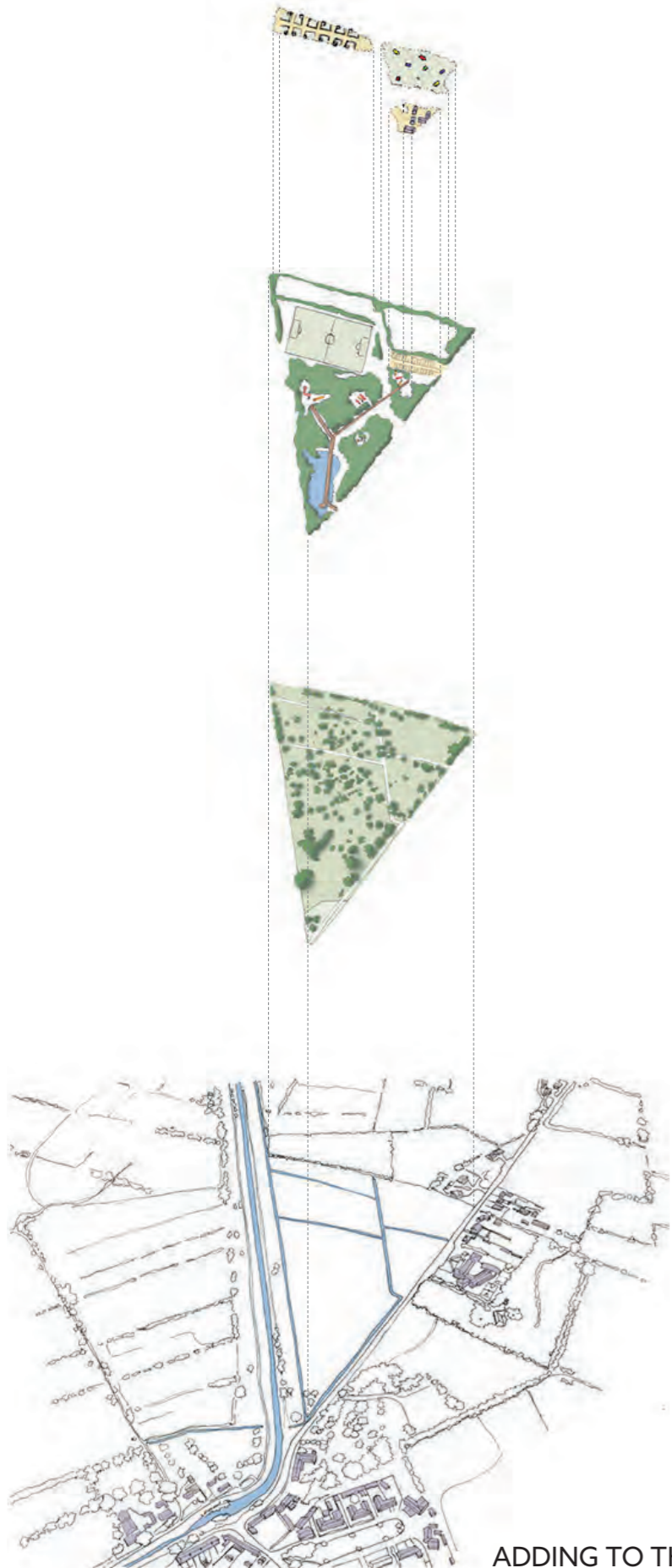
Colonies of flora and fauna are established and flourish.

People Controlling Landscape:

First, came the canal, the hotel, and gradually, the village.

Drainage was introduced to the site.

The village grew and expanded, stretching out to the school and the GAA club beyond the edges of the village core.



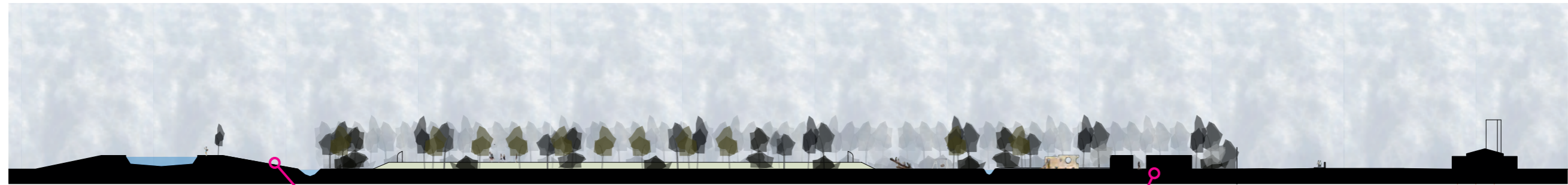
ADDING TO THE LAYERING OF THE SITES DEVELOPMENT



Artist's Impression

View past walkway, community buildings and outdoor learning space through new park gateway link to school

A VISION FOR THE FUTURE OF ROBERTSTOWN AMENITY LANDS



Potential to extend the walkway and create links to the Grand Canal/Greenway

Clearing and densifying the ecology to create areas of intensified use e.g. play facilities, bird hides etc.

Existing native hedgerows to be intensified reinforcing strong edges to the site.

Future community buildings and outdoor learning and performance space reinforce the school as another key node in the village

The raised walkway creates an alternative walking route from the village to the school, with play and learning opportunities along the route



Creating access and connections to the village core and the future hotel development - integrating the site with the village.

A VISION FOR THE FUTURE OF ROBERTSTOWN AMENITY LANDS

DELIVERY & IMPLEMENTATION:

Available Funding: €500,000
Approximate Cost Of Total Scheme: €2,000,000

Additional Funding Pots Have Been Identified To Target e.g.

- Town & Village Renewal
- LEADER
- Sports Capital
- Fáilte Ireland

Works can be packaged and phased to target particular funding pots, and delivered as and when funding is raised, over a period of 6-8 years.



1. New high-level walkway and gateways to park
2. Clearings in the growth for activities i.e.
 - wild and formal play facilities
 - bird watching hides
3. Ecology and biodiversity enhancements e.g.
 - additional native planting to challenge the "colonisers"
 - reinforcing native hedgerows at site edges
 - creation of a pond to support new species
4. Sports playing field
5. Car and bike parking facilities, available for schol and park use
6. Camping/glamping facilities (potential short term sports provision)
7. Food-growing/allotments

FIRST UP, THE KEY PRIORITIES



Play facilities can be a mixture of formalised play structures and more “wild play” located around the site appropriately to the topography and ecology of the site. (Formal play structures can be located closer to the school/community building(s) and with more informal wild play opportunities in the clearings in the heart of the park.



