



Comhairle Contae Thiobraid Árann
Tipperary County Council

Lisbunny Link Road Technical Consultancy Services

Stages (i) to (iii)

Service Requirements

August 2026

Tender

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Report Control Sheet

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1 Definition of the Brief

Tipperary County Council has identified the need to engage the services of an Engineering Consultancy led, single point, multi-disciplinary design team to advance the preliminary design, detailed design, statutory planning requirements, enabling and procurement to complete the Lisbunny Link Road Scheme, including carrying out the duties of PSDP in accordance with the Safety, Health and Welfare (Construction) Regulations, 2013, as amended, along with the procurement of specialist services and all other services, surveys and investigations as prescribed to advance the scheme.

2 Background and Location

The subject of this brief is located on the outskirts of Nenagh town centre within the Municipal District of Nenagh, County Tipperary.

See figures 2.1 to 2.4 below for General Site Location Maps.

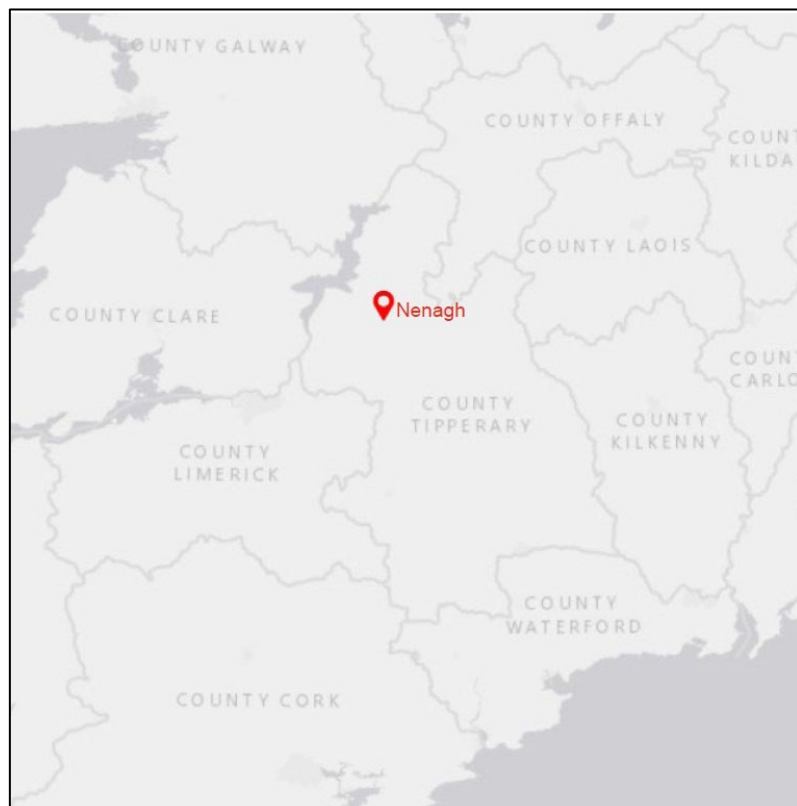


Fig. 2.1- Site Location Map - County

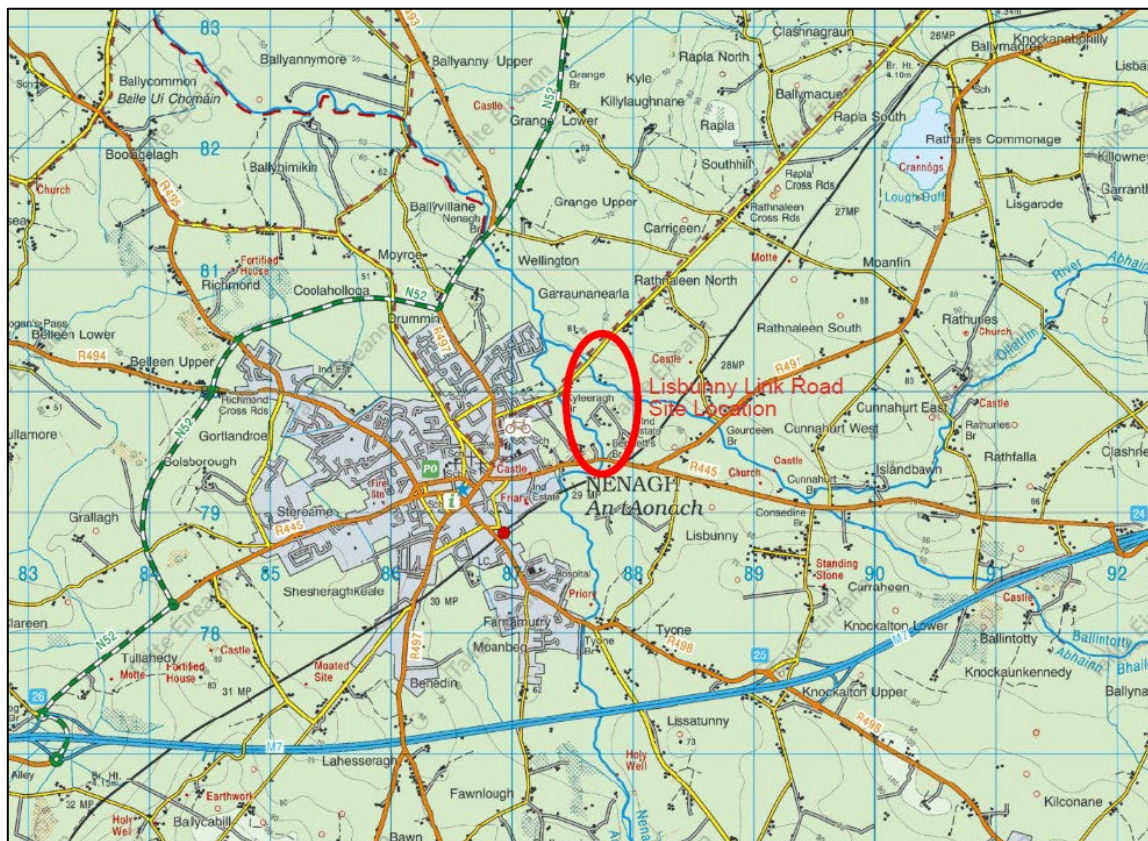


Fig. 2.2 - Site Location Map – Nenagh Town

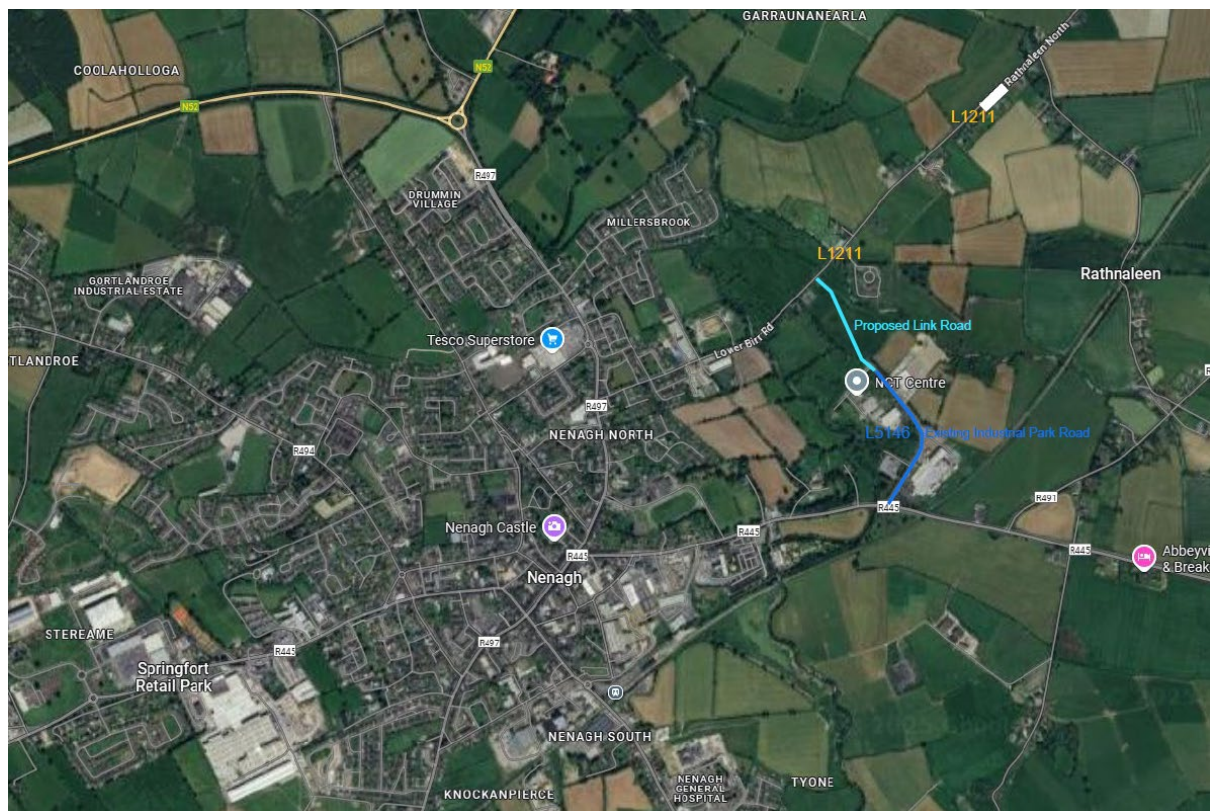


Fig. 2.3 - Site Layout – Zoom 1

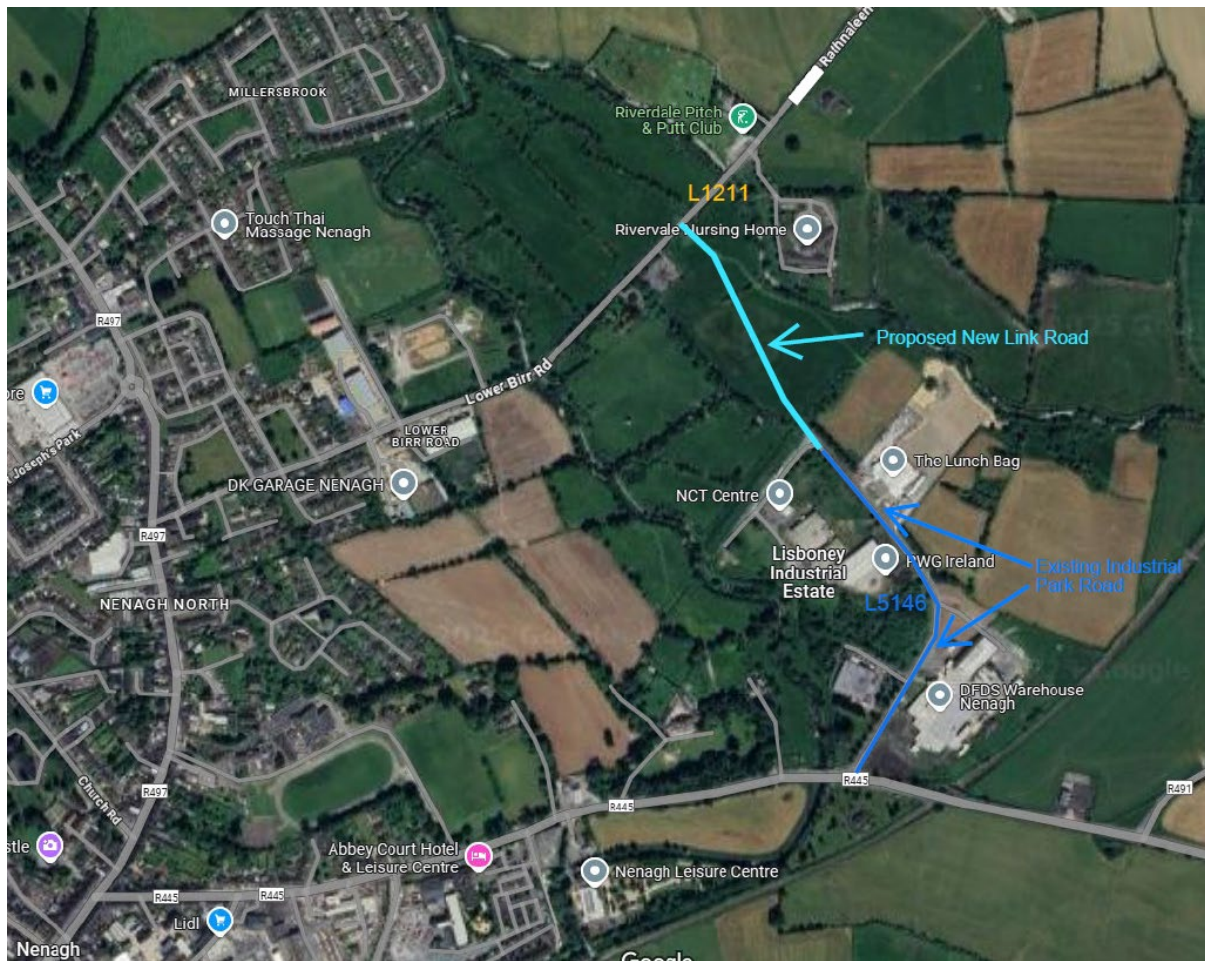


Fig. 2.4 - Site Layout – Zoom 2

The scheme is located between the R445 Dublin Road to the south and the L1211 Old Birr Road to the north. It incorporates a new extension of the existing L5146 Lisbunny Industrial Park road to join the L1211. The proposed new extension is approximately 350 metres in length. Options for the upgrade of the existing L5146 are to be examined and designed within the brief also. The length of existing road potentially to be upgraded is approximately 550 metres.

The existing L5146 is a single carriageway industrial estate road with a carriageway width of c. 7.35 metres, a footpath on one side separated from the carriageway by a grass margin. There are a number of accesses from properties within the industrial park of varying dimensions and usage profile.

An initial design was prepared as part of a Feasibility Report for the new link road part of the scheme. The preferred design option from the feasibility report has a cross section comprising a 6.5m carriageway and a 1.0m grass verge, a 1.75m cycleway and a 2.0m footpath to one side, with a 1.0m grass verge to the other side. Please see the drawings in the Feasibility Report in the **Information Pack**.

3 Existing Infrastructure

The existing L5146 is a single carriageway industrial estate road with a carriageway width of c. 7.35 metres, a footpath on one side separated from the carriageway by a grass margin. There are a number of accesses from properties within the industrial park of varying dimensions and usage profile.

It joins the R445 Dublin Road at the southern end within the 60km/h speed limit zone on the R445.

At the location where the proposed link road ties in the L1211 Old Birr Road is a single carriageway local road and the speed limit is 60 km/h.

4 Purpose, Project Objectives and Scope of Works

The objectives of the scheme are as follows:

1. Reduce HGVs journeys through Nenagh and Sallygrove estate.
2. Reduce congestion at busy town junctions and provide for alternative routes and provide traffic relief to some key town centre links which currently experience congestion during peak periods, notably Summerhill and McDonagh Street and relief to Bulfin Road junction.
3. Provide cycling and walking infrastructure and support the shift towards more sustainable modes of transport.
4. Integrate the walking and cycling provision of the proposed scheme with existing or planned active travel infrastructure.
5. Contribute to improved noise and air quality in the town centre.
6. Support current and future public transport needs for the growing town of Nenagh and environs.
7. To assess the existing available corridor.
8. To create a suitable streetscape in accordance with the requirements of DMURS and the Cycle Design Manual.
9. Bring the existing industrial park road up to a consistent standard with the newly provided link road.
10. Identify and implement (where feasible) Nature Based Management Solutions of Rainwater as per the guidance documents 'Rainwater Management Plans Guidance for Local Authorities 2024'.
