



An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency

Provision of Urban Design & Infrastructure Planning Framework (UDIP)

Appendix 6: Scope of Services

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The following scope of service is intended to form an understanding of the minimum service required by the LDA for the Urban Design and Infrastructure Planning Framework. The nominated Lead must perform its duties professionally and efficiently, in accordance with normal standards of practice, to achieve the outputs required. This document is to be read in conjunction with the other tender documents.

Note: This Scope of Services for the purposes of establishing the framework is generic in nature but sets out the parameters, the LDA will issue a project specific Scope of Services with each Call-Off or Mini Tender.

1. PROJECT VISION & STRATEGIC FRAMEWORK

1.1 Project Vision & Development Principles

The Design Team shall provide strategic assessments to support the identification of large-scale development areas that may be subject to new statutory planning mechanisms under current or future legislation:

- Develop and refine a strategic vision for the lands, incorporating national, regional, and local policy objectives & legislation (incl. NPF, RSES, UDZ, SDZ, Development Plans, Local Authority Climate Action Plans and relevant Local Area Plans).
- Evaluating sites against criteria for designation as areas of strategic economic, social, or environmental benefit.
- Prepare a set of development principles covering placemaking & identity, density, mobility & connectivity, sustainability & climate resilience and infrastructure-led, sequencing, deliverability, commercial feasibility, long term maintenance implications, and alignment with LDA sustainable community outcomes.
- Support the LDA in establishing long-term objectives for land activation, economic development and community outcomes.
- Preparing an evidence base which may be required for local authority or ministerial consideration of such areas.
- Providing spatial, planning and infrastructure data to support designation in statutory development plans.

1.2 Phasing & Land Activation Strategy

- Prepare a phasing strategy for development land parcels, infrastructure, enabling works, community facilities and utilities.
- Identify dependencies and capacity constraints such as Uisce Eireann upgrades, NTA-supported transport works and local authority capital projects.

- Assessment of energy infrastructure capacity, including current and future constraints.
- Provide sequencing recommendations based on deliverability, planning risk, cost, viability and market conditions as well as social & community infrastructure trigger points and public sector service dependencies (school, health, transport)

1.3 Stakeholder Engagement Framework

Develop and maintain a stakeholder engagement plan covering:

- Local Authorities (Planning, Roads, Environment, Housing)
- Uisce Éireann
- NTA / TII
- ESB Networks, Eirgrid, Gas Networks Ireland
- NPWS, OPW, EPA, An Taisce, The Heritage Council and other statutory consultees
- Local Community Groups and Business Groups through public consultation process.
- Liaise with LDA Stakeholder & Community Engagement team to progress a public consultation plan.
- Assist with graphic design & web hosting
- Support all pre-application consultations under Section 247 of the Planning and Development Act.
- Landownership, Title & CPO Dependencies Assessment

1.4 Strategic Site Assessment & Statutory Considerations

- Assess lands against criteria for designation under current or future area based statutory planning mechanisms (e.g. based statutory planning mechanisms (e.g. plan-led, scheme led, scheme-based frameworks).
- Prepare evidence bases (policy suitability, spatial analysis, economic/social/environmental benefits) to support consideration by the planning authority and/or Government.
- Compile submissions and briefing materials to inform plan preparation or designation within statutory development plans.
- Where required by the LDA, provide technical, spatial and infrastructure inputs to support the preparation of a Cost-Benefit Analysis (CBA), including quantitative and qualitative information

on development capacity, infrastructure costs, phasing, social, economic and environmental outcomes. Preparation of the CBA itself shall be undertaken separately unless otherwise directed.

- Prepare statutory pathway diagrams outlining SEA/AA, FRA, and infrastructure consent requirements.

1.5 Integration with LDA Architect Led Design Team Framework

- The Master planner must ensure full alignment and coordination with the existing LDA Architect Led Design Team Framework, including roles, responsibilities, technical standards and workflows.
- All relevant LDA framework documents, design guidance, templates and procedural requirements shall be referenced and listed in the Appendix, with all master planning deliverables structured to ensure compatibility with these documents.
- Where Master planning work interfaces with or triggers workstreams within the Architect Led framework (e.g., building typology development, architectural coding, parcel design reviews), the Master planner shall coordinate with the appointed design teams and incorporate their inputs from the outset.
- Produce a Roles & Interfaces Workflow showing coordination requirements, decision rights and accountability
- Where heritage assets or adaptive reuse are identified, the UDIP shall ensure timely integration of architectural conservation expertise within the wider Architect Led Design Team framework.