A **grass playing pitch** will be made available for the use of local sporting groups.

In the future, changing facilities can be made available with the development of the community building(s)

Potential **short-term development** of this area for use by athletic’s club and school.



Parking facilities will be made available for use in connection with the school, the playing fields, the park itself and eventually, the community building(s).

Finishes will be selected to respect the wild nature of the site and have as low impact as possible on the site’s established water flow and ecology.



Carparking, Playing Fields & Play Facilities

FIRST UP, THE KEY PRIORITIES



A new raised **raised walkway** will enable real access for all into and around the park.



Targetted addition and removal of planting will enhance the biodiversity and native flora/fauna of the site and create clearings/ hubs for greater engagement with nature around the site

A possible future extension of the walkway could create a stronger link to the Grand Canal/ Greenway.



The creation of a **pond** in the marshland will support an increase in the biodiversity of the wettest part of the site.



New **gateways** increase access and permeability into the park, creating stronger links to the village core and the school.



Raised Walkway and Ecology Enhancements

THE LONG-TERM ASPIRATIONS



Camping/Glamping facilities

In cooperation with the developer of the nearby Roberstown Hotel site, the provision of a camping/glamping site can add to the variety of use and natural surveillance of the site and a potential revenue source.



Allotments/Community Garden

An area can be made available to local individuals and community groups for food growing and other horticulture projects.



Outdoor Learning / Performance Space

Sheltered by the "clachan" of community buildings(s), a small public space is created that day to day can be used as a meeting and gathering space and at specific occasions a performance or outdoor learning space.



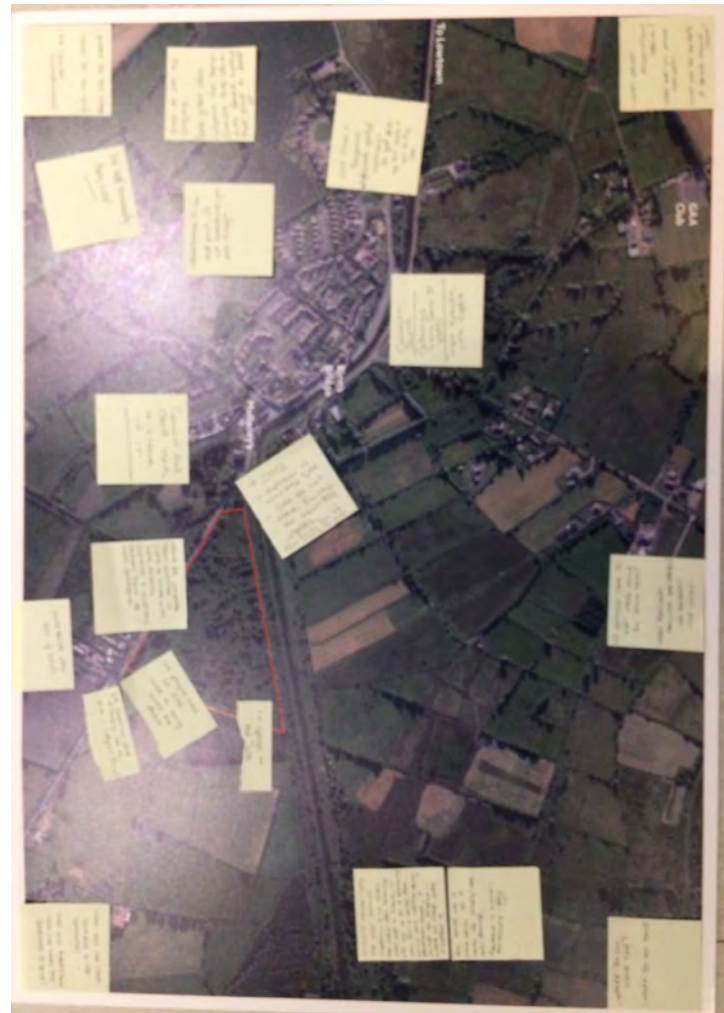
Community Buildings:

Inspired by the traditional "clachan" a number of small buildings can be delivered individually or together, housing facilities such as:

- a large meeting room
- smaller meeting rooms
- toilets and changing facilities to support the camping/glamping site, the park and the playing fields



Community Building(s), Outdoor Learning / Performance Space, Camping/Glamping, Allotments



COMMUNITY CENTRE WAS THE MOST POPULAR SUGGESTION 8-10 YEARS AGO WHEN THE COMMUNITY LAST MET TO DISCUSS. IT WAS NOT TO BE A COMMUNITY HALL BUT A CENTRE THAT WOULD HAVE MEETING ROOMS, BASKETBALL COURTS, A CENTRE FOR GARDENING - WHERE DID THOSE IDEAS DISAPPEAR TO.

ALSO, THERE WAS A STRONG DESIRE FOR A CHAPEL FOR PRAYER/MASS (WITHIN REQUIRED PLAYGROUND) IS A MUST - ECO FRIENDLY - YES!!

→ Needs
- explosion in numbers GAA.
- GAA DO NOT HAVE FACILITIES TO MEET THEIR needs
Am Frndly Availab to GAA CLUB.

Community Centre
Colleagues going back 30 years
→ NOT everyone into GAA

Link Clane + Prosperous
villages/schools paths/cycleways
to get kids off the roads + out of the town.

WOULD BE CONCERNED ABOUT GLAMPING SO CLOSE TO HOMES WITH NOISE SWAPPING
GLAMPING + ALLOTMENTS (LOCATION) MIGHT BE WORTH CONSIDERING.

Great to see the progress
Some great ideas
Lallymore has some similar things done
Like raised walkway that could be looked at.

- Robertstown is an end point - it's not somewhere you pass through

link with community
Young & Old

Community Hall
could have a creche in it

• 11 springs on the site
• we played here as kids
- used to swing across the ditches
3/4 Camper van stands at Glamping, like the Aires in villages in France?