11. Deliver biodiversity net gain in line with the National Biodiversity Action Plan.

There will be a requirement to design the new link road and develop options for the upgrade of the existing industrial park road to address the objectives of the proposed scheme.

The proposed scheme shall be designed to fit within the existing available road corridor and council owned lands.

The scope of services required can be summarised as all services necessary for the development of the preliminary design, environmental evaluation, completion of the statutory processes, completion of detailed design, procurement of a works contractor, deliverables required by the Department of Transport and handover to the Client following appointment of the works contractor as PSCS.

In summary, the consultant shall provide the following services:

- The Consultant shall fulfil the role of Design Team Leader and undertaking all obligations in relation to this role;
- The Consultant shall fulfil the role of Project Supervisor Design Process and undertaking PSDP obligations under the Safety, Health and Welfare at Work (Construction) Regulations, 2013- 2021;
- Full quantity surveying/cost management services required for the design and all aspects of the proposed project shall be required during stages (i) to (iii) inclusive.
- Consultations with NPWS, IFI, OPW and other statutory bodies as required and comply with requirements arising from consultations, including making changes to documents and design as required.
- Consult with utilities including, but not limited to, Uisce Eireann, ESB, Eir, and assess requirements in collaboration with the Client. Allow for making changes to documents and the design arising from such consultations.
- Provide design options and recommended preferred option.
- The consultant on behalf of Tipperary County Council shall seek the approval of the Department of Transport for any derogations, departures or relaxations necessary for the Final Business Case.

The following is a non-exhaustive list of services to be undertaken as part of this scheme:

- Project Supervisor Design Process (PSDP)
- Junction analysis of the proposed L1211 and R445 Junction arrangements
- Topographical Survey needs assessment, scoping, procurement, contract administration and supervision
- Site Investigation needs assessment, scoping, procurement, contract administration and supervision
- Traffic surveys and parking surveys needs assessment, scoping, procurement, contract administration and supervision
- Architectural Impact Assessments including built heritage assessment
- Archaeology/Cultural Heritage Review and survey
- Tree Survey
- Climate Impact and Carbon Measurement
- Noise Assessment
- Air Quality Assessment
- Environmental Report (High level assessment of each of the options to help select a preferred option with a full report on the preferred option)

- Scheme Options Assessment Report including Multi Criteria Analysis, costings and the recommendation of the preferred option to be brought forward
- Appropriate Assessment Screening
- Natura Impact Statement
- Ecological Impact Assessment (EcIA)
- Environmental Impact Assessment Report (EIAR) Screening
- Stakeholder Engagement and Consultation
- Public Consultation (Non-statutory and Statutory)
- Section 177AE Planning Application to An Coimisiún Pleanála
- Preparation of DOT RLR and TAF Deliverables
- Preliminary Design
- Quality Audit (inclusive of Stage 1 RSA)
- Detailed Design
- Stage 2 Road Safety Audit
- Outline Construction Environment Management Plan (OCEMP)
- Contract and Procurement Strategy
- Procurement of Main Construction Contract

Further detail of the duties and services to be provided is given in Section 6 - General Requirements for All Stages (i) to (iii) and Section 7 – Schedule of Stage Services.

Carbon reduction is a priority on all road schemes. The Consultant shall employ best practice carbon management design approaches throughout the commission. Refer to section 6.15 below for further information.

The contents of an **Information Pack** are listed in a provided **Table of Contents**. This information is supplied without warranty and the consultant must review same to ensure that the information contained therein is accurate and suitable for use in the current commission. Further available information may be provided on request.

