

Comhairle Contae Chill Dara
Kildare County Council



Date: 24/06/2016
Pl. Ref.: 16/149

REGISTERED POST

Curragh Racecourse Ltd.
c/o Cunnane Stratton Reynolds
3 Molesworth Place
Dublin 2

Notification of a decision under Section 34 of the Planning & Development Act 2000-2015
Planning Register Number: 16/149
Application Received Date: 19/02/2016
Further Information Received Date: 07/06/2016

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 24/06/2016 decided to **GRANT PERMISSION** to the above named for the development of land in accordance with the documents submitted namely:- 1) Constr. of a new grandstand & assoc. facilities, & infrastructure incl. hospitality/conference suites, restaurants, bars, merchandise/gift shop, concession areas, tote hall, jockey facilities, medical areas, press & commentary areas, kitchens, service yard, toilet accomm. new entrance & ticket building, museum/exhibition space, café/bistro with patio area, new parade ring, new pre-parade ring, stables, saddling stalls, bookmakers' betting ring, children's play area, new boundaries & associated landscaping, relocation of existing sculptures, lighting, utility services, outside broadcasting facilities, helipad, ESB substation, new machinery yard, reuse of existing stableyard barn for machinery storage, chiller compound, provision of car parking, enhancement of existing car parking entrances & provision of new entrance & exit, & all associated works. 2) Proposed new non-race day uses to incl. conferences, exhibitions, weddings & product launches to be incorpd. within the proposed grandstand. 3) Demolition of the existing east & west grandstands, the Turf Club Rooms incorpg. the weigh room, existing champagne bar & garden, existing machinery yard, existing central and rear (northern) stable blocks within the stableyard complex, existing areas of hard landscaping & sections of perimeter walls. The dismantling & reconstruction within the application site of the 2 storey bow ended building element & assocd. building fabric containing the Queen's Room & remaining section of cantilevered granite staircase & two cast iron columns. 4) Refurbishment of existing stables to the east & west of the stableyard complex & existing entrance building for administrative/office use. Change of use, refurbishment & extension of existing storage building for use as an energy centre. 5) Temporary works reqd. to facilitate continued racing during construction for a period of up to 3 yrs to include; temporary grandstands, hospitality area, jockey facilities, broadcasting facilities, tote hall, photo finish & judges box, kitchen areas, toilets, plant & generator, storage, a video screen, main entrance for patrons & new construction access points 6) Permanent provision of on-site facilities & infrastructure for occasional hospitality use at high capacity events such as Derby Day & Champions Weekend; service plinths, enhanced carparking etc. An Environmental Impact Statement (EIS) & Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application at The Curragh Racecourse The Curragh Co. Kildare in the townlands of The Curragh & Loughbrown subject to **53 conditions** set out in the schedule attached.

The reason for the imposition of the said conditions are also included. The Planning Authority have had regard to any submissions or representations made on this file. If there is no appeal against the said decision a **grant of permission** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote). It should be noted that until a grant of permission has been issued the development in question is **NOT AUTHORISED** and work should not commence.

Date: 24/06/2016


Senior Executive Officer, Planning
Kildare County Council

PLEASE ARRANGE TO REMOVE SITE NOTICE

Any appeal against the decision of a Planning Authority under Section 37 of the Planning and Development Act 2000-2015 may be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1. First and third party objections must be received by the Bord within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit.

Comhairle Contae Chill Dara Kildare County Council



Any appeal made within the statutory appeal period to An Bord Pleanála will be invalid unless accompanied by

- 1 Confirmation of submission to Planning Authority
- 2 The correct statutory fee, (Fees payable to the Bord on or after 5th September, 2011)
 - i. Appeal by 1st party relating to commercial development where the application included the retention of development - €4,500 or €9,000 if an EIS or NIS Involved.
 - ii. Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if EIS or NIS involved.
 - iii. Appeal by 1st party non-commercial development where the application included the retention of development - €660
 - iv. Appeal by 1st Party solely against contribution condition(s) – (2000 Act and amendments Section 48 or 49) - €220
 - v. Appeal following grant of leave to appeal
 - vi. An Appeal other than referred to in (i) to (v) above - €220

This guide does not purport to be a legal interpretation of the fees payable to the Bord. Please contact the Bord for further information.

