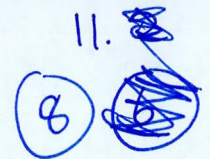


11. 

No.	Required Conditions
1	Alignment lowered by minimum 5m under the full width of the Arthur Cox building ("the Property") subject to the Phase 3 assessment confirming the building distortion and damage will be within acceptable limits as identified in the Earldev submission
2	Construction Phase: Prior to commencement of the development all detailed construction plans, with particular reference to construction traffic, utilities, alterations to tunnel alignment, wastewater discharge must be developed in consultation with and approved by Earldev. TII will consult and agree with Earldev prior to commencement of the development an agreed instrumentation and monitoring plan as it relates to the control of vibration and settlement impacts.
3	The hours of operation for the construction phase for all construction sites including depots shall be restricted as detailed in the EIAR.
4	TII will ensure that there is no disruption to access to the Property for their day-to-day uses and functions. In the event of any disruption being necessary, TII will engage in advance with the Earldev and agree the timing and duration of such disruptions.
5	In the event that any damage is caused to the Property in connection with the Metrolink works or project, TII will remediate the damage caused to the satisfaction of the Earldev and within an agreed timeframe.
6	TII, along with all contractors and subcontractors involved in the Metrolink project, will ensure that pre-construction and post-construction surveys, and where necessary trials and monitoring, of the Property are carried out that take account of ground movement, noise and vibration, blasting and water lowering, as well as construction traffic impacts.
7	TII will share the results of trials and monitoring with Earldev in order for Earldev to understand the impact on the Property.
8	<p>In addition, TII will prepare property specific Trigger Action Plans (TAPs) which will set out the project's commitments in relation to the management of temporary construction noise and vibration effects associated with the construction of Metrolink. The TAPs for the Property will be developed as soon as reasonably practicable following the confirmation of the RO, and will describe the following as a minimum:</p> <ul style="list-style-type: none"> • The noise and vibration sensitivities of each of the Property, the uses of each of the noise and vibration sensitive spaces (with reference to a site layout and floor plans), and the respective operating hours of the spaces; • The Trigger Action Levels for each of the identified noise and vibration sensitive spaces; • The agreed actions and mitigation measures to be undertaken if the Trigger Action Levels are expected to be exceeded; • The construction noise and vibration monitoring to be undertaken throughout the duration of the construction works; and • The engagement activities that will occur with the stakeholder throughout the construction period
9	All surveys, monitoring and mitigation measures (as described in the EIAR) proposed shall be agreed with Earldev. TII, along with all contractors / subcontractors involved in the project, will employ Professionally Qualified Engineers / Surveyors with the appropriate expertise to undertake the pre and post condition surveys, which shall be provided to Earldev in timely manner.
10	TII will provide and install an extended floating track slab underneath the full length of the Property.
11	TII will engage constructively with Earldev in the event of any plans for future development by Earldev with a view to ensuring that any such plans can proceed in a

	manner compatible with the MetroLink project, in including support for planning applications.
12	TII will notify Earldev at least 72 hours in advance of the attendance of the monitoring contractor at the Property, except in the event of an emergency or an unforeseen event where no such notice shall be required.
13	TII will ensure that ground movement monitoring is commenced 3 months prior to any construction activities that would give rise to settlement. The termination of this monitoring will be linked to a determination by TII that settlement has effectively ceased. TII will share the closeout monitoring report with Earldev in advance of any monitoring equipment being decommissioned and will agree any decommissioning with the Earldev
14	TII will conduct continuous monitoring at the Property, commencing 3 months in advance of construction, and concluding 6 weeks after MetroLink is operational.
15	TII will comply with Property protocols in respect of access, security and safety.
16	TII will notify Earldev at least 2 months in advance of the timing of the passing of the tunnel boring machine (TBM) under the Property.
17	TII will develop both TBM Operational Specifications and Ground Movement and Monitoring Specifications to ensure that risks are appropriately managed in accordance with the mitigation measures identified, described and assessed in the EIAR and these will be shared with Earldev e.g. enhanced control of slurry pressure etc. to reduce potential damage.
18	TII will ensure that during construction and operation of Metrolink the day-to-day operations of Property will not be affected by disruptions to utilities. In the event of any unavoidable disruption, TII will engage in advance with Earldev and agree the timing and duration of such disruptions. Where there is an interruption to the electricity supply to Property, TII will supply electricity generators where necessary and as agreed with Earldev.
19	TII will ensure that operational surveys are undertaken on the Property to verify actual impacts of the MetroLink on the Property post construction.
20	TII must review and validate ground movement monitoring parameters during detailed design, repeating assessments if significant differences arise. Earldev shall be provided with the Tunnel Management Plan for review and comment.
21	TII will inform and consult with Earldev when groundborne noise during construction is predicted to exceed 50 dBLAmax, S. Earldev reserves the right to require physical mitigation (as described in the EIAR).
22	No ventilation and/or evacuation shafts shall be introduced into the vicinity of or within the curtilage of the Property as defined above due to vitality and sensitivity of the business functions on the Property.
23	Prior to the commencement of construction, the applicant shall devise a pro-active public information strategy to function during the construction phase of the development in order to inform the public about the project and to update the public on construction progress. This shall be prepared following consultation with Dublin City Council and Fingal County Council. The strategy shall include the provision and manning of a central and accessible project information centre in the city centre to inform the general public on construction methodologies, the development's progress, and the scheme's aims and objectives. In addition, the strategy's other public information initiatives shall include project information panels and progress updates presented at major work sites.
24	A scheme of risk assessment, building survey and monitoring, similar to the

	Property Owners Protection Scheme for residential properties, shall be developed and implemented for non-residential buildings. Details of this scheme shall be submitted to Dublin City Council and Fingal County Council for written agreement prior to the commencement of the utilities works, or in default of agreement on the scheme, the matter shall be referred to An Bord Pleanála for determination.
25	<p>With respect to the building damage classification methodology to be employed (as presented by the applicant to the oral hearing):</p> <p>(a) In the event that structural damage is noted to any structure while construction works are in progress and this damage corresponds with Damage Category 2 or greater, the contractor shall cease works at that location and construction methods and/or equipment shall be modified/reviewed to avoid further such damage.</p> <p>(b) The Property Owners Protection Schemes (both residential and non residential properties) shall provide for an intermediate building inspection/survey to be carried out when damage corresponding to Damage Category 2 or greater is noted. The survey/inspection shall document the extent of damage and appropriate mitigation shall be provided by the applicant to eliminate further risk of such damage, inclusive of modification of construction methods.</p>
26	Water supply and drainage arrangements, including disposal of surface water, shall comply with the requirements of the planning authorities for such works and services within their administrative areas. Such arrangements shall be implemented as part of the railway works.