5 Existing Documentation

The following existing documentation/files shall be made available to and reviewed by the successful tenderer:

- Nenagh and Environs Local Area Plan 2024 – 2030 including Nenagh Local Transport Plan (LTP)
- Tipperary County Development Plan 2022-2028
- Variation No. 1 to the Tipperary County Development Plan 2022 - 2028
- Regional Spatial Economic Strategy for the Southern Region (RSES)
- Lisbunny Link Road Feasibility Report and Appendices
- Lisbunny Link Road Appropriate Assessment Screening Report
- Lisbunny Link Road Environmental Impact Assessment Screening Report

- Lisbunny Link Road Ecological Impact Assessment Technical Note
- Tipperary County Council Public Lighting Policy 2022
- Environmentally Friendly Lighting Guide published by the Heritage Council
- Rainwater Management Plans Guidance for Local Authorities 2024
- Granted Planning Permissions relevant to Design Brief, available via Tipperary County Council Planning website
- TCC Specific Improvement Grant Application to DoT for the scheme.

6 General Requirements for All Stages (i) – (iii)

The requirements outlined in this section 6 of this Service Requirements document are applicable to all stages, (i), (ii) and (iii), and all sub-stages therein, throughout the commission.

Further information on services over and above these requirements is outlined in Section 7 – Schedule of Stage Services, for each stage of the commission.

6.1 Health and Safety

PSDP and Designer

The Consultant shall be appointed as PSDP and Designer and shall fulfil the role of PSDP and Designer for Stage (i), Stage (ii) and Stage (iii) throughout the commission.

The Consultant will be aware of its obligations and the obligations of the Contracting Authority under the Health and Safety legislation and Safety, Health and Welfare at Work (Construction) Regulations 2013-2021. These obligations include preparing designs that avoid, reduce or mitigate hazards to workers and the public and the preparation of appropriate safety plans to cover all activities involving the presence of labour, plant or materials on the site/location of the works during the performance of the commission.

Subject to the Contracting Authority's competency assessments, the Consultant will undertake the role of Project Supervisor Design Process, and the Client appointee under Section 17 of the 2005 Act for all contracts associated with the commission. The consultant may present themselves or a competent third party at the consultant's expense, to be appointed by the Client to carry out these safety duties. Duties will include the development of Health and Safety plans and the Safety File and fulfilment of obligations under the current Health and Safety legislation. The consultant should include in the lump sum fee for appointment as PSDP for the scheme and Section 17 appointment.

Duties will also include the assessment of the competence of (sub)contractors to undertake the role of Project Supervisor Construction Stage for those site works as required during Stages (i) - (iii) (inclusive).

6.2 Capital Works Management Framework

Using the Project Stages as defined in the Capital Works Management Framework it is the intention of the Contracting Authority to engage the services of the multi-disciplinary team to carry out some elements of Stage (i) Preliminary, all elements of Stage (ii) Design and all elements of Stage (iii) Tender Action, Evaluation and Award. Details of the services required are set out in this Service Requirements document.

6.3 Standards and Guidelines

The Services provided shall be in accordance with the Government's Transport Appraisal Framework (TAF) and the Department of Transport's Infrastructure Guidelines (IG), and any applicable amendments thereto. Elements of the TII Publications may also be used for the management of the commission.

The Technical Design shall be in accordance with the latest TII Publications (Standards) and TII Publications (Technical) which are available at www.tiipublications.ie, with the DoT Design Manual for Urban Roads and Street (DMURS), the Cycle Design Manual, the DoT Traffic Signs Manual 2024, Rainwater Management Plans Guidance for Local Authorities 2024 and all other relevant national policy and guidance documents and updates thereof.

Lighting should be completed in line with the Tipperary County Council Public Lighting Policy 2022 and the Environmentally Friendly Lighting Guide published by the Heritage Council.

6.4 Project Appraisal

The Project shall be subject to the Project Appraisal regime provided for in the publication *Department of Transport regional and Local Roads Appraisal Guidelines and Preliminary Appraisal Form*.

The project is a Specific Improvement Scheme with a cost estimate between €0.25M and €6M and is subject to the project phases for a scheme of that value as detailed in Appendix F of the above document.

Any requirements of the Transport Appraisal Framework (TAF) and the Infrastructure Guidelines (IG) arising from following the above shall also be adhered to and any required deliverables prepared and submitted as appropriate.

Table 6.4.1 Gives an outline of the stage gates and the associated deliverables to be prepared for the scheme.

RLR Stage Gate	TAF Gate
	1 Approval in Principle <u>Deliverables</u> - Preliminary Business Case
4 Pre-Tender Approval <u>Deliverables</u> - Design Report - Contract Documents	2 Pre-Tender Approval <u>Deliverables</u> - Detailed Business Case - Procurement Strategy
5 Approval to Award Contract <u>Deliverables</u> - Tender Assessment Report	3 Approval to Proceed <u>Deliverables</u> - Final Business Case

Table 6.4.1 – Stage Gates and Deliverables

6.5 Roles and Responsibilities

The Approving Authority is the Department of Transport and the Sponsoring Agency and Client is Tipperary County Council.

The Approving Authority shall ensure compliance with the IG and assessment and approvals of all Gate Approvals for the relevant stages.

The Sponsoring Agency shall report to the Approving Authority and shall be responsible for the technical and financial management of the Project, including the submission of all deliverables to the Approving Authority.

TCC shall appoint a Project Manager who shall be the direct contact for the Consultant. All submissions and communications to the Approving Authority shall be through the TCC Project Manager (TCC PM).

The Consultant shall prepare and supply all deliverables necessary to deliver the project through the TAF Gateway approval stages. The IG may be supplemented by reference to TII Publications as necessary.

6.6 Programme

6.6.1 Project Timescale

The total performance period has been set at 28 months with an expected split as follows:

1 month appointment and familiarisation

5 months Options Development, Preliminary Design, Surveys and Investigations

5 months Design and Preparation for Statutory Process

- Hold Point 1: 6 months to await ACP decision
- Hold Point 2: 1 month DOT TAF Gate 1 Approval

- 5 months Detail Design and preparation of tender documents
- Hold Point 3: 1 month DOT Approval to go to tender
- 3 Months Tendering process.
- Hold Point 4: 1 month DOT Approval to award.

Total = 28 months from the date of execution of this contract.

The period is made up of the total Performance Period for Stages (i)-(iii) in Schedule B of the Form of Tender and Schedule and includes for wait times for approvals.

There may be longer pauses in this performance period. Please refer to section 6.6.2 regarding hold points.

6.6.2 Progression of the Scheme and Hold Points

Approval to proceed to each next stage and sub-stage of Schedule B will be required. The Client has a right to terminate the contract at the end of each stage or sub-stage.

The scheme will be subject to decision/hold points and various required approvals under the procedures and rules of:

- Department of Transport (DoT)
- Department of Public Expenditure, Infrastructure, Public Service Reform and Digitalisation (DPER)
- Office of Government Procurement (OGP)
- Capital Works Management Framework (CWMF)
- Tipperary County Council (TCC)

The Consultant shall make any amendments and incorporate any comments arising from these reviews at no additional cost to the Client.

Approval/decision/hold points in accordance with the current editions of:

- DPER Infrastructure Guidelines, December 2023 (IGs)
- DoT Transport Appraisal Framework (TAF)
- DoT National Investment Framework for Transport in Ireland (NIFTI)
- CWMF

shall be observed and adhered to without additional cost to the Client.

The statutory process and the time to await a decision from An Coimisiún Pleanála on the section 177AE application will also need to be factored in. A period of 6 months has nominally been allowed.

A decision of refusal by An Coimisiún Pleanála may result in termination of the services.

Due to the above, the scheme may be subject to suspension or termination by the Client at any time, subject to these reviews/approvals, or other reasons.

Percentage of stage fees payable under any such suspension and/or termination is as set out in the Tender and Schedule.

6.7 Environmental Assessments and Statutory Process

A preliminary screening for Appropriate Assessment and Environmental Impact Assessment was carried out on the preliminary scheme design included in the Feasibility Report.

The preliminary screening reports are included in the **Information Pack**, as follows:

- Lisbunny Link Road Appropriate Assessment Screening report
- Lisbunny Link Road Environmental Impact Assessment Screening Report
- Lisbunny Link Road Ecological Impact Assessment Technical Note
- Correspondence discussing likely statutory processes that will be required arising from these screening studies.

The Preliminary AA Screening indicates that a Natura Impact Statement will be required and therefore an application to An Coimisiún Pleanála will be required. To conclude the EIA Screening the NIS and an Ecological Impact Assessment (EcIA) will be required.

These preliminary screenings were carried out on the notional scheme design from the Feasibility Report. Final Environmental Impact Assessment and Appropriate Assessment Screenings will have to be carried out on the final scheme design.

It is considered that there is sufficient information provided here for the Consultant to ascertain the likely statutory processes that will need to be followed to progress the scheme through planning approval. The Consultants tendered fee shall include for providing all the services necessary to progress the scheme through the planning process.

6.8 Consultation

The Consultant will undertake consultations with key stakeholders to facilitate the development, assessment and promotion of the design. The Consultant will, in the development of the scheme, be responsible, where applicable, for the continuation of the consultations with the various bodies consulted at previous stages and with other relevant authorities.

The Consultant shall allow for liaison with any relevant third parties and stakeholders including, but not limited to:

- Tipperary County Council
- Department of Transport
- NTA
- Inland Fisheries
- Utility Owners and Providers
- Adjacent landowners and business owners

- Department of Housing, Local Government and Heritage
- National Monuments Service
- National Parks and Wildlife Service
- Office of Public Works
- Emergency Services

The Consultant shall incorporate the comments and requirements of third parties into the Design as appropriate and agreed with the Client.