F

PRE-PLANNING

our ref 19032-11.0-20200218
 re Robertstown Community Lands
 date/time 2020.02.18; 11.00am
 subject Pre-Planning Meeting
 venue Kildare County Council Offices, Naas, Kildare, Co. Meath

attendance Frank Cooney (Cooney Architects)
 Mariana Matos (Cooney Architects)
 Liam Gleeson (GK Consulting Engineers)

Sarah O'Mahony (Kildare County Council Planning Department)
 Carmel O'Brady (Kildare County Council Parks Department)
 Annette Keaveney (Kildare County Council Public Realm Department)
 Mairead Hunt (Kildare County Council Planning and Public Realm Department)
 Aidan Martin (Kildare County Council Water Services Department)
 Colm Lynch (Kildare County Council Roads Department)
 Helen Behan (Kildare County Council Environment Department)

apologies Peter Dunne (Chair of Robertstown Community Amenities Association)

attachments 1. PP 4727 – Robertstown Community Amenities Association (Source Protection Zone, Irish Water);
 2. Outdoor Lighting Report Notes.

00.00	Introduction		
	<p>Mairead Hunt (MH) introduced the meeting, mentioning that Cooney Architects (CA) were appointed by Kildare County Council (KCC) on behalf of Robertstown Community Amenities Association (RCAA).</p> <p>Frank Cooney (FC) proceeded with the presentation of Robertstown Amenity Lands Masterplan.</p> <p>All KCC departments queried/commented the project.</p>		
01.00	Planning		
	<ul style="list-style-type: none"> Sarah O'Mahony (SOM) queried if this masterplan should go for Part 8 or Non-Part 8 Planning Application. FC noted that although the client is KCC, RCAA will be the applicant. Therefore, it was agreed by all that this project will go for Non-Part 8 Planning Application. SOM queried if the realization of the masterplan would be phased and, if so, how this would be implemented. FC outlined 2 no. options: the first option would be to submit each element of infrastructure individually for planning application, having the masterplan as an information document; the second option was to submit the masterplan for planning application, in parallel with works for phase 1. It was agreed by all that option 2 is the most appropriate way to proceed. 		
02.00	Water Services		
	<ul style="list-style-type: none"> Aidan Martin (AM) noted that the masterplan's site is in a Source Protection Zone area, defined by Irish Water, as per attached document entitled PP 4727 – Robertstown Community Amenities Association, delivered by AM. AM advised Design Team (DT) to contact Irish Water in relation to this characterization. GK It was agreed that a pre-connection inquiry to Irish Water should be made for full masterplan, prior to planning application. GK AM outlined that the applicant shall provide details of how there shall be no negative impact to IWs Drinking Water Source during construction and operational phases of development. GK An outline Construction Management Plan will be required at Planning Application Stage. GK FC stated that prefabricated construction options would be suggested to minimize impact on site. CA AM noted that flooding on site was indicated as pluvial. AM confirmed that a Flood Risk 		

	<p>Assessment will be required at Planning Application stage.</p> <ul style="list-style-type: none"> - AM noted that, at Planning Application stage, the impact of any imported soil, revised surface water arrangements, attenuation, foul drainage from buildings, etc. will have to be addressed in Engineers Report. 	GK	
03.00	Roads		
	<ul style="list-style-type: none"> - Colm Lynch (CL) noted that a pedestrian cross path should be proposed between future community centre/new entrance at the amenity lands and school. - FC confirmed that there is a footpath from Village extending as far as the school entrance and there is a proposed new walkway within the park. The option for a cycleway extending from village to the school should be included at Planning Application stage. - CL stated that a traffic/parking survey at peak periods, of both school and community buildings, should be carried out and results included in Planning Application stage. - CL questioned if a mobility management plan would be put in place. It was noted that it would be beneficial if this was provided by the community and community could get engaged with this process. - CL stated that an outdoor lighting report should be submitted for Planning Application. Please refer to attached <i>Outdoor Lighting Report Notes</i> document. Particular attention should be taken on the existing roads, proposed sports field and community centre. - A decision should be made prior to Planning Application stage if public lighting is going to be provided at park and if not, how potential anti-social behaviour would be addressed. - CL stated that a construction management plan and a traffic management plan should be submitted for planning application; - It was noted that a traffic/transport assessment should be carried out, in order to understand the impact of proposed new linkages and carpark. 	CA/GK CA CA/GK CA CA/M+E CA GK CA/GK	
04.00	Parks		
	<ul style="list-style-type: none"> - Carmel O'Brady (COB) queried how installation and maintenance of proposed playground installations would be carried out. FC stated that these should be prefabricated easy to build objects and that maintenance should be considered at specification phase. - COB stated that an arboreal assessment of the site should be submitted for planning application. 	CA CA	
05.00	Environment		
	<ul style="list-style-type: none"> - Helen Behan (HB) noted that a noise impact assessment of the uses of the park (day/night-time) should be carried out and included at Planning Application stage. - HB noted that a grease trap for sewer should be installed in case a kitchen for commercial meals is to be installed. - HB stated that if site levels will be increased, a Waste Permit should be requested to Ciara Corrigan, KCC Environment Department. 	CA GK CA/GK	
06.00	Public Realm_RRDF Application		
	<ul style="list-style-type: none"> - Annette Keaveney (AK) is preparing a Rural Regeneration and Development Fund (RRDF) application for this project and the deadline is the 27th of February 2020. - AK required fee proposals for the following items to be included in the RRDF application: <ul style="list-style-type: none"> *Architecture Services; *Civil and Structural Services; *M+E consultancy services for public lighting; 	CA	

	<ul style="list-style-type: none"> *Landscape Architecture Services; *Arborist Assessment and Report; *Traffic Consultant (partial); *Hydrologist to do Flood Risk Assessment; *GK/CA to engage with Irish Water; *Quantity Surveyor; *Noise Assessment. <ul style="list-style-type: none"> - CA to send funding diagrams and full list of funding resources (1.6M) document to AK; - CA to send copy of sign-in book, summary of comments and photographs of public consultation to AH. 	CA	
07.00	Commencing Works On Site		
	<ul style="list-style-type: none"> - RCAA enquired if it would be possible to do some preliminary work on site in order to give RCAA a vital footprint on the site and build some community buy-in and momentum. FC Mentioned this at the meeting. - SOM stated that any work that could be considered development and any work that would have an impact on ecology cannot be carried out. 		