Planning Permission is sought for development that includes; 1) Constr. of a new grandstand & assoc. facilities, & infrastructure incl. hospitality/conference suites, restaurants, bars, merchandise/gift shop, concession areas, tote hall, jockey facilities, medical areas, press & commentary areas, kitchens, service yard, toilet accomm. new entrance & ticket building, museum/exhibition space, café/bistro with patio area, new parade ring, new pre-parade ring, stables, saddling stalls, bookmakers' betting ring, children's play area, new boundaries & associated landscaping, relocation of existing sculptures, lighting, utility services, outside broadcasting facilities, helipad, ESB substation, new machinery yard, reuse of existing stableyard barn for machinery storage, chiller compound, provision of car parking, enhancement of existing car parking entrances & provision of new entrance & exit, & all associated works. 2) Proposed new non-race day uses to incl. conferences, exhibitions, weddings & product launches to be incrd. within the proposed grandstand. 3) Demolition of the existing east & west grandstands, the Turf Club Rooms incrdg. the weigh room, existing champagne bar & garden, existing machinery yard, existing central and rear (northern) stable blocks within the stableyard complex, existing areas of hard landscaping & sections of perimeter walls. The dismantling & reconstruction within the application site of the 2 storey bow ended building element & assocd. building fabric containing the Queen's Room & remaining section of cantilevered granite staircase & two cast iron columns. 4) Refurbishment of existing stables to the east & west of the stableyard complex & existing entrance building for administrative/office use. Change of use, refurbishment & extension of existing storage building for use as an energy centre. 5) Temporary works reqd. to facilitate continued racing during construction for a period of up to 3 yrs to include; temporary grandstands, hospitality area, jockey facilities, broadcasting facilities, tote hall, photo finish & judges box, kitchen areas, toilets, plant & generator, storage, a video screen, main entrance for patrons & new construction access points 6) Permanent provision of on-site facilities & infrastructure for occasional hospitality use at high capacity events such as Derby Day & Champions Weekend; service plinths, enhanced carparking etc..... An Environmental Impact Statement (EIS) & Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application at Curragh Racecourse, The Curragh, in the townlands of the Curragh & Loughbrown, Co. Kildare – Curragh Racecourse Ltd. – 16/149

Schedule 1 - Considerations and Reasons

Having regard to the nature, extent and design of the proposed development, the supporting policies and related provisions in the Kildare County Development Plan 2011-2017 in regard to the equestrian and bloodstock industries and in regard to the Curragh Racecourse, and the existing character of the site and of surrounding lands in the area, it is considered that subject to compliance with the conditions attached, the proposed development, which represents the enhancement of facilities for an established (historic) racecourse use on the site, would not seriously injure the amenities of the area or of property in the vicinity, and would therefore be in accordance with the proper planning and sustainable development of the area.

Schedule 2 - Conditions to apply

1. The development shall be carried out in accordance with the plans, particulars and Environmental Impact Assessment, received by the Planning Authority on 19/02/16, as amended by further information received on 07/06/16, except where altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the proposed development when completed, by reference to the approved particulars.

EXTERNAL FINISHES FOR BUILDINGS

2. Prior to the commencement of development, colour photographic samples of proposed external wall, roof and windows finishes (and small physical samples where feasible and appropriate), for the grandstand and all other new-build elements on the site, shall be submitted for the written agreement of the Planning Authority.

Reason: To assess the appropriateness of all external wall, roof and window finishes for the new-build elements in the interest of the visual amenity of the area.

USES

3. This permission authorises the floor plan layout and associated uses (including temporary race/event day expansion facilities) as detailed in the plans and particulars received by the Planning Authority on 19/02/16 and 07/06/16. The permitted floor plan layouts and associated uses (including temporary race/event day expansion facilities) shall not be further changed, altered or extended without a prior grant of permission from the Planning Authority or An Bord Pleanála.

Reason: In the interest of clarity and to regulate the nature and extent of the development in the interest of the protection of the amenities of neighbouring properties and land uses.

LANDSCAPING/PLANTING

4. (a) All existing grassed (sward) areas, hedgerow and tree planting on and bounding the site, shall be retained and maintained, except where altered or amended by conditions in this permission.