Stakeholder Database

The Consultant shall establish and maintain an electronic database of all interactions (i.e. meetings, written submissions, emails, telephone calls etc.) with the public, landowners, business owners and other consultees and stakeholders throughout the commission period. The format, methodology and GDPR rules for the database shall be agreed with the Client who shall have full access to the database. The electronic format of the database will allow for the searchability of all data and submissions received from stakeholders. Refer to Tipperary County Council Data Protection Privacy Statement.

The Consultant may be required to assist in Public Relations through the provision of information and making presentations to the Public and/or Elected Representatives during the commission.

The Consultant shall arrange, manage and undertake any necessary public consultations during the design process, non-statutory and statutory. As a minimum there will be two non-statutory public consultations and one statutory public consultation process as follows:

A non-statutory public consultation to take place early in the scheme design process, at a time to be agreed between the Design team and Tipperary County Council. Work to be carried out by the Consultant for this Consultation is described in section (ii a) 13 of the Description of Stage Services below.

A non-statutory public consultation in the form of the Public Display of the Preferred Option in advance of the submission of the NIS and 177AE Planning Application to An Coimisiún Pleanála.

Work to be carried out by the Consultant for this Public Display is described in section (ii b) 11 of the Description of Stage Services below.

The Consultant shall arrange, manage and undertake the public consultation process associated with the Section 177AE Application to An Coimisiún Pleanála, the Statutory Public Consultation.

Work to be carried out by the Consultant for the Statutory Public Consultation is described in sections (ii b) 13 and 14 of the Description of Stage Services below.

6.9 Liaison with other schemes

Other schemes being progressed in the vicinity of the Lisbunny Link Road scheme may have an influence on the scheme design. The consultant shall allow for interaction and consultation with the design teams on other schemes to coordinate the design approach and ensure compatibility.

Such schemes currently known about are:

- Nenagh Greenway
A planning application to An Coimisiún Pleanála for the Nenagh Greenway is due to be made in 2026. The proposed Greenway route runs adjacent to the Nenagh River along the eastern side of the town, linking the R445 (old N7) with the N52.
- Nenagh Flood Relief Scheme
TCC has assigned a project manager who is working with the OPW on the development of this scheme. Consultants to design the Nenagh Flood Relief Scheme are being procured in 2026. The site for the Lisbunny Link Road is within the Nenagh FRS study area. Embankments bordering the site are referenced in flood studies in the area.

6.10 Meetings

The consultant should include for throughout Stages (i) to (iii) the time required for attendance at all meetings, including monthly progress meetings, steering meetings, stakeholder consultation meetings and any ad-hoc liaison meetings required throughout the commission.

The consultant should allow for attendance at an initial start-up or inception meeting to be attended in person at TCC Civic Offices Nenagh.

The Consultant shall be represented by appropriate staff at these meetings.

6.10.1 Monthly Progress Meetings

The consultant shall allow for attendance at monthly Progress Meetings at the Tipperary County Council, Civic Offices, Limerick Road, Nenagh, for the duration of Stages (i), (ii) and (iii) of the commission. These Progress Meetings *may* be held by video conference (MS Teams) at the discretion of the Client.

At the meetings the consultant shall update the Client on scheme progress and discuss scheme management and technical issues. Any PSDP/Client issues will also be included in this meeting.

Consultant staff required to attend: Project Manager, Senior Design Engineer, Environmental Lead, Cost Control Lead, PSDP Coordinator and/or any staff or disciplines with the expertise in or reporting on the matters to be discussed at the meeting, as required.

The consultant shall be responsible for the administration of meetings including the generation of the agenda, minutes, action lists, progress reports and updating the programme, in electronic format (PDF and other editable formats as required, .docx, .xlsx, project etc.)

- A Register of Actions/Decisions arising from the meetings shall be prepared.
- Draft meeting minutes and action register shall be circulated for review and comments to attendees within 5 working days after the meeting.
- Any comments returned shall be considered and incorporated into the final minutes and action list as appropriate.
- The project programme (Gantt chart or equivalent) shall be updated monthly by the consultant, for the duration of Stages (i)-(iii) of the commission.
- A Progress Report (in dashboard format) shall be prepared for each Progress Meeting detailing work completed on the scheme design since the previous Meeting and looking ahead to next work tasks. Format to be agreed with the Client.
- The agenda, final minutes of the previous meeting, final action register, progress reports, updated programme and any other material shall be circulated a minimum of 5 working days in advance of meetings.

6.10.2 Senior Management Group / Steering Meeting

Quarterly, a meeting to update DOT and TCC senior management on scheme progress will be arranged. It will be aimed to coincide this meeting with the monthly progress meeting. Allow for in person at TCC Civic Offices Nenagh and for it to take place in a continuous time slot with the monthly progress meeting, either concurrent or consecutively.

Discussion of any item requiring DOT and TCC Senior Management input or sanction will occur at this meeting.

Include for attendance from DOT personnel, TCC Senior Management etc.

Consultant staff required to attend: Project Director, Project Manager, Senior Design Engineer, Environmental Lead, Cost Control Lead, PSDP Coordinator and/or any staff or disciplines with the expertise in or reporting on the matters to be discussed at the meeting.

6.10.3 Stakeholder liaison meetings

Liaison with statutory bodies, non-statutory bodies, utility providers, landowners, landowner's representatives and interested parties, including attendance at meetings and recording of minutes. Allow for attendance at public meetings and briefing of Local Authority Members. Preparation of drawings and displays for any such meetings.

Working with teams from other organisations during the process

6.10.4 Ad-hoc meetings

Ad-hoc liaison meetings for updates and clarifications between Consultant team members and Client Representatives on single or multiple issues, as they arise, will also be required during the commission and provision shall be made for same in the lump sum fee. These will generally be online.

6.11 Quality of Deliverables

The Consultant shall provide all deliverables to an appropriate high standard of presentation and quality with use of infographics, graphs, and colour schemes in a consistent professional marketing style to be agreed with the Client at draft stage. For public documents the Consultant shall include for the services a graphic designer to provide a high professional quality. The Client should not be used as a proof reader for documentation prepared. The Consultant shall ensure documentation is adequately proof read and checked before issue to the Client. Draft documents should be issued to the Client with adequate time to allow for the Client to review and comment and also for comments to be considered and incorporated into the final version. As a minimum, a period of two weeks should be allowed for Client review. The Client may withhold payment for milestones if the associated deliverables are not provided in accordance with above requirements.

All formal correspondence issued shall in be in document or letter format on headed paper. This may be issued as an email with the document/letter attached. Formal communications shall not be issued as body text in an email.

6.12 Quality Management

The Consultant shall operate under a recognised quality management system accredited under ISO 9001 (or similar ISO accredited system) for all aspects of the delivery of the Commission.

6.13 Risk and Value Management

Risk Management shall be operated in accordance with the TII Cost Management Manual and shall comply with the requirements of the Transport Appraisal Framework, particularly with regard to 'Risk and Uncertainty Analysis'. The Consultant shall take a proactive approach to Risk and Value Management. A Project Risk Register shall be established at the commencement of the commission, shall be monitored, reviewed and updated on a continuous basis throughout the commission and shall be presented at each monthly progress meeting as required. The top five risks shall be updated and presented each month via the Project Dashboard. Progress on mitigating these risks shall also be reported via the monthly Progress Report. Risk Workshops shall be held at the commencement of each phase, and an

allowance shall be made for four further workshops throughout the commission. The Facilitator shall manage and lead all such workshops. Workshops shall be attended by the Consultant's Project Manager, Senior Engineer, Environment Team Leader and other key personnel as directed by the Client. Workshops shall be held at TCC Offices, Nenagh, and where possible will be organised to coincide with progress meetings.

The Risk Register shall be compiled to act as a record of observations relating to activities and events occurring at each project phase, which may affect project programme and cost as the project progresses. This register will allow for the proactive consideration and mitigation of events that may negatively affect project performance. The Consultant shall encourage the open identification and discussion of risks and ensure that they are appropriately assessed and managed. All risk items shall be identified and valued, with appropriate mitigation and risk owners assigned to each risk.

Value Management shall be operated in accordance with the TII Cost Management Manual. The Consultant shall prepare a Value Management Strategy and Value Decisions Tracking Register at the start of the commission and these documents shall be reviewed and updated throughout the commission and fully integrated with the developing scheme in order to fully optimise the design, and environmental measures. Developments or updates to the Value Management Strategy and Value Decisions Tracking Register shall be reported in the monthly Progress Reports.

6.14 Project Team

The Contracting Authority is seeking the services of a single point multi-disciplinary team comprising of the key personnel listed in Table 6.14.1.

Following appointment, where different Project Staff are proposed from that included in the Tender accepted by the Client, this shall be brought to the attention of the Client for their approval, such approval will not be unreasonably withheld.

The Consultant's staff, and any sub-consultant, shall be qualified and competent in their respective disciplines. Staff, and sub-consultants, shall have at a minimum, the qualifications and experience in the relevant field of the project concerned, for the purpose of the project's examination by the competent authorities in order to ensure that the information provided is complete and of a high level of quality, for assessment for the purposes of Approval Gates. If the Client is not satisfied that a proposed member of Staff, or sub-consultant, is suitably qualified and competent then the Consultant shall propose an alternative that is deemed qualified and competent by the Client.

The Consultant shall ensure that the personnel appointed to the project will be available through all stages, to ensure continuity of knowledge and expertise.