cc

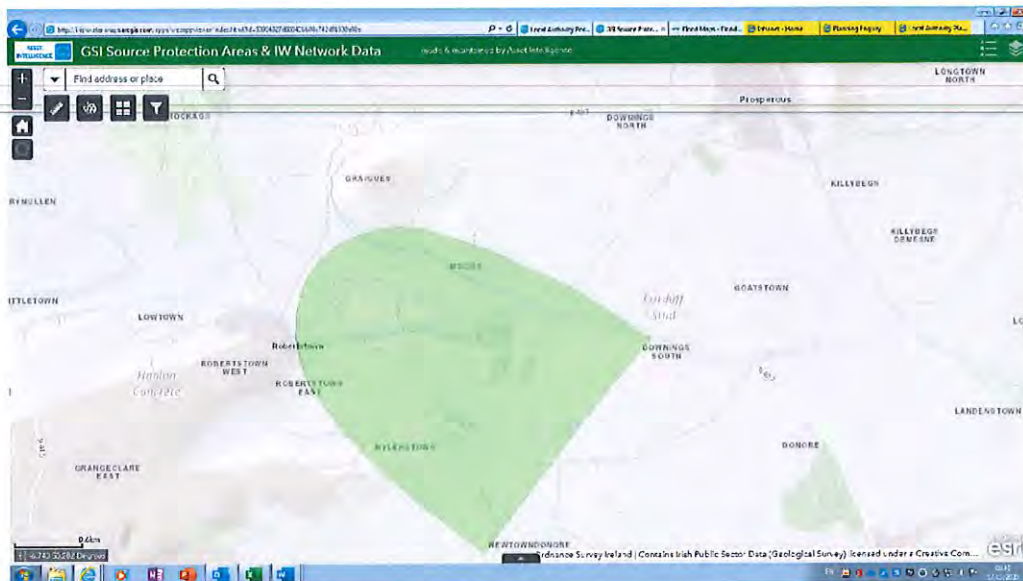
- Frank Cooney (Cooney Architects)
- Mariana Matos (Cooney Architects)
- Liam Gleeson (GK Consulting Engineers)

- Sarah O'Mahony (Kildare County Council Planning Department)
- Carmel O'Brady (Kildare County Council Parks Department)
- Annette Keaveney (Kildare County Council Public Realm Department)
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- Colm Lynch (Kildare County Council Roads Department)
- Helen Behan (Kildare County Council Environment Department)

- Peter Dunne (Chair of Robertstown Community Amenities Association)

PP 4727 - Robertstown Community Amenities Association

1. **Note:** Site is located in an area highlighted by Irish Water as a Source Protection Zone.



It is advised that the potential applicant submit a pre connection enquiry to Irish Water to ascertain if this source protection zone is still valid or obsolete.

Standard requirements from Irish Water in relation to Source Protection Zones are:

"IW notes the proposed development has the potential to impact an IW Drinking Water Source. It is a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected so as to avoid deterioration in quality. The applicant shall provide details of measures to be taken to ensure that there will be no negative impact to IWs Drinking Water Source during construction and operational phases of the development."

2. The potential applicant should also consult Irish Water at newconnections@water.ie to determine a Confirmation of Feasibility for connections to IW networks.
3. Maximisation of SuDS measures is recommended especially bioretention, wetland systems & blue/green roofs for community buildings etc.. It is advised that a risk assessment is completed, and mitigation measures implemented into the design of wetlands.
4. The scheme shall manage storm periods of up to a 1 in 30 year event and meet the 1 in 100 year return period storage plus 20% for climate change. The water shall be released into the watercourse within the Amenity Lands at green field rate run-off.
5. The OPW Preliminary flood risk assessment shows that the site is within the Pluvial – Indicative 1% AEP (100-yr) Event Flood Extent zone, so a Site Specific Flood Risk Assessment will be required as part of a planning application, with particular attention placed on pluvial flooding. **Note:** The potential applicant is responsible for determining the flood risk pertaining to the lands on which the development is proposed and lands / property near the development. Where mitigation works are required they shall be carried out in line with the requirements of Flood Risk Management guidelines which assesses the accepted flood identification sources including OPW PFRA & CFRAMS mapping, OPW flood history website and the CDP. In accordance with the recommendations of the OPW, the Design Flood Flow required for calculation is the 1 in 100 year flood flow event plus 20% in order to allow for climate change.

1. Outdoor lighting report shall contain detailed commentary, concluding statement and corresponding site layout plan at a scale of 1:500 and elevations drawing at an appropriate scale to the Planning Authority clearly demonstrating:

- i. The side elevation of the XX metre high light columns to be indicated on the drawing.
- ii. The types of light fittings to be indicated on this drawing.
- iii. Environmental zones and obtrusive light limitations for exterior lighting installations.
- iv. Impact upon Vehicular / Vulnerable road users within the development and on the public road network.
- v. Upward light output ratio of the lighting scheme for the development. = IMPACT ON WINDOW ETC
- vi. Minimising light overspill on adjacent residential development, lands and property. + PUBLIC ROAD NETWORK, MINIMISE EFFECTS ON WINDOW ETC

The above is to have consideration Institute of Lighting Professionals ILP Guidance documents and in particular ILP "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" and all relevant publications and standards contained therein.

G

BRIEF DOCUMENTS

14.02.2019
MH/URDF/GM

The Consultant

Doyle and O'Troithigh
Paul Hogarth Company
Atkins
Shaffrey Associates
Cooney Architects
Metro Workshop

INFORMATION NOTE

Reference: Framework Agreement for Urban Design Consultants – proposed drawdown contract – Robertstown Amenity Lands Masterplan.

Proposed Development of Community Centre & Amenity Area at Robertstown, Co. Kildare

Kildare County Council in collaboration with RCCA are seeking tenders for the preparation of a Masterplan on the lands known as the Robertstown Amenity Lands at Robertstown, Co. Kildare. RCCA has acquired 18.4 acres of land in a triangle formation bounded to the North by the Grand Canal, and to the South by Lowtown Road. The Land Use zoning objective under the County Development Plan is “open space and amenity.”