(b) Existing tree and hedgerow planting on the site shall be protected in accordance with the Arboricultural Report, Method Statement and Tree Protection Plan received by the Planning Authority on 19/02/16.

(c) All new soft landscaping/planting on the site shall be carried out in full within the first planting season following the completion of the development.

Reason: In the interest of the visual amenity of the area.

SIGNAGE

5. (a) Notwithstanding the provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no advertising signs or any other advertising structures or devices of any kind, shall be erected on or along the boundaries of the site, along roads traversing the site, or be attached to the exterior of any buildings or structures on the site, without the prior written agreement of the Planning Authority.

(b) Prior to the commencement of development, plans and elevations detailing the location, scale, size, design, finish and colour of all proposed signage on the site shall be submitted for the written agreement of the Planning Authority.

Reason: To regulate the use of advertising signage and prevent advertising clutter in the interest of the visual amenity of the area.

DISABILITY ACCESS

6. Access to the development shall be provided for the disabled, including the wheelchair disabled, in accordance with the guidelines contained in: "Building for Everyone: Inclusion,

Access and Use" (The National Disability Authority, 2002., Access for the Disabled (The National Rehabilitation Board), The Building Regulations, 2000, "Technical Guidance Document M, Access for Disabled People".

Reason: To ensure the development and overall site is accessible for people with disabilities.

ROADS & TRANSPORTATION

7. Prior to the commencement of development, the applicant shall submit a 'Construction Traffic Management Plan' (CMP) for the written agreement of the Planning Authority. The CMP shall be developed by the appointed construction works contractor and shall include a commitment to the monitoring of traffic congestion on the M7 motorway junctions by a designated person during peak hours, and the management of traffic to non-peak hours if necessary.

Reason: To ensure that all construction traffic routes have been thoroughly assessed and that any matters raised in relation to construction traffic, can be addressed in a timely manner.

8. The Market Square in Kildare Town shall be kept free from all construction related traffic at all times.

Reason: It is considered that the Market Square area should be kept free from construction related traffic, having regard to the limited street space available in the area, existing traffic congestion, existing high levels of pedestrian and cyclist traffic, and the use of the area for a weekly market.

9. Appropriate warning signage shall be erected during the construction period on all approach roads to the site, for the benefit of all road users, members of public, those passing the entrance(s) to the site and those entering and exiting from the site, and to highlight the presence of heavy construction traffic on the roads in the vicinity of the site.

Reason: In the interest of traffic safety.

10. Prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority, the names and contact details, in writing, of the Project Supervisor for the Design Process and the Project Supervisor for the Construction Stage, as appointed under the Safety Health & Welfare (Construction) Regulations, 2013, or any preceding Regulations

Reason: To ensure that any complaints or queries received in relation to the development, particularly in relation to road traffic matters, can be forwarded for the immediate attention and response of the appropriate person.

11. No surface water runoff from the site shall discharge onto the public road.

Reason: In the interest of traffic safety.

12. Existing land and roadside drainage shall not be impaired and new entrances shall be designed and shaped to ensure the uninterrupted flow of existing roadside drainage.

Reason: In the interest of traffic safety.

13. Sight visibility lines for all site entrances and exits shall be in accordance with the 'Design Manual for Roads and Bridges (DMRB)'. The required sight visibility lines shall be maintained at all times and no impediments of any kind (e.g. signage, advertisements or otherwise) shall be erected in a way that would obstruct same.

Reason: In the interest of traffic safety.

14. An assessment of the structural condition of sheep grids during and after the construction phase of the development shall be carried out by the appointed construction works contractor. All assessments/inspections of the sheep grids shall be carried out in the company of the Municipal District Area Engineer. Any damage or other structural problems caused as a result of construction related traffic travelling to and from the site shall be rectified to the satisfaction of the Planning Authority.

Reason: In the interest of traffic safety.

15. Prior to the commencement of development, the appointed construction works contractor shall engage with the Municipal District Area Engineer to agree a programme for necessary inspections to be carried out on the roads in the vicinity of the site in order to address issues of road deterioration due to construction traffic if and where it occurs.

Reason: In the interest of traffic safety.

16. The applicant shall ensure the proper maintenance of all permeable paving and porous asphalt serving the development.

Reason: In the interest of traffic safety.