Table 6.14.1 – Key Personnel

Position	Qualifications	Minimum Experience	Other Requirements
Project Director	NFQ Level 8 degree in Civil Engineering. Chartered Engineer.	10 years as Project Director for the design of civil engineering projects.	Has undertaken the role of Project Director for the design of road projects of a similar size, nature and/or complexity as the project proposed under this commission, at least one of which shall have a tender value in excess of €2M (ex. VAT). Has progressed such a road scheme through the statutory process.
Project Manager	NFQ Level 8 degree in Civil Engineering. Chartered Engineer.	5 years as Project Manager for the design of civil engineering projects.	Has undertaken the role of Project Manager for the design of road projects of a similar size, nature and/or complexity, at least one exceeding €2M (ex. VAT). Has progressed such a road scheme through the statutory process.
Senior Design Engineer (Civil, Roads, Drainage)	NFQ Level 8 degree in Civil Engineering.	5 years in the design of road projects including geometric design and design of drainage and other civil works.	Has been directly responsible as Roads Team Leader for the design of projects of similar scale and complexity, including at least

			one exceeding €2M (ex. VAT).
Environmental Lead	Recognised NFQ Level 8 qualification in Environmental Science or Environmental Engineering.	5 years in environmental assessment of engineering projects and giving evidence at Oral Hearings (ABP).	Has undertaken the role of Environmental Coordinator including preparation and coordination of an EIAR/EIS for a roads project. Experience in EIA Screening, AA Screening and in the preparation of an AA/NIS
Lead Cost Consultant / Quantity Surveyor	Recognised Level 8 qualification in Engineering, Quantity Surveying or related discipline. Chartered Engineer or Chartered Quantity Surveyor	5 years post graduate experience in cost control on engineering projects.	Has been directly responsible for cost control and risk assessment on projects within the past 10 years, including at least one roads project exceeding €2M (ex. VAT). Experience in the application of TII Requirements for Measuring & Pricing, TII Cost Management Control, Risk and Valuation Engineering
Project Supervisor for the Design Process (PSDP) H&S Co-Ordinator	Level 8 NFQ qualification in a recognized health and safety discipline in construction.	5 years in the management of Health & Safety on civil engineering projects.	Have undertaken the role of PSDP for the design of road projects of a similar size, nature and complexity as the project proposed under this commission, at least one of which shall have a

			tender value in excess of €2M (ex. VAT).
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The CV's of identified key proposed team members and the range of professional skills which will be brought to bear for the planning and design phase shall be submitted with the tender submission as part of the Suitability Assessment documentation.

Note team members put forward for consideration must hold the relevant professional qualifications and demonstrate that they have gained the minimum years of experience required.

The format of the CVs used for the key personal shall be in accordance with the template provided in Appendix C to the SAQ and contain all the detail in the template.

The Project Manager is identified as a key role in the project, responsible for the day-to-day management and progress of the project.

The requirement for additional personnel with expertise in other disciplines may also arise during the commission. The consultant will be expected to access and provide this expertise as included for in its lump sum fee. These roles include but are not limited to those listed in Table 6.14.2.

Table 6.14.2 – Additional Disciplines

Position	Qualifications	Experience	Other Requirements
Hydrologist	NFQ Level 8 in Civil/Environmental Engineering or similar	5 years in hydrology assessment on infrastructure projects	Experience in hydrological modelling and flood risk assessment for road schemes
Hydrogeologist	NFQ Level 8 in Hydrogeology/Geology or similar	5 years in groundwater studies	Experience assessing groundwater impacts on infrastructure projects
Geotechnical Lead	NFQ Level 8 in Civil/Geotechnical Engineering; Chartered Engineer	5 years experience in the preparation of Geotechnical	Experience in the procurement, assessment and interpretation of

		Interpretive and Factual Reports for a public road scheme.	geotechnical investigations, preparation of design and specifications for a completed road scheme with a value of at least €2M (ex VAT).
Archaeologist	NFQ Level 8 in Archaeology	5 years experience incl. road projects	Experience in management of archaeological works on road projects
Appraisal Lead	NFQ Level 8 in Engineering/Economics or related	5 years experience in project appraisal	Experience in transport appraisal and economic evaluation
Traffic Modeller	NFQ Level 8 in Engineering/Transport Planning	5 years in traffic modelling	Experience using modelling software for road schemes
Planning Lead	NFQ Level 8 in Planning or related discipline	5 years planning experience	Experience progressing road schemes through planning/statutory processes including EIA and AA Screening and preparation of EIAR and AA/NIS.

Other personnel that may perform work on the commission include those listed in table 6.14.3.

Table 6.14.3 – Additional Personnel

Position	Qualifications	Minimum Experience	Other Requirements
Project Engineer	NFQ Level 8 in Civil Engineering	4 years experience in the design of various aspects of roads projects	Project Engineer in the design of a roads project of a similar scale,

			nature and complexity.
Graduate/Junior Engineer	NFQ Level 8 in Civil Engineering	0-3 years experience	N/A
Senior Technician	NFQ Level 7 Civil Engineering	6 years experience	Technician role on similar projects
Junior Technician	NFQ Level 7 in Civil Engineering	Entry level	Knowledge of design software
Administrator	Relevant NFQ Level 7 qualification	5 years admin experience with an engineering consultancy.	Familiarity with QA systems

Table 6.14.4 – Additional Framework Roles – Stages (iv) and (v)

Position	Qualifications	Minimum Experience	Other Requirements
Employer's Representative	NFQ Level 8 in Civil Engineering. Chartered Engineer.	10 years post graduate experience with a minimum of 5 years' experience of Contract Administration of Road Works.	Has undertaken the role of Employer's Representative for road projects of a similar size, nature and/or complexity as the project proposed under this commission, at least one of which shall have a tender value in excess of €2M (ex. VAT).
Senior Resident Engineer	NFQ Level 8 in Civil Engineering	8 years post graduate experience with a minimum of 5 years' experience of Contract Administration of Road Works.	Have had experience in the supervision of construction of a road works project of similar scale and complexity with a minimum value of €2M.

Resident Engineer	NFQ Level 8 Civil Engineering	8 years post graduate experience with a minimum of 5 years' experience of supervision of Road Works.	Experience of implementation of TII Standards and Specification for Roadworks.
Site Technician	NFQ Level 7 in Civil Engineering	6 years experience	Site Technician role on similar projects
Clerk of Works	NFQ Level 7 in Civil Engineering	8 years post graduate experience with a minimum of 5 years experience of supervision of Road Works.	Have had experience in the construction or supervision of road works. Good knowledge of Specification for Roadworks.

The consultant should include in the fee for each Stage the cost of expenses and overheads. For the avoidance of doubt the tendered hourly rates shall include, without limitation, such items as:

- Salary payments including expenses and out of office work such as supervision, travelling time, subsistence, accommodation expenses etc.
- Provision of all secretarial/administration/clerical support
- All equipment required in the performance of the services
- Office overheads
- Insurance including health insurance
- Bonus payments
- Employer PRSI payment
- Any allowances
- General office consumables
- Annual leave payments/sick leave payments
- Postage/telephone/fax/e-mail/internet costs
- Photocopy and printing.

In the event that additional services are identified as a requirement by the Client, remuneration shall be on the basis of an agreed fee based on an agreed quantum and the hourly rates tendered and transcribed to Schedule B.

6.15 Green Public Procurement and Reduction of Embodied Carbon

Tipperary County Council's Green Public Procurement Strategy 2024-2026 shall be followed throughout this commission.

Carbon reduction is a priority on all road schemes. The Consultant shall employ best practice carbon management design approaches throughout the commission. The Consultant shall specify low carbon construction methods and low carbon cement material in accordance with the guidance document "Annex Guidance to Public Bodies on Reducing Embodied Carbon in Cement and Concrete through Public Procurement", issued by the Minister for Enterprise, Trade and Employment and the report "Reducing Embodied Carbon in Cement and Concrete Through Public Procurement in Ireland" published by the Department of Enterprise, Trade and Employment (DETE). A copy the Annex and the Reducing Embodied Carbon report are included in the TCC Procurement Policies section of the **Information Pack**.

The following documents are included in the Information Pack:

- Circular 17/2025: Updated Green Public Procurement Instructions for Public Sector Bodies
- Tipperary County Council Green Public Procurement Strategy 2024-2026
- Annex "Public procurement guidance to promote the reduction of embodied carbon in construction"
- Report "Reducing Embodied Carbon in Cement and Concrete through Public Procurement in Ireland"

6.16 Data Protection

The successful consultant firm selected will be required to complete a Data Processing Agreement with the consultant taking on the role of Data Processor and the Client taking on the role of Data Controller. A sample Data Processing Agreement is included in the **Information Pack** and a project specific DPA will need to be completed and signed by both parties.

