



Comhairle Contae Mhaigh Eo
Mayo County Council



MEMORANDUM

TO: - Mr. T. Gilligan, Director of Services
FROM: - Mr. P. Hyland, Senior Engineer, National Roads Office
DATE: - 28th August, 2025
RE: Notice of Motion – Cllr. P. Flynn

Notice of Motion

"In September 2021, TII received written Direction from the Minister for Transport, passing responsibility to TII for the management and delivery of the relevant Greenway programme, including as "Approving Authority" under the Public Spending Code.

In December 2021 TII published its Code of Best Practice for National & Regional Greenways in agreement with the Irish Farmers Association (IFA), Irish Creamery Milk Suppliers Association (ICMSA), Irish Cattle & Sheep Farmers Association (ICSA), Department of Rural and Community Development, Sports Ireland and Failte Ireland including the Greenway Sustainability Payments. In August 2022 TII published the Rural Cycleway Design DN-GEO-03047 setting out design standards for rural greenways and cycleways.

I am requesting a report from the CEO setting out the implications for all Local Authorities of this legislation and publications in relation to the delivery of greenways in our counties".

Cllr. P. Flynn, M.C.C.

In September 2021 Transport Infrastructure Ireland (TII) was mandated by the Department of Transport to take over from the same Department the role of Approving Authority for Greenway Projects. Consequently, TII was delegated as the state agency with sole responsibility to fund the delivery of the National and Regional Greenways programme across the country.

Later that year the Government published the Code of Best Practice for National and Regional Greenways which provided comprehensive information in relation to the process involved in planning, designing and constructing National and Regional Greenways.

It included an overview of the public consultation processes, constraints study, route selection and statutory processes, as well as information about the use of State-owned lands and the acquisition of private lands for developing Greenways. In tandem with this Code a Greenway Sustainability Payment Agreement was signed between the Irish Creamery Milk Suppliers Association, the Irish Farmers Association, the Irish Cattle and Sheep Farmers Association the Department of Transport and Transport Infrastructure Ireland.

Greenway Projects, like all publicly funded projects, are obligated to follow a set of rules and procedures that ensure that the best possible value for money is obtained whenever public money is being spent or invested. The Government's Public Spending Code, which was replaced in 2023 by the Infrastructure Guidelines, sets out the value for money guidelines for the evaluation, planning and management of public investment projects.

Since 2021 Transport Infrastructure Ireland has collaborated with the Local Authority Sector to progress the delivery of National and Regional Greenways. Transport Infrastructure Ireland acts as the Approving Authority while the local authority sector, and in this case Mayo County Council, acts as the Sponsoring Authority.

To ensure compliance with the Infrastructure Guidelines, the Code of Best Practice and various legislative obligations and to ensure consistency with various national, regional and county plans, policies, standards and procedures TII published the Project Manager's Manual for Greenway Projects to act as a guide to the local authority sector. This guide provides an eight-phase process that ensures consistency of management, delivery and oversight of the Greenway programme across the country. While the model provided by TII provides Mayo County Council with more certainty in relation to multi-annual funding it also comes with an implicit responsibility on the council to progress the project in compliance with various guidance, standards, best practice and legislative obligations while TII provides the necessary approvals and funding to support the progress and potential delivery of the Greenway programme.

At the end of each phase of a Greenway project Mayo County Council must seek TII approval to proceed to the next phase. Consent to proceed is contingent on Mayo County Council submitting the required deliverables and ensuring that various legal obligations and specific TII conditions are met. TII will review and consider the application in the context of funding priorities before approval to proceed is confirmed. If Mayo County Council has not fulfilled its obligations to the satisfaction of TII the necessary future funding to progress the project will not be provided.

The eight phases are as follows: -

- Phase 0 - Scope and Strategic Assessment
- Phase 1 - Phase 1 Concept and Feasibility
- Phase 2 - Options Selection
- Phase 3 - Design and Environment Evaluation
- Phase 4 - Statutory Processes

- Phase 5 - Enabling and Procurement
- Phase 6 - Construction and Implementation
- Phase 7 - Close out and Review

The following provides a description of each of the eight phases and identifies the associated deliverables, additional information, requirements and conditions placed on Mayo County Council before approval to proceed will be entertained.