2. MASTERPLANNING SERVICES

2.1 Baseline & Constraints Analysis

Conduct full site analysis including:

- topographical review
- transport connectivity

- zoning and LAP compliance
- flood risk screening and establishing any risks. Note a Climate Risk Vulnerability Assessment CRVA may be required [*under separate appointment*]
- Social & Community Infrastructure Audit
- environmental constraints (ecology, biodiversity, heritage, hydrology, noise/air)
- infrastructure and utilities capacity
- Strategic Flood Risk Assessment
- consult with LDA Property adviser on existing residential community demographic and market analysis.
- Architectural Conservation & Adaptive Reuse Assessment where sites include protected structures, proposed protected structures, recorded monuments, buildings or structures of architectural, historical, cultural or social interest, or where adaptive reuse is being considered as part of the masterplan strategy.
- Climate adaptation baseline
- Social value baseline
- Title / Boundary / Legal access constraints
- Undertake ecological baseline and constraints assessment to inform the masterplan, including desk-based review and walkover surveys, and identification of the need, scope and timing for protected species surveys (including, but not limited to, bats, birds, badgers, otter and other legally protected species), having regard to seasonality and statutory requirements. Where required and instructed by the LDA in accordance with the LDA Sustainable Development Strategy and other LDA guidance notes, where relevant, coordinate and procure targeted habitats and species surveys to inform constraints mapping, mitigation principles and future planning pathways.
- Environmental assessment to be undertaken on a proportional, risk-based basis at masterplan stage, focused on screening, constraints identification and pathway definition for subsequent statutory applications, including biodiversity net gain and compliance with EU Taxonomy requirements.
- Undertake a risk-based assessment of the site, examining ground risk, soil contamination, earthworks strategy, existing topography, and development feasibility. The finding of a desktop study should be presented to the LDA along with any recommendations for additional surveys or intrusive ground investigations. Where appropriate, intrusive ground investigations shall be scoped, procure and commissioned. This may involve, development of a scope of works and specification, observation on site, assessment of final reports and making final recommendations to the LDA.

- Review relevant planning policy:
 - National Planning Framework (NPF) 2040
 - Planning & Development Act 2000 & 2024 and associated regulations.
 - Regional Spatial and Economic Strategy
 - County/City Development Plan
 - Local Area Plan (LAP) / Urban Framework Plan (where applicable)
 - Section 28 Ministerial Guidelines (as amended) e.g. Compact Settlement Guidelines
 - Ministerial Directions and Orders made under the Planning & Development Acts
 - Applicable statutory guidance and Departmental Circulars

This Baseline & Constraints Assessment shall be undertaken in full alignment with the LDA Architect Led Design Team Framework, with all relevant guidance documents listed in the Appendix. The assessment must be rooted in LDA master planning principles, ensuring early identification of spatial, mobility, environmental and infrastructure constraints needed to underpin a deliverable, infrastructure led masterplan.

- Vehicle tracking requirements must be considered from the outset, with preliminary swept path analysis informing block layouts, street hierarchy, junction feasibility and access locations at baseline stage to avoid later redesign risks.
- Prepare a Social Infrastructure Demand Analysis covering schools, childcare, primary care, community facilities and open space requirements.
- Provide preliminary Whole-Life Carbon and Circular Economy considerations

2.2 Optioneering

- Develop multiple design options (varying scale, height, massing, typology and density) including parking strategies within an agreed parking range.
- Have consideration for various Tenure requirements i.e. Cost Rental, Social, Private for Sale and Affordable for Sale tenure models.
- Provide GIA, mix and unit data for each option.
- Include high level phasing and delivery strategies.
- Identify early delivery opportunities and gaps in available data.
- Apply quantitative multi-criteria assessment across options (viability, sustainability, infrastructure load, deliverability, social value, environmental impacts).
- Provide carbon-aware infrastructure scenarios and mobility-led alternatives
- Long-term stewardship implications for each option