7 Schedule of Stage Services

Stage (i) Health and Safety and Preliminaries	
Item Reference	Description of Stage Services
(i) 1	<u>Familiarisation and Review</u> Familiarisation with the scheme and review of all relevant documentation and available reports prepared to date, including, but not limited to: • Lisbunny Link Road Feasibility Report and Appendices • Lisbunny Link Road Appropriate Assessment Screening Report • Lisbunny Link Road Environmental Impact Assessment Screening Report

	• Lisbunny Link Road Ecological Impact Assessment Technical Note • Nenagh and Environs Local Area Plan 2024 – 2030 including Nenagh Local Transport Plan (LTP); • Tipperary County Development Plan 2022-2028; • Regional Spatial Economic Strategy for the Southern Region (RSES) Familiarisation with the existing and proposed public transport in the wider area and ensure that the proposed design incorporates the needs of public transport. Familiarisation with the existing and proposed active travel provision in the wider area and ensure that the proposed design incorporates the needs for active travel. Familiarisation with any adjoining schemes.
(i) 2	<u>Project Execution Plan</u> Prepare a Project Execution Plan using the Department of Public Expenditure, Infrastructure, Public Service Reform and Digitalisation Project Management Templates for Small and Medium Projects. Outline of the PEP to be discussed with the Client in advance. Draft to be submitted to the Client for review and comments and amended based on Client feedback.
(i) 3	<u>First Progress meeting</u> To be attended in person at TCC Civic Offices, Nenagh. Project Execution Plan, Programme and Risk Register to be prepared in advance. Agenda to include but not be limited to: • Health and Safety • Review of the Project Execution Plan • Review of Project Programme • Review of Risk and Opportunities Register

Sub-Stage (ii a) Preliminary Design (Associated Works / Surveys / Investigations)

Item Reference	Description of Stage Services
(ii a) 1	Critically assess the Lisbunny Link Road Feasibility Report (included in the Information Pack) and the proving of all previous studies and work within it including:

	• Preliminary Road Design • Flood Risk Assessment • GI • Topo • ESB services • Other Services Identify any of the previous work that the Consultant can use and take ownership of and identify further work, surveys, studies that need to be carried out arising from the Feasibility Report.
(ii a) 2	<u>Development of Options for the scheme design including the upgrade of the existing Industrial Park road</u> Do-something alternatives to the link road were examined in the Preliminary NIFTI Assessment and the Preliminary Multi-Criteria Analysis associated with Specific Improvement Grant Application for this scheme as described in the publication <i>Department of Transport Regional and Local Roads Appraisal Guidelines and Preliminary Appraisal Form</i>. In this analysis the provision of the link road emerged as the preferred option. This analysis shall be developed for inclusion in the Preliminary Business Case. The existing industrial estate road from the R445 to the point where it joins the proposed link road extension needs to be assessed. High level options for a design to bring the existing road to a consistent standard with the proposed new link road shall be proposed. This shall include an assessment of the cross section, accesses to the various properties and businesses, the pedestrian and cycling provision and compliance with DMURS. Route options for the proposed new link road are constrained between fixed start and end points within the Council owned site. Feasible options for the overall scheme design, including the upgrade of the existing industrial park road shall be developed. This shall form the basis of the scope for further surveys and investigations that need to be procured and/or carried out. An Options Selection report shall be prepared.
(ii a) 3	<u>Topographical Survey</u> Review of existing topographical survey data. Procure, if necessary, new detailed topographical survey to cover a portion(s) of the scheme and tie-ins to existing roads. Extent of survey to be agreed with Client. Consultant to prepare new Digital Terrain Model. Consultant to prepare tender documentation, manage queries during the tender clarification period, complete the tender assessment and produce tender assessment report in line with Tipperary County Council procedures and administer the contract on behalf of the Client and provide site supervision. Cost of managing procurement of

	additional topographical survey to be included in the tender sum. The Consultant shall comply with Tipperary County Council Procurement Procedures (included in the Information Pack). Cost of the survey contract to be borne by the Client.
(ii a) 4	<u>Utility Survey</u> Review any available information on existing services and infrastructure within and extending beyond the scheme extents if impacts likely. Scope detailed utility investigations of all existing infrastructure within the scheme extents including the identification of outfall routes for surface water and foul water drainage; to include for preparation of tender documents, management of tendering process and report on tenders. Consultant to procure, manage and administer the contract on behalf of the Client and provide expert site supervision. Consultant to review the Factual Report prepared by the Utility Investigation Contractor and prepare an Interpretative Report. Cost of the survey contract to be borne by the Client. The Consultant shall comply with Tipperary County Council Procurement Procedures (included in the Information Pack).
(ii a) 5	<u>Geotechnical Investigations</u> Review existing geotechnical information (where available). Scope any remaining detailed geotechnical investigations which may be required for the proposed scheme and completion of the detailed design. Include for preparation of tender documents, management of queries during the tender clarification period and administration of contract on behalf of the Client, liaison and cooperation with DoT's Archaeology Unit if required. Locations of any intrusive investigation shall be agreed with Client and DoT archaeologist. Liaison with Client on scope of geotechnical investigation contract is required. Include for carrying out or arranging to have carried out any required AA and EIA Screening for a proposed Ground Investigation contract as required. Consultant to prepare tender documentation, manage queries during the tender clarification period, complete the tender assessment and produce tender assessment report. The Consultant shall comply with Tipperary County Council Procurement Procedures (included in the Information Pack). Consultant to administer the contract on behalf of the Client and provide expert site supervision. Consultant to review Factual Report prepared by the Ground Investigation Contractor and prepare an Interpretative Report. Consultant to prepare all geotechnical elements of the Preliminary Design Report. Evaluate incoming site investigation to establish whether any special geotechnical designs are required and if supplementary investigation is necessary. Actual cost of investigation contract to be borne by Client.

	The guidance in the following TII Publications shall be followed: • DN-ERW-03083 Managing Geotechnical Risk • GE-ERW-01001 Ground Investigation Guidance Document Part 1 - Overview • GE-ERW-01002 Ground Investigation Guidance Document Part 2 - Supplementary Information
(ii a) 6	<u>Archaeology/Cultural Heritage Review and Survey</u> Review any archaeology and cultural heritage elements of relevant reports. Collate, check and report on data gathered in the course of previous studies. Check the accuracy of that data vis-à-vis current versions of the relevant statutory and non-statutory records e.g. Record of Monuments and Places, Record of Protected Structures, Excavations.ie etc. This scheme will also need a specific walkover. This study should be carried out by an experienced and competent professional and should meet the reporting requirements of TII guidelines. Liaison with DoT Project Archaeologist and Client is required.
(ii a) 7	<u>Architectural and Archaeological Survey</u> The Consultant shall procure an architectural and archaeological survey of the scheme areas traversed by, or likely to be traversed by, the possible options to establish existing architectural and archaeological conditions identifying, without limitation, the following: • Protected structures. • Industrial heritage. • Listed buildings. • National monuments. • Sites of architectural interest. • Sites or zones of archaeological interest; and • Architectural and / or archaeological constraints. The actual cost of the architectural and archaeological survey will be borne by the Client. The compilation of information and the undertaking of this desktop study shall be carried out by a qualified archaeologist in accordance with good industry practice and shall be informed by any relevant previous archaeological / architectural reports pertaining to the study area.
(ii a) 8	<u>Traffic Surveys</u> Review any available traffic survey data. Scope any additional detailed traffic surveys required for the proposed scheme. Procure traffic surveys and carry out detailed traffic analysis to include an assessment of traffic growth, junction analysis and provide report on same. Consultant to prepare tender

	documentation, manage queries during the tender clarification period, complete the tender assessment/ produce tender assessment report in line with Tipperary County Council procedures and administer contract on behalf of the Client and provide site supervision. Cost of traffic surveys will be borne by the Client. Review all available collision data. Estimate future traffic volumes along the scheme using the TII Project Appraisal Guidelines (latest editions).
(ii a) 9	<u>Tree Survey</u> The Consultant shall, in accordance with prevailing Standards (BS 5837 2005 or as amended), procure a Tree Survey Report. The actual cost of the Tree Survey Report will be borne by the Client. This survey is to be carried out by a qualified Arboriculturist and the report should include: • Study Area for the tree survey to be determined and agreed in advance. • All trees on site accurately plotted and tagged and referenced to a drawing. • Species type, size, age, condition, and useful life expectancy to be indicated. • The impact of the proposed development (or different options) on the trees on site is to be assessed. This is to be a realistic documentation of the current state of the trees on site and how the development will affect them. • The accompanying drawing to clearly indicate the trees to be retained and the trees to be removed. • A numerical count of the trees presently on site is to be submitted, together with a numerical and percentage breakdown of the different categories of trees. • A method statement for the management and protection during development of trees to be retained. • The line of protective fencing illustrated clearly on accompanying survey drawing. • Surveyor's name and qualifications. • Date survey carried out.
(ii a) 10	<u>Environmental Studies</u> A preliminary AA and EIA Screening was carried out on the preliminary scheme design in the Feasibility Report. The preliminary EIA and AA Screening reports are included in the Information Pack. There is also correspondence between TCC and the environmental service providers regarding recommended further

	surveys and reports and the likely statutory procedures for the scheme arising from the screenings. The Preliminary AA Screening indicates that a Natura Impact Statement will be required and therefore an application to An Coimisiún Pleanála will be required. In order to conclude the EIA Screening the NIS and an Ecological Impact Assessment (EcIA) will be required. A technical note has been prepared outlining further environmental studies and surveys that will be required. However, the Consultant shall be responsible for identifying the extent and scope of any further surveys and procedures required and shall liaise with TCC in this regard. The Consultant shall review this and any other available environmental information. The Consultant shall scope detailed environmental surveys required for the proposed scheme including the environmental surveys as outlined in the Technical Note and any other surveys necessary to complete the EcIA and the NIS. Environmental surveys and reports, identified in the scope shall be conducted and prepared by the Consultant. The Environmental Study should include all that is required for the statutory processes that will be required for planning permission for the scheme: • An initial high-level assessment to assess each of the options considered to support in selecting the preferred option • A full assessment on the preferred option • AA Screening Report on preferred option design • Natura Impact Statement • Ecological Impact Assessment • EIA Screening Report on the preferred option • Invasive Species Management plan
(ii a) 11	<u>Noise</u> The Consultant shall scope a Noise Assessment for both construction and operational phases of the scheme, appropriate to a scheme of this nature and scale. Noise studies and reports, including any required baseline measurements, identified in the scope shall be conducted and prepared by the Consultant.
(ii a) 12	<u>Air Quality</u> The consultant shall scope an Air Quality Assessment for both construction and operational phases of the scheme, appropriate to a scheme of this nature and scale.