17. Prior to the commencement of development, the applicant shall submit a detailed Stage 2 Road Safety Audit (RSA) for the written agreement of the Planning Authority. The RSA shall be carried out by an independent approved and certified auditor, and shall include a Stage 3 Audit for the development and surrounding area. The RSA recommendations shall be incorporated into the detailed design.

Reason: In the interest of traffic safety.

18. (a) The applicant shall produce, maintain and implement a detailed 'Event Day Traffic Management Plan' that shall encompass input from, Kildare County Council, the Kildare NDO, Transport Infrastructure Ireland, and the Curragh Operational Team and An Garda Siochana. The plan shall be updated annually and shall consider previous events, their operational success and shall include a review of the previously implemented active traffic management procedures. Prior to the commencement of development, the 'Event Day Traffic Management Plan' shall be submitted for the written agreement of the Planning Authority. The 'Event Day Traffic Management Plan' shall be available for inspection upon the request of the Planning Authority. (b) A 'Traffic Management Steering Group' shall be established to monitor and to contribute to the development and implementation of the 'Event Day Traffic Management Plan' required in part (a) of this condition. Kildare County Council, the Kildare NRO, Transport Infrastructure Ireland and An Garda Siochana shall be invited by the applicant to join the 'Traffic Management Steering Group'. The key aim of the 'Traffic Management Steering Group' shall be to reduce queuing at the M7 motorway junctions to the greatest extent practicable.

Reason: To ensure the safe operation and capacity of the M7 Motorway is maintained during the construction and operational phases of the development.

19. The 'Mobility Management Plan' shall be implemented in accordance with the details set out in the Environmental Impact Statement (EIS). Any changes proposed to the implementation of the 'Mobility Management Plan' shall be submitted for the prior written agreement of the Planning Authority.

Reason: In order to promote modes of travel which reduce the number of cars travelling to and from the site for race day events and non-event days.

20. The applicant shall be responsible for the re-location of all existing services/utilities as required to facilitate the development.

Reason: In the interest of clarity and to ensure the proper servicing of the development.

21. During the construction phase for the development adequate off carriageway parking facilities shall be provided for all construction related traffic, including delivery and service vehicles/trucks. There shall be no parking along the adjoining public roads or footpaths.

Reason: In the interest of traffic safety and the protection of the amenities of neighbouring properties and land uses.

22. All measures shall be taken by the construction works contractor(s) to prevent muck, dirt, debris or other materials being deposited on the adjoining public roads, footpaths and verges by machinery or vehicles travelling to and from the site during the construction phase. The contractor(s) shall arrange for vehicles leaving the site to be kept clean.

Reason: In the interest of traffic safety, amenity and orderly development.

CONSTRUCTION TIMES

23. Hours of construction activities on the site shall be restricted from Monday to Friday 08.00 - 18.00, Saturday 08.00 - 16.30. No building activity shall be undertaken on Sundays and Bank Holidays under any circumstances.

Reason: In the interest of the protection of the amenities of neighbouring properties and land uses.

ENVIRONMENTAL SERVICES (INCL. NOISE & DUST)

24. Construction Phase - Noise

The following noise limits shall apply to construction activities in accordance with Transport Infrastructure Ireland (TII) "Guidelines for Treatment of Noise and Vibration in National Roads Schemes":

- 70 dB(A) $L_{Aeq(1-hour)}$ between the hours of 07:00 and 19:00 Monday to Friday;
- 60 dB(A) $L_{Aeq(1-hour)}$ between the hours of 19:00 and 22:00 Monday to Friday;
- 65 dB(A) $L_{Aeq(1-hour)}$ between the hours of 08:00 and 16:30 on Saturdays;
- 60 dB(A) $L_{Aeq(1-hour)}$ between the hours of 08:00 and 16:30 on Sundays and Bank Holidays;

Reason: In the interest of amenity and public health, to avoid noise pollution, and to ensure proper development.

25. Operational Phase - Noise

(a) Noise from the development shall not give rise to sound pressure levels (Leq 30 minutes) measured at *noise sensitive locations which exceed the following limits:

- 55 dB(A) between the hours of 08:00 and 18:00 (Daytime)

And shall not give rise to sound pressure levels (Leq 15 mins) measured at *noise sensitive locations which exceed the following limits:

- 50dB(A) between the hours of 1800 and 2200 (Evening time)
- 45 dB(A) between the hours of 2200 and 0800 (Night time)

(b) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any *noise sensitive location.