2.3 Concept & Detailed Masterplan

- Prepare iterative masterplan options leading to a preferred masterplan.
- Provide 2D and 3D spatial plans to assess scale height and massing, block layouts, land-use distribution, mobility networks and public realm hierarchy.
- Provide a coordinated Digital Masterplan Model aligned to BIM Level 2 requirements.
- Prepare a Masterplan Quality & Value Assurance Summary documenting compliance and key decisions.
- Where conservation assets or adaptive reuse proposals are identified, the masterplan shall be informed by architectural conservation input, ensuring that layouts, massing, access, public realm and phasing respond appropriately to heritage significance and statutory protections.
- Integrate national guidelines including:
 - Design Manual for Urban Roads and Streets (DMURS)
 - Urban Design Manual (UDM)
 - Sustainable Residential Development and Compact Settlement Guidelines
- Integrate LDA guidelines and requirements including, but not limited to:
 - LDA Apartment Typologies Booklet
 - LDA Low-Rise Typology Booklet
 - LDA Sustainable Development Objectives

2.4 Landscape, Public Realm & Green & Blue Infrastructure Strategy

- Prepare a comprehensive landscape, public realm and green/blue infrastructure strategy to inform the masterplan, integrating placemaking, biodiversity, climate resilience, sustainable drainage and long-term estate management, landscape and biodiversity management plans, in accordance with the LDA Sustainable Development Strategy and guidance notes.
- Establish a hierarchy of open spaces including primary parks, local open spaces, streetscapes, green corridors, civic spaces and interface landscapes, aligned with land use, density and phasing.

- Develop landscape principles for structural planting, tree strategy, habitat creation, biodiversity enhancement and nature-based solutions, informed by ecological constraints and protected species considerations.
- Integrate green and blue infrastructure with movement networks, SuDS, utilities corridors and public realm to ensure landscape is treated as core infrastructure.
- Define landscape character areas and public realm typologies to support place identity and design coding.
- Prepare outline landscape and public realm layouts, sections and precedent imagery suitable for inclusion in Section 5 planning documentation.
- Establish high level maintenance, management and adoption principles, including responsibilities and long-term stewardship models.
- Biodiversity Net Gain (BNG) measurable metric & targets

2.5 Interactive Scheme Mapping

- Deliver an off-plan 360° virtual environment tour combining exterior and interior 360-degree CGIs. The tour will allow users to move through the unbuilt development (similar to Google Street View).
- Define quality standards, update frequency, and hosting responsibilities for virtual environment outputs.
- The software used should be Revit or similar, allowing expansion as the development progresses. The tour must be compatible with desktop, mobile, tablet and VR.
 - View surroundings from multiple viewpoints.
 - Access general information for each home (gallery, floor plan, etc.).
 - Zoom into selected areas of the masterplan.
 - Explore the masterplan with 360° street view walkthroughs.
 - Explore internal and external spaces with photoreal 360° virtual tours.

2.6 Design Coding

- Provide mandatory and discretionary code elements clearly differentiated.

- Prepare Design Code Compliance Templates for future developers.
- Prepare design codes covering:
 - Scale, height and massing
 - urban structure & block code - street typologies, hierarchy and connectivity.
 - character area code – define distinct neighbourhoods
 - architectural character
 - density & height parameters
 - public realm, open space, landscape design standards & amenity code
 - plot-level requirements for developers
 - land use & mixed-use code – clarify permitted land use combinations and distribution
 - Parking strategy, range, numbers & Typology, having consideration of mobility hierarchy [foot, bike bus and car]
 - Sustainability and Green & Blue Infrastructure Code – SuDs, biodiversity standards, habitat protection, climate resilience design, energy and performance.
 - Architectural and Design Quality Code – façade design, entrances, active frontage, rooflines, balconies, guidance on colour, detailing and local vernacular.
 - Infrastructure Code & cost-sharing modelling
 - Phasing & Implementation Code
 - Management Code – e.g. estate management
 - Lifecycle cost analysis requirements
 - Landscape and Public Realm Code – open space standards, planting typologies, tree retention and replacement, SuDS integration, materials palette, boundary treatments and maintenance principles.
 - Architectural Conservation & Adaptive Reuse Code, where applicable, including guidance on treatment of protected structures and buildings of heritage interest, parameters for intervention, materials, alterations, extensions, setting, curtilage and integration with new development.