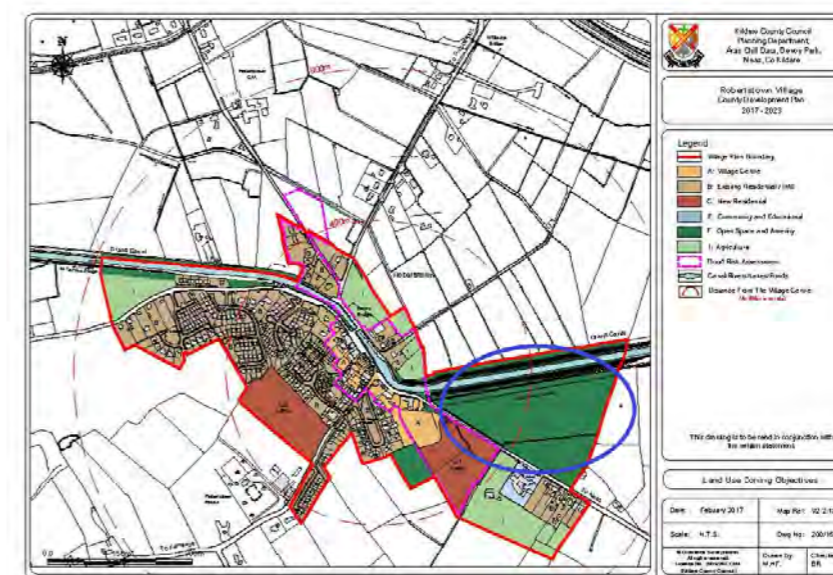
Background

Robertstown is a village (pop. 707 2016 Census) located on boglands in north central Kildare, predominantly on the southern banks of the Grand Canal and approximately 14km from Naas. The Barrow Line of the Grand Canal connects to the main line of the Canal west of the village, at Lowtown.

The village is an historic settlement which developed with the arrival of the Grand Canal in 1784. Physically the village core has a T-shape form, along the canal between Binn’s Bridge and the former Canal Hotel, and the intersection with Robinstown Hill. The village has expanded primarily on the southern side of the canal, with a mixture of local authority housing and more recent suburban style housing to the north-western edge of the town.

The village has significant potential in terms of tourism/amenity functions, particularly as Robertstown marks the start of the Barrow Blueway trail. Kildare County Council is also working with Waterways Ireland on the proposed Grand Canal Greenway (which connects Ringsend to Shannon Harbour) which passes through Robertstown and for which a Part 8 went on public display in November 2018. This route bounds the site to the north, so there is an exciting opportunity for the Community to tap into. The first step in developing the Community’s capacity to harness this potential is the drafting and finalisation of a Masterplan for the development of 18.4 acres of land donated to the Community, detailed designs for the agreed facilities, and a feasibility study of tourist accommodation such as glamping and other offerings which the Community can benefit from when the Greenway is opened.

See extract from Kildare County Council Development Plan 2017 – 2023 below with lands circled in blue;



Robertstown Community Amenities Association CLG.

Robertstown Community Amenities Association (RCCA) is a volunteer led Company Limited by Guarantee.

Robertstown Community Amenities Association Limited was established by members of the local community in 2008. This Association was formed to enable the transfer of 18.4 acres of land and the Eustace Barge along with some seed funding with the express aim and

objective of creating appropriate community facilities within the village of Robertstown using the assets and funds which are being provided by Fáilte Ireland and facilitated by Kildare County Council following the successful sale of the Grand Canal Hotel in 2005.

It is envisaged that the facilities developed will be utilised by a wide varied of groups and organisations in the village of Robertstown and its catchment area.

The community's vision statement for the development of the site is:

"A co-ordinated approach to the 18 acre site and proposed facilities to maximise the current and future benefit to the Robertstown Community. Central to the vision is a community centre on the section of the site across from Robertstown National School. The facilities will enhance the community, cultural, enterprise and sporting life in the village. The project (at development stage and when completed) will respond to the needs of the Robertstown Community. The vision includes a Community Centre and Sports Facilities within a nature park and linked to the primary school. The components of the project include:

- a Community Centre for community groups and community services and activities,*
- a Playground and play area for children, including facilities for older children*
- a Pitch, multi-use games area (MUGA)*
- a link to the Canal with the historic barge restored and operational,*
- land used as a Nature Campus/eco-park, with walkways etc.*
- facilitated by a Car Park for use by all the facilities including the school*
- restoration of the original Robertstown barge*

The site will be linked to the town by a pedestrian walkway and cycle track forming a triangle between the town and the primary school. The longer term vision is more extensive and includes scoping the potential for social enterprise, access to the canal, maximising the tourism potential and linked to the overall vision for the Blueway.

The vision for the site will take account of the overall development of Robertstown for example through Rural Development and Village Renewal. Whereas the Robertstown Community Amenities Association will lead on the development of some elements (including funding for them), they intend to work with others who may wish to develop facilities on the site for the benefit to the community (for example the school, Local Authorities, clubs, tourism and heritage), however co-ordination of the elements on the site is central to the Vision."

By way of context and background, the following resources are available:

- Kildare County Development Plan 2017 – 2023 (see p160 – 165)
- Robertstown Geo profiling Report (CSO 2016)
- Robertstown Community Amenity - Options and Sustainability Report 2013
- Robertstown Flood Risk Assessment 2013

1. Project Elements

The proposed Masterplan should include the the following elements:

- A community centre for community groups, services and activities

- A playground and play area for children, including facilities for older children
- A pitch, multi-use games area
- Nature campus/eco park
- Car park (also to be available for use by Robertstown NS)
- Associated landscaping, boundary treatment, car park, access (including canal access to Barge), site works & utilities
- Feasibility study in respect of tourism accommodation offerings such as glamping or other tourism opportunities related to the Barrow Blueway trail.