Phase 0 Scope and Strategic Assessment
<p>Phase Objective</p> <p>The purpose of Phase 0 is to ensure that the Project is aligned with current National, Regional and County Policies. It also needs to demonstrate alignment with TII's strategic policies, programmes and plans.</p>
<p>Deliverables</p> <p>0.1 Project Information Summary Notices (PISN) 0.2 Project/Programme Outline Document (POD) 0.3 Cost Management Manual Deliverables (Cost, Risk, Total Scheme Budget) 0.4 Phase 0 TII Gate Review Statement</p>
<p>Additional Tasks and Responsibilities</p> <p>0.5 Assign Project Team 0.6 Collate Project Dossier 0.7 Appoint Technical Advisor (if required)</p>
<p>Approval to proceed to Phase 1 is dependent on the following:</p> <ul style="list-style-type: none"> • MCC submitting the required deliverables • The project aligns with various policies, programmes and plans • Funding is available.

Phase 1 Concept and Feasibility
<p>Phase Objective</p> <p>The purpose of Phase 1 is to develop and investigate in further detail the feasibility of the project.</p>
<p>Deliverables</p> <p>1.1 Project Execution Plan 1.2 Feasibility Report 1.3 Cost Management Manual Deliverables (Cost, Risk, Total Scheme Budget) 1.4 Phase 1 TII Gate Review Statement</p>

Additional Tasks and Responsibilities

- 1.5 Prepare Project Programme
- 1.6 Attend Monthly Steering Meetings
- 1.7 Set up financial reporting structure between TII & MCC
- 1.8 Ensure Health & Safety Obligations are complied with (Appointment of PSDP)
- 1.9 Set up Procurement File
- 1.10 Procure mapping
- 1.11 Define Study Area and identify constraints, Risks and Opportunities
- 1.12 Engage with various stakeholders
- 1.13 First Public Consultation

Approval to proceed to Phase 2 is dependent on the following:

- **MCC submitting the required deliverables**
- **The Project aligns with various policies, programmes and plans**
- **Funding is available.**

Phase 2 Options Selection**Phase Objective**

The purpose of Phase 2 is to examine options to determine a Preferred Option. During Phase 2 all reasonable/feasible options are examined and their costs, benefits and effects on the environment are interrogated to identify a preferred option, if any, that will progress to Phase 3 Design and Environmental Evaluation.

Deliverables

- 2.1 Updated Project Execution Plan
- 2.2 Options Selection Report
- 2.3 Peer Review of Options Selection (if required)
- 2.4 Cost Management Manual Deliverables (Cost, Risk, Total Scheme Budget)
- 2.5 Phase 2 TII Gate Review Statement

Additional Tasks and Responsibilities

- 2.6 Update Project Programme
- 2.7 Attend Monthly Steering Meetings
- 2.8 Manage monthly financial claims from TII
- 2.9 Ensure Health & Safety Obligations are complied with
- 2.10 Undertake Road Safety Audits and Quality Audits
- 2.11 Project Appraisal Requirements
- 2.12 Procure Technical & Environmental Advisors, as required
- 2.13 Undertake environmental, engineering and archaeological studies
- 2.14 Carry out topographical, Ground Investigation, traffic and other surveys
- 2.15 Appoint Project Agronomist
- 2.16 Engage with landowners, elected representatives, other stakeholders and public
- 2.17 Arrange and attend various public consultations
- 2.18 Carry out Health and Safety Risk Assessment of Preferred Route

Approval to proceed to Phase 3 is dependent on the following:

- **MCC submitting the required deliverables**
- **The Options Selection Report is approved**
- **Various Surveys are carried out**
- **Engagement/Consultation with landowners carried out**
- **Road Safety Audits and Quality Audits approved**
- **Funding is available.**

Phase 3 Design and Environmental Evaluation**Phase Objective**

The purpose of Phase 3 is to develop the project design, following selection of a preferred option, based on both technical and environmental inputs, to a stage where sufficient levels of detail exist to establish land take requirements, to identify and mitigate project impacts, and to progress the project through the statutory processes.