2.7 Development Cost and Value Management

- Design Team are required to engage with the LDA appointed Property Advisory Consultant with regards to optimum placemaking, market demand, plot sales, exit strategy, price per stand, position and size of units.

- Prepare key building design metrics report and tracker to monitor compliance with LDA design targets.
- Participate in design review workshops with LDA Cost and Investment Management Team.
- Engage in real-time cost and value management during Masterplan preparation.
- Provide iterative updates on the Site Metrics Report
- Provide details as per LDA required format.

2.8 Masterplan Accommodation Schedule

- Prepare a detailed accommodation schedule for initial costing and development analysis, including,
 - Unit numbers, mix, GIA/NIA (by block and tenure)
 - Parking numbers and parking strategies
 - Open spaces and amenities
 - Dual aspect percentages
 - Tested layouts to verify efficiencies (e.g. net to gross ratios and unit sizes)

2.9 Development Parcel Briefs

- Support early market and developer engagement in relation to individual development parcels, including preparation of high-level parcel information and briefing material to test deliverability, market appetite, typologies, phasing and delivery models. Parcel specific briefing material to include:
 - permitted land uses
 - parcel identification and overview
 - development quantum – capacity & density
 - scale, height and massing
 - mobility, access & parking requirements
 - public realm and open space
 - sustainability & environmental targets
 - infrastructure and servicing requirements
 - viability and delivery metrics
 - design and placemaking metrics
 - Taking in charge strategies

- governance & compliance – planning policy alignment, required assessments & management obligations.
- Assist the LDA, where directed, in the preparation of material to support non-binding developer engagement processes, including Expressions of Interest (EOIs), market sounding exercises or soft market testing.
- Analyse and summarise feedback received through developer engagement to inform refinement of parcel briefs, development quantum, phasing, infrastructure requirements and delivery strategy.
- Ensure that any developer engagement undertaken is aligned with the adopted masterplan, design codes, infrastructure delivery plan and statutory planning framework.
- Developer engagement activities shall be undertaken on a non-binding basis only and shall not include management of formal procurement processes unless otherwise instructed by the LDA.
- Include parcel-specific infrastructure triggers, sustainability obligations, and design code extracts.

2.10 Statutory Level Planning Frameworks

- Prepare planning frameworks suitable for adoption or incorporation into statutory plan making processes, comprising:
 - Vision, spatial structure and land use framework.
 - Policy alignment statement
 - Transport, utilities, drainage, social infrastructure strategies and energy strategies.
 - Environmental constraints/opportunities and mitigation strategy.
 - Identification and mapping of land required for delivery of public/communal infrastructure.
 - Sequencing and phasing framework
 - Documentation, drawings, maps and data in a form capable of public display, regulatory review and incorporation into statutory plans.
 - public realm interfaces
- Prepare statutory-ready GIS layers in Development Plan compatible formats

2.11 Specialist Services

As required, the UDIP shall provide, procure, coordinate and manage the following specialist services, either directly or through suitably qualified sub-consultants, to support the delivery of the masterplan and associated consents:

- Urban design and placemaking services.
- Architectural design services (including lead and supporting architectural roles).
- Urban master planning, planning, land-use planning and design services.
- Landscape planning and landscape architectural design services.
- Transport planning services.
- Engineering services, including civil, geotechnical, structural, utilities, coastal, environmental, flood risk, traffic and transport engineering.
- Architectural conservation services, including RIAI Grade 2 and Grade 3 conservation expertise, to support adaptive reuse, protected structures, architectural heritage assessments, conservation-led master planning, design coding and planning applications where applicable.
- Archaeological services.
- Ecological services.
- Environmental services (including EIA, SEA, AA screening and assessment as required).
- 3D visualisation and CGI services.
- Communications, stakeholder engagement and public consultation services.
- Graphic design services.
- Energy planning and sustainability advisory services; and
- Project Supervisor Design Process (PSDP) services in accordance with applicable statutory requirements.

The scope of specialist services may be expanded, reduced or amended as required to respond to the evolving needs of the project and statutory processes.

(A) The UDIP are to include as part of their services and include in their tendered fees the costs of the following specialised services as necessary (non-exhaustive list).