2. Project Brief

The successful tenderer will be required to develop a comprehensive Masterplan for the 18.4 acres of the Robertstown Amenity Lands. The Masterplan shall be developed to maximise the likelihood of approval taking account of the following considerations:

- Statutory development objectives & standards.
- Community Profile, population growth and trends.
- Masterplan quality in meeting community need through optimal site layout and landscaping plan.
- Site suitability issues; groundwater management plan and connection to utilities.
- Connectivity to the canal for future Blueway development, access to village centre and school e.g. cycling and pedestrian access, lighting.
- Traffic management & road safety measures, particularly for school traffic
- Community centre building considerations include affordability, sustainability (i.e. low running costs) and appropriate to community need and respectful of the architectural heritage of the village.

3. Methodology

The successful tenderer will be required to build consensus on the optimal approach to delivering the vision of RCCA. The project methodology will include:

- Research e.g. desktop analysis, site visits
- Consultation including pre-planning meeting with KCC planning, roads, environmental, water/environment and community section staff.
- Community consultation on community centre concept & masterplan layout
- Architectural, village and landscape design for community centre and overall site development proposal
- Project management and communication with Kildare County Council at agreed intervals.

4. Deliverables

4.1 Masterplan

The Masterplan will assess the development potential of the site based on planning requirements for the site viz-a-viz the proposed elements. The Masterplan will recommend an innovative response to the brief addressing the needs of the community, the challenges and opportunities of the site, connectivity and relationship of the proposed development to the village centre. The report will include:

- a. A masterplan site layout (“footprint”) with all proposed elements and community centre concept drawings.
- b. Advice on cost effective sustainable design options & construction methods for community centre.
- c. Recommendations on phasing and project management for the overall site.
- d. Feasibility study in respect of tourism opportunities.

5. Project Management

5.1 Budget

The maximum budget available for this contract is €40,000 inclusive of all fees, outlay and VAT. Please note: no costs can be attributed to Kildare County Council or RCCA for the drafting or presentation of tenders. This cost must be borne by the tenderer.

5.2 Time frame

The proposed time frame for completion of the Masterplan is 4 months from date of tender.

5.3 Location

Public Consultation Meetings will take place in Robertstown National School, Robertstown – evenings post 7.00pm.

6. Tender Requirements & Process

6.1 Information Required

The tender proposal should outline a proposal in response to the brief outlined to include the following:

- Examples of previous similar or comparable work.

- Methodology for delivery of service, to include a project plan and timeline.
- Financial proposal – This must be an all inclusive fee, with a detailed breakdown of costs e.g. daily rate professional fees, outlay, travel. All amounts to be listed inclusive of VAT, indicating VAT rate (where applicable).
- Participants must confirm that the composition of the design team remains as presented during the establishment of the parent framework. If any changes in the composition of the team are proposed, it must be clearly demonstrated that any replacements/additions are of the same quality, skill-sets and suitability of original team members.

While this aspect is not an award criteria, confirmation of such represents a necessary competition prerequisite.

6.2 Assessment of Tenders

This will be in accordance with Section 9 of the Instructions to Tenderers per the parent framework using the ‘Open Procedure for Consultancy Services’ (for use with the Conditions of Engagement for Consultancy Services where hourly rates are to be tendered) as may be up-dated by the Office of Government Procurement from time to time. The tenderer with the highest final score, as determined in the formula therein, will be deemed to be the most Economically Advantageous Tender.

Tenders will be assessed using the MEAT criteria. The following criteria will be used to determine the successful tenderer:

Criteria	Weightings	Max Marks	Min. Score Required	Score	Comments
(A) Deliverables	35%	3,000	1,800		
Tenderers are to set out their understanding of the deliverables to be achieved by their design team.					
(B) Quality, Methodology, & Management	35%	3,000	1,800		
Tenderers should submit the following:-					
<ul style="list-style-type: none"> • Their understanding of Robertstown amenity lands including its constraints and opportunities. (900 marks) • A proposed methodology and design approach to delivering the project. This should also include the approach to planning, site analysis, budget planning, arrangements for public consultation as well as control of costs/claims and project supervision during the contract (1,500 marks). • Demonstrable proposals in relation to quality assurance, budget management and risk management during all phases (600 marks). 					

(C) Financial Proposal	30%	3,000			
Tenderers must provide an all inclusive fee proposal for the project. Lowest priced tender will receive 3,000 marks and each tender thereafter will be weighted against the lowest tender e.g. Lowest price quoted €p; Next lowest €y (Marks received will be 3000 x €p/€y).					
TOTAL SCORE					

NOTE 1: Tenderers should note that they must achieve a minimum rating of 60% for each of the individual qualitative criteria (A) to (B) in order to avoid elimination from the competition.

Qualitative criteria will be scored using the following scoring system:

0% = no response;

20% = poor;

40% = mediocre;

60% = acceptable (and in relevant criteria the minimum required);

70% = good

80% = very good;

90% = excellent;

100% = outstanding

The Cost criterion will be scored using the following formula: Lowest price quoted €p; Next lowest €y (Marks received will be 3000 x €p/€y)

NOTE 2: Tenderers should ensure in their tenders that they provide detailed information in respect of all aspects of the contract award criteria as stated above. This will enable the awarding authority to assess fully the extent of their offers.

6.3 Queries and information concerning this tender

All queries/clarifications should be by e-mail only and in good time to Mairead Hunt, Senior Executive Officer (mhunt@kildarecoco.ie). If your e-mail is not acknowledged within two working days please contact her directly at (045-980500)

7. General Conditions

7.1 Conditions of Award

- The lowest proposal received is not a guarantee of award of contract. Suitability and previous experience as well as availability will be a consideration.
- It will be a condition of appointment that the supplier appointed will produce a valid Tax Clearance or C2 certificate and to continue to hold valid certificates for the duration of the contract.
- Payment for services covered by the proposed contract will be on foot of appropriate invoices, which will be based on agreed deliverables. Invoicing

arrangements will be agreed with the successful tenderer, following the award of contract.

- The successful tenderer will be required to provide regular updates to awarding body during the contract period.
- All costs must be quoted in Euro and specify if VAT inclusive or exclusive applies. The total estimated costs should be clearly stated and must be a single fixed figure quotation.