Deliverables

- 3.1 Updated Project Execution Plan
- 3.2 Design Report
- 3.3 Design Report Peer Review Report
- 3.4 Cost Management Manual Deliverables (Cost, Risk, Total Scheme Budget)
- 3.5 Project Appraisal Report/Preliminary Business Case
- 3.6 Environmental Deliverables
- 3.7 Land Acquisition Documentation
- 3.8 Statutory process documentation as applicable
- 3.9 Phase 3 TII Gate Review Statement

Additional Tasks and Responsibilities

- 3.10 Update Project Programme
- 3.11 Attend Monthly Steering Meetings
- 3.12 Manage monthly financial claims from TII
- 3.13 Ensure Health & Safety Obligations are complied with
- 3.14 Carry out various Environmental Studies
- 3.15 Develop the project's preliminary design
- 3.16 Seek TII approvals for structures
- 3.17 Seek TII departures and relaxations
- 3.18 Carry out Road Safety Audit and Quality Audit
- 3.19 Engage with landowners affected by the project
- 3.20 Consult with statutory and non-statutory stakeholders
- 3.21 Identify Environmental Mitigation
- 3.22 Carry out Environmental Screening
- 3.23 Identify and agree appropriate form of Statutory Process (Part 8, S177AE, EIA)
- 3.24 Prepare appropriate Planning Application
- 3.24 Agree Land Acquisition Strategy (Voluntary Acquisition/Agreement or CPO)
- 3.25 Procure Valuers and Legal Advisors
- 3.26 Develop Land and Property Costs
- 3.27 Prepare Land Acquisition Documentation

Approval to proceed to Phase 4 is dependent on the following:

- **MCC submitting the required deliverables**
- **The Design Report is approved**
- **Road Safety Audits and Quality Audits approved**
- **Various environmental surveys and consultations carried out**
- **Environmental Commitments identified**
- **Agreement reached on strategy for planning consent**
- **Agreement reached on strategy for land acquisition**
- **Funding is available.**

Phase 4 Statutory Processes**Phase Objective**

The purpose of Phase 4 is to compile the necessary documentation and participate in the planning process, including oral hearing(s) as required by the statutory processes to ensure that the proposed project is developed in accordance with planning, environmental and other relevant legislation. Statutory Process will have been determined during earlier phases wherein the appropriate environmental evaluation is undertaken and reported. Permission to commence the Statutory Processes must be obtained from the Sponsoring Agency (TII).

Deliverables

- 4.1 Updated Project Execution Plan (PEP)
- 4.2 An Bord Pleanála (ABP)/Competent Authority Decision
- 4.3 Cost Management Manual Deliverables
- 4.4 Updated Project Appraisal Report/Preliminary Business Case (if required)
- 4.5 Lessons Learned Register
- 4.6 Phase 4 TII Gate Review Statement

Additional Tasks and Responsibilities

- 4.7 Update Project Programme
- 4.8 Attend Monthly Steering Meetings
- 4.9 Manage monthly financial claims from TII
- 4.10 Ensure Health & Safety Obligations are complied with
- 4.11 Engage Senior Counsel to advise MCC through the Statutory Processes
- 4.12 Prepare and submit Part 8/S177AE/EIA Application and all associated work
- 4.13 Publish all Statutory Process Notices as required
- 4.14 Prepare briefs for Oral Hearing, if required
- 4.15 Attend Oral Hearing
- 4.16 Post decision publish Statutory Notices (Planning & Land Acquisition) as required

Approval to proceed to Phase 5 is dependent on the following:

- **MCC submitting the required deliverables**
- **Planning Approval granted by MCC and/or An Coimisiún Pleanála**
- **Land acquired for the Project (by Voluntary Agreement or by CPO, not by permissive access)**
- **A Judicial Challenge to the project is not lodged**
- **Funding is available.**

Phase 5 Enabling and Procurement**Phase Objective**

The purpose of Phase 5 is to compile the tender documentation to allow for the appointment of a Contractor to execute the Main Construction Contract and to execute enabling/advance works to facilitate the works.