(B) The UDIP are to include as part of their services, and include in their tendered fees, for the procurement, appointment, co-ordination and management of the following specialist services, as necessary (non-exhaustive list). The LDA will

	<p>reimburse the cost of these specialist services.</p>
<ul style="list-style-type: none"> • Appropriate Assessment <u>screening</u> report. • Environmental Impact Assessment <u>screening</u> report. ** • Ecological Impact Assessment Report (EcIA Report). • Ecological Impact Assessment with associated initial biodiversity surveys. • Initial biodiversity surveys including bat study, invasive species report, winter bird and summer bird survey as applicable. • Construction and Environmental Management Plan. • Construction and Operational Waste Management Plan (including Resource Waste Management Plan) • Landscape/Townscape Visual Impact Assessment & Graphics (incl. verified views and CGIS – day, night, Spring & Autumn). • Photomontages & CGIs • Daylight, Sunlight & Overshadowing Modelling (Impact Studies & Report) • Road Safety Audit • Archaeology Report • Drainage, Water Supply and Utility Records • Flood Risk Assessment • Digital Ordinance Survey-licensed tiles • Declarations of identity for boundary confirmation • Social Infrastructure Audit (Community, Social and Cultural Infrastructure) • Childcare and Schools Demand Assessment Report • Building / Development Lifecycle Report and Operational Management Statement • Wind Modelling & Report / Microclimate Assessment • Overheating Analysis • Thermal modelling where required to demonstrate compliance with Part L • Building Energy & Sustainability/Climate Action Report • Facade Specialist • Building Lifecycle Report • Tree Survey & Report • Traffic Survey • Vehicle Tracking 	<ul style="list-style-type: none"> • Topographical Survey* • Measurement and condition surveys of existing structures* • Intrusive surveys* • Ground / Geotechnical Investigations (including Soil Infiltration Tests & WAC testing)* • Waste Acceptance Criteria Assessment* • Utilities Survey (including GPR survey)* • CCTV Survey* • Pressure Testing Watermains* • Archaeological Test Trenching & Monitoring* • Slit Trenching & Monitoring* • Biodiversity & Ecological Surveys (e.g. Bat & Bird Surveys, Mammals, Invasive Plant Survey), subsequent to initial biodiversity & ecological surveys • Asbestos Survey* • Contaminated Land & Remediation Specialist* • Noise, dust and vibration monitoring and modelling* • Air quality monitoring and modelling* • Planning Application Website • Telecommunications Report • Glint and Glare and Bird Flights Report • Access & Maintenance Specialist (e.g. Roof Access and window cleaning & replacement etc.) • Aerial photography • Boundary survey* • Consultation report

*The UDIP should note, in addition to the requirements set out under (B) above, the UDIP shall be responsible for identifying the issues to be addressed in each survey/report and for making relevant information available to each survey/report provider, as well as managing the timely delivery of the surveys. The UDIP shall ensure that each survey/report is addressed to the LDA and will allow the LDA to rely upon the report (and the accuracy of the same). Save as expressly set out here, the UDIP shall not be responsible for the content of any of these surveys/reports prepared by third parties.

** Should the Environmental Impact Assessment Screening Report or Appropriate Assessment Screening Report determine that an Environmental Impact Assessment Report (EIAR) or Natura Impact Assessment (NIA) is required to be submitted as part of the planning application, the UDIP's tendered fees should include for the cost of coordinating and managing completion of the EIAR and/or NIS, the procurement and appointment of any specialist surveys required, and the UDIP resources required to complete the chapters of the EIAR; but the cost of specialist surveys required for the preparation of the EIAR shall be established following the UDIP appointment and borne by the LDA.

The UDIP shall advise at the earliest possible stage of any other surveys that may be required for the project and shall scope and procure such surveys in consultation with the LDA.

The UDIP costs in respect to specialist services is deemed included in their tendered fees. For item (B) above, the reimbursed cost relates only to the procured third-party specialist services.

For each of the reimbursable specialist services a minimum of three quotations will be required together with an evaluation report which will be subject to approval by the Employer.