7.2 Confidentiality of Evaluation

After the official receipt of tenders, information relating to the examination, clarification, evaluation and comparison of tenders and recommendations concerning the award of contract will not be disclosed to other tenderers or other persons not officially concerned with such processes.

7.3 Tender Deadline

Envelopes and packaging for tender submissions should be addressed to the County Secretary, Kildare County Council, Corporate Services, Level 1, Áras Chill Dara, Devoy Park, Naas, Co. Kildare. The outside of all envelopes and packaging should be marked 'Tender for Masterplan Competition – Robertstown.' The last date and time for receipt of tenders is 12 noon on the **13th of March, 2019**.

Late tenders will not be accepted.

7.4 Additional Information

Kildare County Council/ RCCA will not be responsible for any costs, charges or expenses incurred by candidates or tenderers in response to this competition.

At its absolute discretion, Kildare County Council may elect to terminate this procurement process or the concluded framework at any time.

Kildare County Council undertakes to use its best endeavours to hold confidential any information provided in the proposal submitted, subject to the contracting authority's obligations under law, including the Freedom of Information (FOI) Act 2014. If you consider any of the information supplied by you is either commercially sensitive or confidential in nature, this should be highlighted and the reasons for its sensitivity specified. In such cases the relevant material will, in response to FOI requests, be examined in the light of the exemptions provided for in the FOI Act. It is Kildare County Council's policy to consult with applicants before deciding on the release of information, which may be commercially sensitive.

RCAA BRIEF FOR COONEYS ARCHITECTS

Introduction

In advance of the development of the master plan by Cooneys Architects for the community site in Robertstown, Co.Kildare RCAA would like to provide the following brief.

Community Centre

It is accepted that a business model for a sustainable community centre is not yet developed by RCAA. However, a multipurpose facility that could encompass the following characteristics would appear to be the most desirable:

- A large room capable of hosting various community events
- Small meeting room/s
- Changing rooms to facility various sporting activities
- The facility could double as a CC and a services hub for the adjacent campsite.
- Ideally the facility would be environmentally sensitive and possibly made from sustainable materials

Car Park

This is a priority for RCAA and we hope to submit planning permission for this facility at the end of our engagement with Cooneys. The size, surface type and location will be decided under advise from the KCC/Cooneys.

Playground

This is a priority for RCAA and we hope to submit planning permission for this facility at the end of our engagement with Cooneys. The size, surface type and location will be decided under advise from the KCC/Cooneys. However, it is preferable that the facility be located as close to the core settlement of the village as possible. RCAA note that KCC have committed to providing this facility for Robertstown in the County development plan 2017-2023.

Greenfield Playing Pitches

This is a priority for RCAA and we hope to submit planning permission for this facility at the end of our engagement with Cooneys. Playing fields will be made available to the following groups (not exhaustive):

- Robertstown National School
- Bridgewood Soccer Club
- Robertstown and Allen Athletics Club
- Robertstown Gaelic Football Club
- Robertstown and Prosperous Scout Club

RCAA BRIEF FOR COONEYS ARCHITECTS

Bio-Field/Veg Allotments

RCAA would like to ensure the development of the site does not adversely affect the characteristic of the village. With this in mind, it is proposed that all facilities provided on the community site would be integrated/surrounded by a natural biological-field with appropriate walking tracks inter-mixed. RCAA feel that the site would also be a desirable location for vegetable allotments which would possibly appeal to a different demographic that the other suggested facilities.

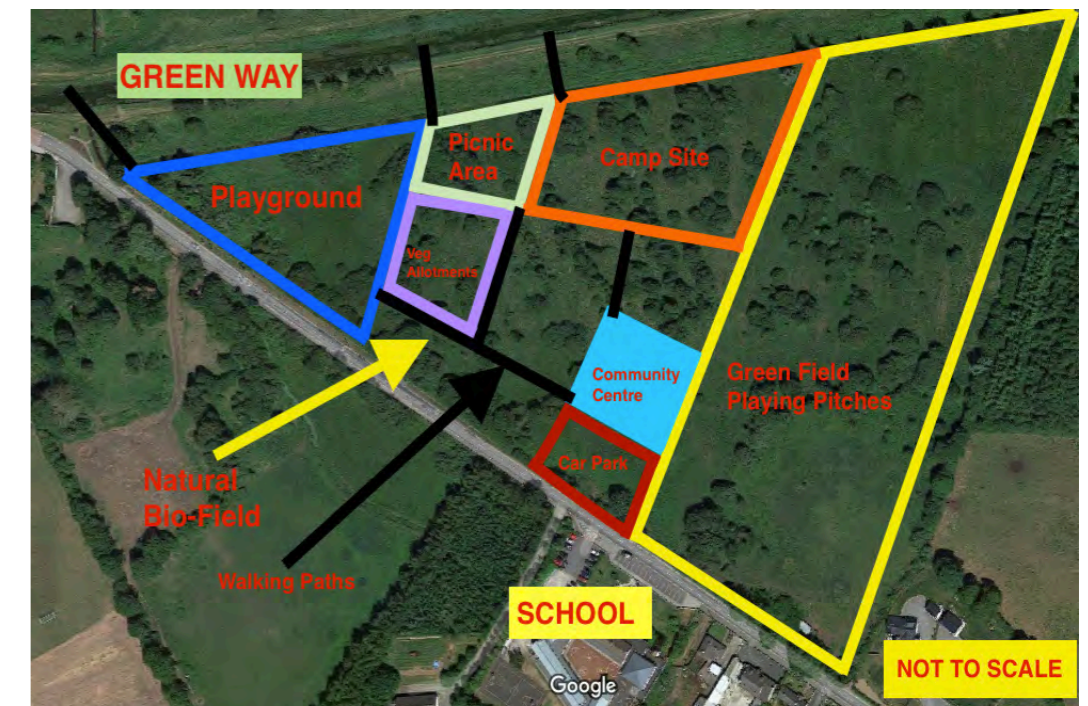
Camp-Site

It is noted that a “Glamping” site is planned to be incorporated into the development of the Grand Canal Hotel site. RCAA do not wish to compete with local commercial activities. However, RCAA would like to consider the feasibility of facilitating traditional camping activities that would be integrated with the Community Centre to provide the necessary services.

