



INFRASTRUCTURE AND REMEDIATION

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8.1 INFRASTRUCTURE

Extensive improvements will be required to the services infrastructure as already indicated in Paragraph 2.7. Developers will be expected to contribute financially towards the provisions of any infrastructure which facilitates their development. These contributions will be similar to those required by Dublin Corporation as planning authority in such circumstances. In addition, special contributions will be required for specific elements such as the provision of the 110Kv station and electrical distribution system where such infrastructure is required to facilitate any development.

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

8.2 REMEDIATION

As previously indicated, there are a number of sites within the Area which are contaminated or are suspected of being contaminated. The Authority will require that these sites be cleaned to internationally accepted standards. In the case of lands requiring a Waste Management Licence, the Licence must be obtained when a Section 25 Certificate is applied for. The Authority will then only deal with the aspects of decontamination/ remediation which are development within the meaning of the Planning Acts.

In a situation where lands are contaminated or suspected of contamination but where a Waste Management Licence is not required, the Authority will require the same information that would ordinarily be provided as part of a Waste Management Licence application as part of the Section 25 Certificate application. The Authority reserves the right to recover any expenses involved in assessing applications on sites which are suspected of being contaminated.

The situation will be reviewed upon the enactment of the new Planning and Development Bill.

8.3 POLICIES

The Authority will:

- 1 Facilitate the provision of enhanced infrastructural services to facilitate development.**
- 2 Require financial contributions to be made towards the cost of infrastructural improvements in the Area.**
- 3 Require contaminated land to be cleaned to internationally accepted standards for the purposes of redevelopment.**
- 4 Require applicants for a Section 25 Certificate to submit an independent environmental report on the site in question determining the level of contamination (if any) existing on the site.**