3. INFRASTRUCTURE DESIGN & COSTING

3.1 Transport & Mobility Engineering

- Prepare a Transport and Mobility Strategy aligned with:
 - NTA policy & guidelines
 - TII standards, guidance & publications
 - Department of Transport Guidelines
 - DMURS/Local Authority requirements
- Prepare a Transport and Mobility Strategy to inform the masterplan and support the preparation of planning documentation in accordance with Section 5 – Planning Strategy & Applications.
- Identification and testing of vehicle turning requirements, including preliminary swept path analysis and indicative turning circle provision for emergency, service and refuse vehicles, to inform masterplan layouts and planning application drawings.
- Commissioning and analysis of traffic and movement data, including baseline traffic counts, junction counts and active travel surveys, where required to support access strategy, capacity assessment and planning submissions.

- Preliminary access and feasibility assessment including visibility splay analysis at proposed site access points, undertaken in accordance with applicable standards, to inform planning strategy and statutory applications.
- Prepare transport related inputs to support Section 5 Planning Documentation, including Transport Assessments, Traffic and Transport Statements, access drawings and supporting figures, at a level proportionate to the relevant planning route (framework, phased or related inputs to support Section 5 Planning Documentation, including Transport Assessments, Traffic and Transport Statements, access drawings and supporting figures, at a level proportionate to the relevant planning route (framework, phased or site specific).
- Review and integrate any Area Transport Plans as published and incorporate into master plan design and phasing.
- Mapping of existing/planned transport routes and potential alignments.
- Identification of access constraints and optimal locations for new accesses including construction access.
- Strategic advice on cycleways, greenways and pedestrian connections.
- Identification of capacity constraints and implications for development phasing.
- Assessment of off-site upgrades needed to support early phases of development.
- Produce preliminary design for:
 - road hierarchy & junctions
 - pedestrian & cycle networks
 - public transport priority measures
 - mobility hubs
 - parking strategy (incl. mobility management)
- Detailed junction design, microsimulation modelling, Road Safety Audits and simulation modelling, Road Safety Audits and construction level traffic management design to be undertaken at subsequent level traffic management design to be undertaken at subsequent planning or delivery stages unless otherwise instructed by the LDA
- Vehicle tracking requirements must be considered from the earliest stages of master planning, including during option development, block layout testing, street hierarchy definition and junction design.
- Construction logistics & traffic management framework
- Swept path analysis for emergency, refuse, delivery and public transport vehicles shall be undertaken at concept stage and updated as designs evolve, ensuring no redesign risks later in the project.

- Vehicle tracking outputs must inform street widths, turning radii, access locations, mobility hub layouts and all transport related planning documentation.

3.2 Civil & Utilities Engineering

- Prepare engineering strategies for:
 - surface water management and SuDS
 - potable water
 - foul drainage modelling and capacity analysis
 - wastewater strategy aligned with Irish Water’s Code of Practice
 - water supply upgrades
 - utilities corridors and diversions (ESB, GNI, Eir).
 - Assessment of existing medium and high voltage overhead electricity infrastructure, including development constraints and voltage overhead electricity infrastructure, including development constraints and high-level feasibility, impact and cost implications of rerouting or undergrounding.
 - utility capacity and diversion feasibility studies
 - earthworks strategy and cut/fill balance
 - Flood Risk Assessment Inputs
 - Site Investigation & Ground Conditions Strategy
 - Road construction strategy
 - Surface water & nature-based solutions
 - Construction Strategy – access etc
 - Cost Plans – high level infrastructure costing
 - District Heating feasibility where required
 - Wayleaves & possible land take plans for infrastructure delivery
- Prepare preliminary design drawings for planning.
- Coordination of landscape infrastructure with civil design, including earthworks, SuDS, drainage corridors, flood mitigation, utilities interfaces and construction access, to ensure integrated delivery.
- Provide utility safeguarding corridors and early-stage negotiation strategy with utility providers.
- Refer to the LDA Energy guidance notes.

3.3 Energy Strategy and Systems

- Prepare an energy strategy in accordance with the Energy Guidance note exploring district and centralised heating systems, where appropriate with recommendation for LDA review. In accordance with EU Taxonomy undertake a draft Climate Risk Vulnerability Assessment (CRVA) demonstrating the masterplan design will ensure delivery of climate resilient communities.
- For site specific LDA Sustainability requirements refer to the project specific Development Brief.