*Note: *Noise sensitive location:*

Any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

(c) Within three months of the development being fully operational, the applicant shall submit a detailed 'Noise Study' carried out by a competent noise/environmental consultant, for the written agreement of the Planning Authority. A 'Noise Study' shall also be submitted at any other time for written agreement as may be requested by the Planning Authority.

(d) All noise mitigation measures details in Chapter 9 of the Environmental Impact Statement shall be implemented in full.

(e) During construction, the development shall otherwise comply with the 'British Standard for Noise Control on Construction and Open Sites (Part 1: Code of Practice of Basic Information and procedures for Noise Control)'.

Reason: In the interest of amenity and public health, to avoid noise pollution, and to ensure proper development.

26. Best practicable means shall be used to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery to the satisfaction of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

27. (a) Prior to the commencement of development, the developer shall submit a formal 'Project Waste Management Plan' for construction and demolition for the written agreement of the Planning Authority. The Plan shall, inter alia, include the information recommended in sections 3.2, 3.3 and 3.4 of the DEHLG 2006 document titled "*Best practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects*".

(b) The 'Project Waste Management Plan' shall also contain as a minimum (i) the waste types, including their EWC (European Waste Catalogue) codes and corresponding description, (ii) volumes of each waste type expected to arise during construction and demolition, (iii) how those waste types are intended to be stored prior to their collection, (iv) the name of the authorised waste contractors intended to be used for the collection of each waste type, and (v) their waste

collection permit numbers and the names and permit numbers of authorised waste sites intended to be used in the conjunction with the development.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

28. The noise and vibration mitigation measures recommended in Sections 9.5.1 and 9.5.2 of the Environmental Impact Statement (EIS) shall be implemented in full.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

29. All foul waste and grey water from the development shall discharge to the wastewater treatment plant which shall be designed and constructed in accordance with the 'Biocycle Design Proposal' contained in Appendix E of 'The Curragh Racecourse Redevelopment Infrastructure Report' received by the Planning Authority on 19/02/16.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

30. The wastewater treatment system shall be located not nearer than **50 metres** from any dwelling, not nearer than **10 metres** from any watercourse, not nearer than **3 metres** from the site boundary and not nearer than **4 metres** from a road or slope break/cut. The wastewater treatment system shall be located not nearer than ***40 metres** from any other supply source unless such is from a public piped supply.

**See Table B.3, P62, EPA Code of Practice "Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" and DOELG/EPA/GSI "Groundwater Protection Responses for On-Site Wastewater Systems for Single Houses" for suggested minimum distances from a well.*

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

31. (a) The treated effluent from the wastewater treatment plant shall be discharged to a sand polishing filter which shall be designed and constructed in accordance with the Site Characterisation Form dated **20/05/2016**.

(b) The sand polishing filter shall be located not nearer than **50 metres** from any dwelling, not nearer than **10 metres** from any watercourse, not nearer than **3 metres** from the site boundary and not nearer than **4 metres** from a road or slope break/cut. The sand polishing filter shall be located not nearer than ***40 metres** from any other supply source unless such is from a public piped supply.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

32. A suitably qualified engineer familiar with the Site Characterisation Form prepared for the site shall design the polishing filter, supervise its construction and submit certification to the Planning Authority that all works have been completed in compliance with the requirements of the EPA Code of Practice "Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)".

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

33. (a) Adequately sized and sited interceptors for fats, oils, greases shall be installed on all commercial kitchen waste drainage lines in a manner which shall be satisfactory to the Planning Authority and these shall be cleaned on a regular basis.

(b) Prior to the installation of grease interceptors, the applicant shall submit detailed calculations for the written agreement of the Planning Authority demonstrating compliance with (i) and (ii) below:

(i) All passive grease traps installed shall conform to the Irish Standard EN 1825 Grease Separators – Part 1 (Principals of Design, Performance, Testing, Marketing and Quality Control) and Part II (Selection of Nominal Size, Installation, Operation and Maintenance) published by the National Standards Authority of Ireland.