	Air Quality studies and reports, including any required baseline measurements, identified in the scope shall be conducted and prepared by the Consultant.
(ii a) 13	<u>Non-Statutory Public Consultation</u> A non-statutory public consultation to take place early in the scheme design process, at a time to be agreed between the Design team and Tipperary County Council. Work to be carried out by the Consultant will include: • Preparation of information about the scheme and publicising it. • Consultation with prescribed bodies, relevant stakeholders, landowners, business owners, community groups and the public to inform of the progression of the scheme design and to seek submissions and observations that may inform the scheme design. • Preparation of content including written material and drawings, for press releases, print and digital media and content for online platforms including TCC website and consultation platform and social media. • Preparation of a briefing note and information on the scheme to be circulated to elected representatives and selected Tipperary County Council personnel. • Attendance at an information session to give a presentation to Elected Members informing them of the progression of the scheme. • Meetings with stakeholders. • Preparation for and attendance at publicity event. Allow for one day (10am to 9pm) manned local public display in 1 no. location (Nenagh Municipal District). Client to arrange the venue. • Providing a means of displaying drawings and scheme information for public display, design and format to be agreed with the Client. • Logging of submissions received and reviewing the submissions for information or observations that may influence the scheme design. • Making any amendments to the design and any documents or deliverables following a review of the submissions.

Sub-Stage (ii b) Design for Statutory Approval	
Item Reference	Description of Stage Services
(ii b) 1	Review all relevant available reports and design information available and prepared to date.
(ii b) 2	Review and update all information on existing and proposed over ground and underground services. Liaise with Service Providers as required to facilitate the proposed scheme and provide for future service requirements in the preliminary design proposal; Services to be provided for include Water, Wastewater, surface water, EIR, Broadband, public lighting etc.
(ii b) 3	Preliminary design of all aspects of the proposed scheme, including the development of the preferred option for the upgrade existing Industrial Park road, in accordance with relevant standards. Including but not limited to: • Drainage design • Cross-section • Horizontal and vertical alignment • Junction Treatment • Accesses and Entrances • Lighting Design • Crossings • Bus facilities • Kerbing and Footpaths • Cycle tracks • VRU facilities etc. • Integration with existing and planned Active Travel infrastructure • Landscaping • Fencing • Signage and Road Markings Drainage design shall be progressed sufficiently to determine any likely significant impacts on the environment and shall utilise where practicable the use of guidance provided in Rainwater Management Plans Guidance for Local Authorities 2024. In addition, in consultation with the Landscape Architect, mitigation included as necessary to reduce such effects. Carry out detailed traffic analysis to include an assessment of traffic growth, junction analysis, traffic impact on adjacent road network

	and report. The analysis shall take into consideration the potential traffic generation from zoned lands as identified in the Local Area Plan. Preparation of a Pedestrian Crossing Demand Assessment as per TII DN-GEO-03084. This is to assess the demand/requirement for additional crossings within the scheme. Review all available collision data. Estimate future traffic volumes along the scheme using TII Project Appraisal Guidelines. The roads, structures and traffic elements of the scheme shall be designed in accordance with TII standards and guidelines, the DTTaS Design Manual for Urban Roads and Street (DMURS), the Cycle Design Manual, the current DoT Traffic Signs Manual, Rainwater Management Plans Guidance for Local Authorities 2024 and all other relevant national policy and guidance documents and updates thereof. Lighting should be completed in line with the Tipperary County Council Public Lighting Policy 2022.
(ii b) 4	<u>Flood Risk Assessment</u> Review the Flood Risk Assessment that was carried out as part of the Feasibility report for the scheme and assess the need to carry out further study or develop the report. Prepare a developed Flood Risk Assessment report in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities (November 2009) that is specific to the designed scheme. This should include liaison with the project team for the Nenagh Flood Relief Scheme.
(ii b) 5	<u>Nature Based Drainage Solutions</u> The drainage design for the scheme shall prioritise, subject to satisfactory geotechnical parameters the use of Nature Based Solutions as per the "Rainwater Management Plans Guidance for Local Authorities 2024". The consultant shall provide a report on potential and recommended Nature Based Solution option to be brought forward through detailed design.
(ii b) 6	<u>Landscape Architect</u> Landscape Architect Services Stages (i) –(iii) will be required and should incorporate Nature Based Management Solutions of Rainwater as per the guidance documents 'Rainwater Management Plans Guidance for Local Authorities 2024' where feasible.
(ii b) 7	<u>Biodiversity</u> The scheme design shall have regard to the national goals, objectives, and actions to protect and restore biodiversity outlined in the National Biodiversity Action Plan.

(ii b) 8	<u>Climate Impact and Carbon Measurement</u> An assessment of the Greenhouse Gas (GHG) carbon footprint shall be carried out for the scheme. The assessment shall include an examination of options through design and use of different construction methods and materials where carbon savings could be achieved. Appropriate carbon savings identified shall be incorporated into the scheme design. The tool used for the assessment should be the TII Carbon Tool as described in GE-ENV-01106 or similar tool approved by the Client.
(ii b) 9	Undertake all the required stages of Appropriate Assessment, to be carried out in accordance with The EC Directive 92/43/EEC "Habitats Directive" and any other relevant legislation.
(ii b) 10	<u>Quality Audit and Stage 1 Road Safety Audit</u> Provide a comprehensive Quality Audit (including a Stage 1 Road Safety Audit) of the proposed scheme in accordance with the requirements of DTTaS Design Manual for Urban Roads and Street (DMURS). For the Stage 1 Road Safety Audit section of the Quality Audit, the Consultant to procure, manage and administer contract on behalf of the Client. The Client shall cover the cost of the Stage 1 Road Safety Audit. The Consultant shall comply with the Client's Procurement Procedures. Consultant shall complete any feedback sheet in consultation with the Client and amend the design where necessary.
(ii b) 11	<u>Non-Statutory Public Display of the Preferred Option</u> A public consultation in the form of the Public Display of the Preferred Option in advance of the submission of the NIS and 177AE Planning Application to An Coimisiún Pleanála. Work to be carried out by the Consultant for this Public Display will include: • The preparation of information about the scheme and publicising it. • Preparation of 3D visualisations / photomontages at three key locations (to be agreed with the Contracting Authority) along the scheme route showing "before" and "after" scheme implementation images. • Consultation with prescribed bodies, relevant stakeholders, landowners, business owners, community groups and the public to inform of the progression of the scheme design and to seek submissions and observations that may inform the scheme design. • Preparation of content including written material and drawings, for press releases, print and digital media and content for online platforms including TCC website and consultation platform and social media.

	• Design and printing of a brochure/newsletter tailored for local public displays. • Preparation of a briefing note and information on the scheme to be circulated to elected representatives and selected Tipperary County Council personnel. • 1 No. presentation to, and briefing of, officials and elected members in Tipperary County Council. • Meetings with stakeholders. • Preparation for and attendance at publicity event. Allow for one day (10am to 9pm) manned local public display in 1 no. location (Nenagh Municipal District). Client to arrange the venue. • Providing a means of displaying drawings and scheme information for public display, design and format to be agreed with the Client. • Holding of 1 no. presentation on the project to invited community group representatives and a separate presentation to local businesses. • Logging of submissions received and reviewing the submissions for information or observations that may influence the scheme design. • Making any amendments to the design and any documents or deliverables following a review of the submissions.
(ii b) 12	Preparation of Section 177AE Application to An Coimisiún Pleanála Planning documentation in accordance with the Planning & Development Acts, (as amended). Such documentation to include but not limited to the following: (a) All Plans and Particulars and Other Considerations as required by An Coimisiún Pleanála for a Section 177AE Application. (b) Plans: The nature and extent of the proposed development should be fully described in drawing form including provision of: • site location plan • scaled site layout plan, • plans, elevations and sections of all aspects of the proposed development for which approval is sought: • Insofar as is relevant to the application for approval being made and having regard to the specific requirements as set out in s. 177AE, note should be taken of the provisions of articles 23 and 83 of the Planning and Development Regulations, 2001 (as amended) concerning plans, drawings and maps lodged. • Where the application relates to proposed development remote from a recognised settlement, the site location

	map should identify the location of the proposed development site relative to the nearest identifiable settlement. • Details in relation to proposed plant, infrastructure or equipment (for example proposals for waste water treatment facilities or water pipelines) should be provided as far as possible. This should include plans and elevations (including in the context of the structures to which they may be affixed), sections and technical specifications. • Construction methodology statements describing the full extent of all aspects of the proposed development including location of any site compounds, car parking, materials storage areas, lagoons etc. and mitigation measures where proposed. (c) Particulars: Effects on the environment of the proposed development include: • full description of proposed development including details of construction and operational phases and impacts, likely emissions and/or discharges, phasing, and any mitigation measures proposed; • protected Structures, Architectural Conservation Area (ACA), archaeological sites or ancient monuments or other built heritage etc. immediately impacted upon or in vicinity whose setting might be affected; • impact on other designated sites such as Natural Heritage Areas; • adequacy of the public or other water supply; • public sewerage facilities and capacity to facilitate the proposed development; • availability and capacity of surface water drainage facilities and any history of flooding relevant to the site; • Flood Risk Assessment in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities (November 2009); • hydrological / hydrogeological assessment of project; • assessment under the Water Framework Directive and associated regulations including any capacity of receiving waters to assimilate any additional discharge loadings in accordance with water quality standards and objectives; • assessment of landscape status and visual impact, as appropriate; • carrying capacity and safety of road network serving the proposed development; • the likely significant impact arising from the proposed development, if carried out including impacts on amenities of properties in vicinity;
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	• air, odour and noise emission assessments; and • any Special Amenity Area Order (SAAO) which may be affected by the proposed development. (d) Planning Justification Report to include: • justification for the project; • main Development Plan provisions relating to the subject site and surrounding area including any relevant Core Strategy provisions; • relevant planning history relating to the subject site and the surrounding area; • relevant national, regional and local policies; and • description of use of adjoining, abutting or adjacent lands. (e) Appropriate Assessment Screening Report (f) Natura Impact Statement (NIS) (g) EIA Screening Report (h) Ecological Impact Assessment (EcIA) Report (i) Invasive Species Management Plan (j) Construction Environmental Management Plan (k) Preliminary Business Case (l) Newspaper Notices The consultant fee proposal shall be inclusive of all specialist services or reports required to complete the Section 177AE Planning Application documentation except where otherwise stated.
(ii b) 13	The Consultant shall prepare the notices to the prescribed bodies containing copy of the application and the NIS for sending by the Client.
(ii b) 14	The Consultant shall arrange, manage and undertake the public consultation process associated with the Section 177AE Application to An Coimisiún Pleanála, the Statutory Public Consultation. The Statutory Public Consultation shall take the form of: • Preparation of a mandatory public notice for publication in newspapers • Preparation of all plans, drawings, images and documents associated with the NIS and application to be made available for public inspection. This will include: - preparation of all materials for printing in hard copy for display/inspection at Tipperary County Council offices. - Preparation of all material to be digitised for use in TCC online public consultation platform and accessible via TCC website.