3.4 Infrastructure Cost Estimates

- Prepare high-level and detailed cost estimates for all infrastructure, including capital cost plans for:
 - Roads & public transport infrastructure
 - Utilities & services
 - Drainage & SuDS
 - Public realm & open space
 - Site preparation & earthworks
 - Land take costs / easements
 - Structures & major civils
 - Social/community infrastructure
 - Green/blue infrastructure
 - Off-site reinforcement
 - Temporary works & logistics
 - Lifecycle & O&M allowances
 - Risk, contingency & inflation
 - Phasing cost profiles
 - Statutory/agency interfaces
 - Benchmarking & GIS based cost mapping

3.5 Infrastructure Delivery Plan (Statutory Grade)

- Prepare a phased Infrastructure Delivery Plan (IDP) that is capable of incorporation into statutory plan making processes and supports planning decision making, investment programming, and funding bids. The IDP will align with the adopted or emerging masterplan, relevant Development Plan/LAP/SDZ/SDA/UDZ frameworks, and applicable national/regional

policies. It will provide robust evidence base for infrastructure timing, land safeguards, funding, delivery responsibilities, and risk.

- A phased Infrastructure Delivery Plan (IDP) aligned to masterplan stages and statutory frameworks, setting out:
 - Prioritised transport, utilities, drainage and social infrastructure.
 - Capital cost estimates, funding route options, and delivery risk profile.
 - Mapping of land required for public/communal infrastructure and safeguarding strategy (including support for land assembly/CPO evidence where directed by the LDA).
 - Interfaces with public investment programmes and development contributions.
 - Define delivery responsibilities and partnership arrangements (e.g. LDA, local authority, NTA/TII, Uisce Éireann, utility providers, private developers).
 - Propose a governance model: decision rights, escalation pathways, programme controls, change management and reporting requirements.
 - Summarise statutory consents and provider approvals (planning, road opening/licensing, water services agreements, railway orders where applicable).
 - Develop a phase-by-phase programme with critical path analysis showing dependencies between land assembly, consents, procurement and construction.
 - Include milestones for enabling works, permanent works and handover.
 - Provide a methodology to apportion infrastructure costs to benefiting development (e.g., development contributions, special contributions, agreements).
 - Outline value capture options and principles for equitable cost sharing across parcels and phases.
 - Demonstrate how the IDP supports climate mitigation/adaptation, biodiversity net gain/enhancement and water sensitive urban design.
 - Confirm compatibility with FRA/SFRA, SEA/AA findings (where applicable) and set indicators for environmental performance.
 - Prepare a risk register covering cost, programme, statutory approvals, third party interfaces, land, utilities, consents, and construction logistics.
 - Identification, phasing and safeguarding of land required for strategic landscape, open space and green/blue infrastructure, including delivery dependencies and management responsibilities.

4. ENVIRONMENTAL & TECHNICAL ASSESSMENTS

4.1 Strategic Environmental Assessment

Design Teams are to consider the requirement for AA/SEA Screening and Strategic Flood Risk Assessment. Teams should include for SEA screening together with an option for the provision of a full AA/SEA.

4.2 EIA Screening & Scoping

- Provide EIA screening report and where required:
 - coordinate full Environmental Impact Assessment
 - prepare EIA Report chapters in accordance with Irish legislation and EPA guidance.

4.2 Environmental Assessments

- Prepare assessments including:
 - Appropriate Assessment (AA) Screening
 - Natura Impact Statement (if required)
 - Flood Risk Assessment (FRA) – Stage 1 and Stage 2
 - Noise, Air Quality, Archaeology & Cultural Heritage
 - Landscape & Visual Impact Assessment (LVIA)

4.3 Surveys & Ground Investigations

- Coordinate and procure site investigations including:
 - geotechnical and geo-environmental surveys
 - utilities surveys
 - ecological and seasonal surveys
 - topographical surveys

5. PLANNING STRATEGY & APPLICATIONS

5.1 Planning Strategy

- Develop a planning roadmap identifying the optimal route for statutory approvals including:
 - Section 247 pre-planning
 - Large-scale Residential Development (LRD) process (where applicable)
 - Part 8 or Part 10 (if used by a Local Authority-led component)
 - Strategic or multi-phase applications
 - Masterplan-level or Framework Plan approval coordination.
 - Infrastructure applications
 - Planning risk register & mitigation sequencing
 - Pre-draft consultation strategy for Development Plan alignment