(ii) All automatic grease removal units installed shall conform to the Standard PDI-G101 Testing and Rating Procedure for Grease Interceptors with Appendix of Sizing and Installation Data.

(c) Grease traps that use an additive (e.g. chemicals or enzymes etc.) to dissolve the collected grease shall not be acceptable.

(d) The use of food macerators on the kitchen waste drainage line(s) shall not be permitted.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

34. There shall be no discharge of treated effluent from the development to waters until such time as a Section 4 Effluent Discharge Licence under the Local Government (Water Pollution) Act 1977, as amended, is obtained from the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

35. (a) All solid waste from the stables shall be collected and stored in a three sided adequately sized dungstead provided with an impermeable base.

(b) Seepage from the dungstead and any soiled water from the stables shall be piped to an adequately sized effluent holding tank.

(c) All soiled water and solid waste shall be disposed of by landspreading in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2014.

(d) All clean uncontaminated roof and surface water shall be collected and disposed of to soakpits or surface waters.

(e) No burning of solid waste shall occur on site.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

36.(a) A suitably qualified engineer familiar with the 'Stable Yard Surface Water Drainage Layout' prepared for the site shall supervise its installation and submit certification to the Planning Authority that all works have been completed in accordance with drawing number CUR-ACM-SW-SY-DR-C-05002 received by the Planning Authority on 07/06/2016.

(b) A suitably qualified engineer familiar with the 'Stable Yard Foul and Soiled Water Drainage Layout' prepared for the site shall supervise its installation and submit certification to the Planning Authority that all works have been completed in accordance with drawing number CUR-ACM-SW-SY-DR-C-05001 received by the Planning Authority on 07/06/2016.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

37. Prior to the commencement of development, a detailed methodology for the removal and disposal of all asbestos in the existing buildings on the site, and prepared by the appointed works contractor, shall be submitted for the written agreement of the Planning Authority. The methodology shall have regard to the 'Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations'. Full compliance with the 'EC (Protection of Workers) (Exposure to Asbestos) Regulation's shall also be achieved regarding protection and decontamination of the employees carrying out the work and the protection of other persons present on or near the worksite.

Reason: In the interest of employee and public health, to avoid pollution, and to ensure proper development.

38. During demolition works on the site, all mitigation measures detailed in Chapter 8 of the Environmental Impact Statement (EIS) and in the 'Outline Construction Environmental Management Plan' (Appendix 5.1V4 CEMP) shall be implemented in full. All necessary steps to contain dust arising from demolition works on site shall be taken so as to prevent a nuisance being carried on to occupiers of other buildings in the locality. This shall include covering skips and waste heaps, daily washing down of pavements or other public areas and any other precautions necessary to prevent dust emissions. During the demolition phase, the development shall comply with B.S. 6187 – Code of Practice for Demolition.

Reason: In the interest of amenity and public health and to ensure proper development.

COMMUNITY LIASON PLAN

39. Prior to the commencement of development, a 'Community Liason Plan' shall be submitted for the written agreement of the Planning Authority. The Plan shall identify a designated 'Community Liason Person' to ensure any complaints from members of the public, or otherwise relating to environmental matters, can be efficiently dealt with.

Reason: In the interest of amenity and public health and to ensure proper development.

FIRE SAFETY

40. A fire fighting water supply of at least 2250 litres per minute for 60 minutes and at 2 bar or greater, shall be available from hydrants on a watermain or from an equivalent storage facility that shall be not more than 46 metres from the development.

Reason: In the interest of fire safety.

WATER SERVICES/DRAINAGE

41. Only clean uncontaminated surface water from the development shall be discharged to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure the proper servicing of the development.

42. The drainage systems, watermains and services for the development shall be provided in accordance with the 'Recommendations for Site Development Works for Housing Areas' published by the DoELG. All services shall be located in footpaths where possible, with the exception of road crossings.

Reason: To ensure the proper servicing of the development

43. The applicant shall maintain the wastewater and surface water sewerage in good working order, and shall enter into a maintenance agreement with a reputable maintenance company in order to maintain both the wastewater and surface water systems (including attenuation).

Reason: In the interest of public health, to avoid pollution, and to ensure proper servicing of the development.

44. (a) All surface water shall be collected and disposed of to a soakway designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365. All soakways located in public areas shall be lined and unfilled, safely routed and shall be provided with access manholes.