RCAA note that the social/community activities likely to take place in the Community Centre are likely to be predominately take place in Autumn/Winter/Spring. Providing for camping activities could increase the year round use of the Community Centre and would be targeted at the demographic likely to use the Grand Canal Greenway.

Summary

In summary, RCAA are committed to a phased development of the community site in question. As a matter of priority RCAA want to be in a position to apply for planning permission for the car park, playground and greenfield playing area as soon as possible. The scale and timeline of future developments on the site will be decided under advise from KCC and Cooneys.



UPDATED BRIEF (from new RCAA Committee)

MEETING I MEMO - 27th August 2019

Background & Context

- RCAA note that the Canal Hotel and its neighbouring lands are privately owned. They have been recently acquired by a developer from Failte Ireland who has plans to develop the site - these plans appear to be in very early stages at the moment.
- Sale of the hotel site has generated €500,000 for the local community, which is held in trust by KCC for Community Development.
- €100,000 also committed from Catholic Diocese.
- GAA have built Astroturf MUGA, so this is no longer required.
- Flooding is a very sensitive issue with farmers locally.

Funding Sources

- KCC note that Town and Village Renewal Fund could be an option for this scheme. A maximum of €200,000 is available for "shovel ready" projects.
- KCC stated that this project is probably too small for the Rural Development Fund
- FC noted the Failte Ireland Village Enhancement Fund should be investigated.

Stakeholders

- Leinster Canoeing Club come and use the canal 2 or 3 times a year with 30/40 boats - a connection to the canal is needed. (Permissions from Waterways Ireland will be required)
- Local Athletics Club are keen to have facilities on site - they are struggling to get space/time at the GAA club
- Local school has 200+ children - very gradually decreasing but relatively stable and not yet losing any teachers.
- Scouts need somewhere to meet.

Community Buildings

- CA asked "what is a community building?" and stressed that undertaking Needs Analysis is critical.
- CA stressed that it is essential to look at revenue streams. CA asked who pays the insurance, who has the keys.
- RCAA have undertaken community consultation in recent years and have documentation detailing stakeholder requirements for the buildings.

MEETING II MEMO - 3rd October 2019

- RCAA represented by new committee members at this meeting.
- With change of committee, there has come a change of emphasis for the project.
- The community building is still an important aspect of the overall project, but is no longer the first priority. The priority at this point in time is to deliver the following as soon as possible:
 - Solution to car-parking problem
 - Play facilities
 - Grass playing pitches
- CA noted that along with these items as priority should be the paths and infrastructure that facilitate the development of the rest of the park.
- CA presented outcomes of initial "deep immersion" process of site visit, desktop studies and site analysis,
- CA presented initial concept for proposals based on the reinforcing of links and connections between site, school, canal and village and the creation of a series of "gateways"

Parking

- RCAA suggested that approximately 40 spaces would be required
- CA questioned whether the best approach was providing 40 spaces at significant cost, and not insignificant impact on the landscape/environment, which would be used for only minutes at a time once or twice a day.
- CA to develop proposals based more on a "drop-off and go" system with a reduced number of parking spaces.
- This facility might be located somewhat at a distance from the school to reduce the impact on air-quality of cars idling nearby the school. AK noted the "school streets" and "no-idling" zones movement at school sites around UK & Ireland.

Community Building

- The full brief for this building is still in development, but it is moving from a sports focussed centre to a more Family Resource Centre type facility.

Budget

- RCAA noted that the €500,000 available to the group is for capital works only. Funds will need to be sourced for planning fees, consultants fees etc.
- RCAA noted that the €100,000 available from the Catholic Diocese must be spent on a community building.
- Once the masterplan scheme is agreed, CA will work to develop a phasing strategy, identifying several smaller planning applications and giving indicative costings for each of these elements.

MEETING III MEMO - 14th November 2019

Masterplan

- CA Presented the outline masterplan for discussion
- KCC & RCAA both felt that this was in the right direction.
- RCAA Updated "Brief for Cooney Architects" has now been approved. RCAA confirm that locations of elements in included plan mark-up can be moved around by CA as appropriate.
- CA to develop budget & phasing strategy
- CA to develop masterplan in response to this strategy & present to client for sign-off.
-

Community Building

- RCAA to undertake Needs Analysis and feedback to CA/KCC

Flooding/Ecology etc.

- CA presented a summary of the implications on the brief and design response of the Ecological and Civil Engineering studies/assessments.
- CA noted that CFRAMS is not very accurate, from experience. Recommended that even though it precedes KCC Strategic Flood Risk Assessment, Kilgallen report should be relied upon until updated Flood Risk Assessment is undertaken, as worst case scenario

SINCE LAST MEETING

- RCAA discussions with hotel developer are proceeding - potential for developer's glamping scheme to be accommodated on community site in lieu of standard camping.

MEETING IV MEMO - 18th December 2019

Masterplan

- CA Presented the Draft Masterplan for client approval
- RCAA queried whether the "best land" should be given to the developer for their glamping - questioned whether camping/glamping should instead be located to NE of site. Agreed to leave it in SE for now.

Community Consultation

- Each of the "elements" to be further fleshed out for the consultation event to assist in
- Timing and structure of event discussed and agreed.

Funding

- CA presented an assessment of potential costs (capital and other) associated with delivering the project and potential sources of funding.
- RCAA stressed that the €500,000 figure was fixed in people's minds locally. As such, the scheme should be presented in the context of an anticipated cost relative to available funds - tell the real story of the real funding challenge ahead. Timings should be pushed out to a 6-8 year indicative programme of delivery.
- FC stressed that there is a risk that the walkway gets pushed back in priority and stressed the importance of this element in bringing the whole scheme together. This is the key element of the project that will make it a stand-out project, both for funders and future visitors. "The Greenway brings people through, but gives them no reason to stop - the park and the walkway is the attraction to visitors"
- SOG indicated that Town & Village Renewal funding looks for good analysis to back up proposals.

Pre-Planning

- CA to request pre-planning consultation with KCC planning department.
- Topics to be discussed to include: Overall Masterplan & Concept, Engineering (Surface/ Foul Water & Drainage), Utilities & Services (Water & Electricity supply), Traffic, Ecology & Landscape.