	- Preparation of copy for press releases, information notices, social media and other digital media.
	<u>HOLD POINT 1 – ACP DECISION</u>
(ii b) 14	<u>Planning Report</u> Consultant to prepare a report on any implications of the An Coimisiún Pleanála conditions of approval. Any amendments arising from the conditions shall be incorporated into the design documents.
(ii b) 15	<u>Preliminary Business Case</u> Prepare a Preliminary Business Case (PBC) to be submitted for review and client approval for onward submission by the Contracting Authority (TCC) to the Approving Authority (DOT) for TAF Approval Gate 1. The Preliminary Business Case shall include the following: • Introduce and identify the need for the scheme • Identify specific objectives of the proposed scheme • Description of options considered and preferred option • Describe constraints • List the main geometric features of the scheme • Identify drainage requirements • Identify Traffic Signs and Road Marking requirements • Comment on junction treatment • Summary report of for each survey conducted • List any Derogations, Relaxations and Departures and the associated approvals as necessary by the overseeing authority, National Transport Authority or Department of Transport as appropriate • Provide Preliminary Design Drawing Layouts of a minimum of three options • Broad environmental impacts of each of the options identified • Nature Based Solutions implemented • Costings of each option considered • Option Assessment and preferred option rationale

	Cost information (detailed cost information should be included as an appendix or supporting document of the preferred option)
	<u>HOLD POINT 2 – PRELIMINARY BUSINESS CASE APPROVAL</u>

Sub-Stage (ii c) Detailed Design and Preparation of Tender Documents for Works	
Item Reference	Description of Stage Services
(ii c) 1	The Consultant shall further develop the Preliminary Design and shall complete a Detailed Design for the project. The Detailed Design shall comprise a completed design, works specification and works description for the project, and shall be developed to a level sufficient for the drawings of the Detailed Design to be used as tender/construction drawings for the construction of the project, with only title amendments. The roads, structures and traffic elements of the scheme shall be designed in accordance with TII standards and guidelines, the DTTaS Design Manual for Urban Roads and Street (DMURS), the Cycle Design Manual, the DoT Traffic Signs Manual 2024, Rainwater Management Plans Guidance for Local Authorities 2024 and all other relevant national policy and guidance documents and updates thereof, and in accordance with the Statutory Approval. Lighting should be completed in line with the Tipperary County Council Public Lighting Policy 2022.
(ii c) 2	Scope as necessary any enabling works or service diversion works necessary to deliver the scheme and report to the client representative. Such works could include any advanced ESB, Water, Gas, Eir, Surface Water Drainage etc. required. Consultant to include for preparation of tender documents, management of tendering process and report on tenders for any enabling works necessary. Consultant to procure, manage and administer contract on behalf of the Client. Cost of any enabling works contract to be borne by the Client. The Consultant shall comply with Tipperary County Council Procurement Procedures (included in the Information Pack).
(ii c) 3	Provide a Stage 2 Road Safety Audit independent of the design team in accordance with TII Publications GE-STY-01024. Consultant to procure, manage and administer contract on behalf of the Client. The Client shall cover the cost of the Stage 2 Road Safety Audit. The Consultant shall comply with the Client's Procurement Procedures.

	Consultant shall complete the feedback sheet in consultation with the Client and amend the design where necessary.
(ii c) 4	The consultant on behalf of Tipperary County Council shall seek the approval of the Department of Transport for any derogations, departures or relaxations necessary for the Final Business Case.
(ii c) 5	<u>Outline Construction Environment Management Plan (OCEMP)</u> The Consultant shall prepare an Outline Construction Environment Management Plan (OCEMP).
(ii c) 6	<u>Contract Drawings and Documents</u> All drawings shall be in AutoCAD format and provided in electronic and hard copy format (A1 size as standard). Preparation of all necessary design drawings and documents for all necessary road safety and road furniture requirements including but not limited to: Lighting, road signs, road lining, fencing, drainage and footpaths. (The length, types and locations of these items to be agreed with the Client following the recommendations of the Consulting Engineer and shall be included in the contract documents for the construction). Preparation of such accommodation works drawings and other documents as are necessary for Client negotiations with affected landowners (amendments may be required). Incorporation of agreed accommodation works into tender drawings and documentation.
(ii c) 7	<u>RLR Gate 4 - Pre-Tender Approval – Deliverables</u> The Consultant shall prepare the following deliverables for onward submission by the Contracting Authority (TCC) to Approving Authority (DOT): • Design Report • Contract Documents The Design Report shall contain: • Project Overview and Background • Detailed Design Description - Full description of the finalised detailed design, including: - Horizontal and vertical alignment - Cross-sections - Junction layouts - Pavement design - Drainage and SuDS, Nature Based Solutions - Traffic management strategy - Active travel and DMURS compliance • Structures and Technical Approvals • Environmental Compliance and Mitigation • Land & Legal Requirements • Utilities and Third-Party Interfaces • Health & Safety Documentation

	• Procurement Strategy • Updated Cost Estimate - Base construction cost - Risk-adjusted cost - Inflation & contingency allowances • Risk Management - Updated project risk register - Quantified risk assessment (QRA) - Key project risks entering tender stage - Mitigation strategies • Programme & Readiness for Tender - Updated project programme (design, tender, construction) - Confirmation that all tender documents are complete - Confirmation of readiness to publish tender documents - Constraints on award (funding windows, seasonal works, etc.) • Compliance Statements - Compliance with: - Infrastructure Guidelines - Transport Appraisal Framework (TAF) - DMURS - TII Standards (where applicable) • Confirmation that all documentation aligns with the requirements for RLR Gate 4 / TAF AG2.
(ii c) 8	<u>TAF Gate 2 – Pre-Tender Approval - Deliverables</u> The Consultant shall prepare the following deliverables for onward submission by the Contracting Authority (TCC) to Approving Authority (DOT): • Detailed Business Case • Procurement Strategy
	<u>HOLD POINT 3 – APPROVAL TO GO TO TENDER</u>

Stage (iii) Tender Action, Evaluation, Award	
Item Reference	Description of Stage Services
(iii) 1	Subject to statutory approval for the scheme preparation of Contract Documents using the Public Works Form of Contract, the consultant shall recommend the most appropriate Procurement Strategy having regard to the scope of the proposed construction project which shall be subject to agreement with Tipperary County Council. Contract documents to include, but not be limited to:

	• Instructions to Tenderers • Suitability Assessment Questionnaires • Specification and Works Requirements ○ The Specification shall follow TII Publications Specification for Works with scheme specific amendments and appendices. ○ Amendments to TII Road Construction Details ○ Accommodation Works Drawings ○ Works Requirements & Drawings • Bill of Quantities / Pricing Document • Form of Tender & Schedules • Conditions of Contract ○ The Department of Finance, Public Works Contract for Minor Civil Engineering and Building Works designed by the Employer (most recent available version). • Preliminary Health & Safety Plan • Information Pack
(iii) 2	<u>RLR Gate 5 - Approval to Award Contract – Deliverables</u> The Consultant shall prepare the following deliverables for onward submission by the Contracting Authority (TCC) to Approving Authority (DOT): • Tender Assessment Report
(iii) 3	<u>TAF Gate 3 – Approval to Proceed - Deliverables</u> The Consultant shall prepare the following deliverables for onward submission by the Contracting Authority (TCC) to Approving Authority (DOT): • Final Business Case
(iii) 4	Liaison and active engagement with the Client’s legal and other advisors as required. Undertaking tender processes, including (but not limited to) a two-stage tender process involving pre-qualification of contractors leading to a shortlist for tender, assessment of tenders and production of a Tender Assessment Report. Dealing with Tender Queries. Assessing the competence of Contractors to act as Contractor and as Project Supervisor for the Construction Stage in accordance with the Safety Health and Welfare at Work (Construction) Regulations 2013-2021.
(iii) 5	The Consultant shall be required to evaluate all construction tenders received for suitability assessment, quality assessment and price

	assessment (assessed by the Quantity Surveyor) and to provide Tipperary County Council with a detailed Tender Assessment Report. Following the assessment, a recommendation should be provided for the appointment of the successful Contractor for the construction of the project in accordance with the EU, National, DOT and TCC Procurement guidelines. The Consultant shall attend any necessary meetings post tender with the County Council and the successful tenderer prior to award of contract.
	<u>HOLD POINT 4 – APPROVAL TO AWARD</u>
(iii) 6	Attendance and minute taking at pre-contract award meeting.

Stage (iv) Construction	
Item Reference	Description of Stage Services
	Not included in the initial commission

Stage (v) Handover	
Item Reference	Description of Stage Services
	Not included in the initial commission