(b) Petrol/oil/silt separators shall be installed on the surface water outfall.

Reason: In the interest of public health, to avoid pollution, and to ensure the proper servicing of the development.

45. (a) Surface water disposal shall be designed, constructed and maintained in accordance with the 'Greater Dublin Storm Water Management Policy' for Developers. Surface water shall be retained on site using large attenuation restricting flows to minimum to avoid and minimise flooding.

(b) If stormwater ponds/swales/soakaways/detention basins are to be constructed in residential or commercial areas, their capacity shall be sufficient to store the 1 in 30 year storm event. A 1 in 30 year storm event shall be used to size attenuation in accordance with the 'Greater Dublin Storm Water Management Policy' for Developers.

(c) An emergency overflow shall be provided from the attenuation capable of passing flows up to the 100 year storm event or as otherwise specified by the Planning Authority. Design calculations shall include an additional 20% increase for climate change.

Reason: To ensure the proper servicing of the development and to minimise flooding.

46. (a) All new toilet cisterns shall incorporate a dual flush function incorporating reduced flush and full flush options.

(b) All new hand wash basins shall be fitted with push button water saving taps or a similar water conservation mechanism.

Reason: To ensure the proper servicing of the development and in the interest of water conservation.

47. Where the applicant proposes to connect directly or indirectly to a public water/wastewater network operated by Irish Water, the applicant shall sign a connection agreement with Irish Water (IW) prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

Reason: To ensure the proper servicing of the development.

ARCHAEOLOGY

48. (a) The applicant shall employ a suitably qualified archaeologist to undertake archaeological monitoring, under licence, of all topsoil stripping and ground works on the site.

(b) Should archaeological material be found during the course of the archaeological monitoring the archaeologist shall stop work on site pending further advice from the Department of Arts, Heritage and the Gaeltacht. The applicant shall be prepared to be advised by the Department of Arts, Heritage and the Gaeltacht with regard to any necessary mitigation action e.g. redesign / allow for preservation in situ and/or excavation. The applicant and the construction works contractor shall facilitate the archaeologist in recording any material found.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

ARCHITECTURAL HERITAGE

49. Prior to the commencement of development, the applicant shall submit final details on the mitigation measures and methodology for the conservation works proposed to the 1850s Victorian Viewing Stand with associated Queen's Room structure.

Reason: In the interest of architectural heritage conservation.

50. An experienced and accredited Grade 1 RIAI Architectural Conservation Architect or equivalent shall be engaged for the detailing and supervision of all conservation works to the architectural and built heritage structures on the site, including their curtilage and attendant grounds. Prior to the commencement of the development, the applicant shall submit the letter of engagement and resume of relevant experience of the appointed Conservation Architect for the written agreement of the Planning Authority.

Reason: In the interest of architectural heritage conservation.

51. (a) The conservation works to the architectural and built heritage structures on the site, including their curtilage and attendant grounds, shall be carried out in accordance with the DAHG '*Architectural Heritage Protection Guidelines for Planning Authorities (2011)*'.

(b) The appointed Architectural Conservation Architect shall monitor all conservation works to ensure that they are carried out in accordance with the guidelines referred to in part (a) of this condition.

Reason: In the interest of architectural heritage conservation.

52. The conservation works to the architectural and built heritage structures on the site, including their curtilage and attendant grounds, shall be commenced and completed in the first phase of the Building Contractor's programme.

Reason: In the interest of architectural heritage conservation.

53. Prior to the commencement of development, the appointed Architectural Conservation Architect shall submit for the written agreement of the Planning Authority, proposals for the presentation of the architectural and built heritage structures on the site.

Reason: In the interest of architectural heritage conservation.

ADVICE NOTE TO APPLICANTS All applicants are advised to make themselves aware of the requirements of the Building Control (Amendment) Regulations (S.I. No 9) 2014 which comes into effect on 1/3/2014 and the Construction Products Regulations (CPR) (Regulation (EU) no. 305/2011) which came into effect on 1/7/2013. Information leaflets can be viewed or downloaded on the council's website <http://kildare.ie/CountyCouncil/Planning/BuildingControlDepartment/> or the Department of the Environment Community and Local Government website <http://www.environ.ie/en/>