5.2 Statutory Plan Making Support

- Prepare all documentation necessary to support adoption or incorporation of area-based frameworks or schemes into statutory planning instruments including:
 - Written statements, plans and parameters (land use, density, height, design).
 - Infrastructure strategies and critical infrastructure land mappings.
 - Environmental documentation (SEA/EIA inputs, AA/NIS, FRA).
 - Public consultation materials and response to submissions reports.
 - Support for regulatory oversight and ministerial/independent review processes.
 - Attend briefings, hearings or meetings with decision makers and regulators as required.

5.3 Planning Documentation

- Prepare all documentation required for the agreed planning application route including but not limited to:
 - Masterplan Report
 - Planning Statement
 - Architectural and engineering drawings
 - Design Statement
 - LVIA / townscape impact assessment
 - Traffic & Transport Assessment
 - Drainage Strategy
 - Public Realm Strategy

- Environmental submissions
- Heritage Impact Assessment / Architectural Conservation Report, where required, prepared by a suitably qualified conservation architect, to accompany statutory planning submissions involving protected structures, ACAs or adaptive reuse proposals.

5.4 Planning Applications (Framework Based)

- For development proposals within the plan area, provide compliance assessments against the adopted framework/scheme and prepare/coordinate application materials (design statements, engineering reports, transport and drainage strategies, environmental inputs).
- Provide technical clarifications during decision making, track conditions and compliance.

5.5 Public & Stakeholder Consultation

- Prepare materials for statutory and non-statutory consultation.
- Host events, produce online materials and support community engagement.

6. DELIVERY, PROCUREMENT & IMPLEMENTATION SUPPORT

6.1 Infrastructure Delivery Plan (IDP)

- Prepare a phased delivery plan mapping infrastructure requirements against development stages.
- Align with funding sources (URDF, LIHAF, S.48/S.49, HIIF, LDA delivery models, development contributions).
- Consider infrastructure cost apportionment and impact on plot viability and deliverability

6.2 Procurement Support

- Prepare procurement documentation for:
 - infrastructure works
 - enabling works
 - utilities contracts
 - Support tender evaluation (technical input).

6.3 Construction Interface

- Provide technical support during construction including:
 - design compliance checks
 - review of contractor proposals
 - attendance at site meetings
 - responses to RFIs
 - Environmental compliance monitoring during construction
 - Carbon reporting during construction phase

7. PROJECT MANAGEMENT & REPORTING

7.1 Programme & Risk Management

- Maintain a programme of works, critical path updates and risk register.
- Maintain integrated programme covering plan making milestones, statutory consultations, approvals, funding gates, procurement and construction interfaces
- Provide monthly progress reports.

7.2 Digital & BIM Requirements

Implement the project in BIM (Building Information Modelling) in accordance with ISO 19650 standards and utilise the LDA's chosen common data environment for file sharing. As a minimum all project drawings will be delivered in 2D using Autodesk Revit or similar software for the basis of these deliverables from Stage 2 onwards. All teams will be required to use BIM 360 as the common data environment for the project, this platform will be used for all projects regardless of the format of drawing information (or an alternative as set out by the Employer).

7.3 Roles & Responsibilities Framework

- A clear Roles & Responsibilities Matrix shall be prepared at masterplan stage, setting out duties across all phases of planning, design, infrastructure delivery, statutory engagement, development coordination, long-term stewardship (estate management) responsibilities and data governance responsibilities, where relevant. The matrix shall define responsibilities for:
 - Master planning team
 - Architect Led Design Team

- LDA internal teams (Planning, Sustainability, Property, Costs, Community Engagement, Legal)
- External stakeholders (Local Authorities, Uisce Éireann, NTA/TII, utility providers)
- The Roles & Responsibilities Matrix must align with LDA governance processes and be updated at key project milestones to reflect planning and development stages.
- Include escalation pathways, dispute resolution steps, and approval thresholds.

Appendices

1. LDA Apartment Typology Booklet
2. LDA Sustainable Development Strategy 2024 - 2028