Deliverables

- 5.1 Updated Project Execution Plan (PEP)
- 5.2 Tender Assessment Reports (TARs) and Tender Award Recommendation Forms for Enabling Works Contracts, as required
- 5.3 Cost Management Manual Deliverables (pre-Tender)
- 5.4 Updated Project Appraisal Report/Final Business Case (where necessary)
- 5.5 Contract Documents (Main Construction Contract)
- 5.6 Cost Management Manual Deliverables (post-Tender)
- 5.7 Updated Project Appraisal Report/Preliminary Business Case (if required)
- 5.8 Tender Assessment Report (TAR), Tender Award Recommendation Form (TARF) and Chief
- 5.9 Executive's Order for Main Contract
- 5.10 Phase 5 TII Gate Review Statement

Additional Tasks and Responsibilities

- 5.11 Update Project Programme
- 5.12 Attend Monthly Steering Meetings
- 5.13 Manage monthly financial claims from TII
- 5.14 Ensure Health & Safety Obligations are complied with (PSDP & PSCS)
- 5.15 Procure technical Advisors, if required
- 5.16 Consult with landowners and progress with Land Acquisition
- 5.17 Progress with Detailed Design
- 5.18 Ensure Environmental Commitments are incorporated into the Contract
- 5.19 Consult with statutory undertakers
- 5.20 Procure Enabling/Advance Works and supervise same
- 5.21 Carry out Site Investigation and Archaeological Investigation as required
- 5.22 Obtain TII approval for Departures and Relaxations and Structures Approvals
- 5.23 Carry out Road Safety Audit
- 5.24 Complete Detailed Design and Prepare suite of Contract Documents
- 5.25 Procure the Construction Contract with recommendation to Award.

Approval to proceed to Phase 6 is dependent on the following:

- **MCC submitting the required deliverables**
- **Environmental Commitments included in the Contract**
- **Detailed Design of the Project has been approved by TII Standards**
- **Road Safety Audit approved by TII Safety Section**
- **Land required for the project is owned by MCC and/or Notice to Treat/Notice to Enter has been issued to the landowners who are subject of a CPO**
- **A Judicial Challenge to the award of the construction contract is not lodged**
- **Funding is available.**

Phase 6 Construction and Implementation**Phase Objective**

The purpose of Phase 6 is the administration and execution of the Main Construction Contract in accordance with the design, specification, relevant standards, and legislation.

Deliverables

- 6.1 Updated Project Execution Plan
- 6.2 Cost Management Manual Deliverables
- 6.3 Final Account Report
- 6.4 Land Disposal Strategy
- 6.5 Phase 6 TII Gate Review Statement

Additional Tasks and Responsibilities

- 6.6 Update Project Programme
- 6.7 Attend Monthly Steering Meetings
- 6.8 Manage monthly financial claims from TII
- 6.9 Ensure Health & Safety Obligations are complied with (PSDP & PSCS)
- 6.10 Resource Site Supervisory Team
- 6.11 Administer all aspects of the Construction Contract
- 6.12 Liaise and consult with landowners and statutory undertakers
- 6.13 Progress with Land Acquisition (CPO), if relevant
- 6.14 Prepare and agree Substantial Completion and Final Account
- 6.15 Prepare for Dispute Resolution if Final Account cannot be agreed
- 6.16 Carry out Road Safety Audits (before opening and after opening)
- 6.17 Ensure outstanding defects are addressed
- 6.18 Obtain As built Drawings and documentation
- 6.19 Carry out Lessons Learned Exercise

Approval to proceed to Phase 7 is dependent on the following:

- **MCC submitting the required deliverables**

Phase 7 Deliverables**Deliverables**

- 7.1 Updated Land Disposal Strategy Report, if required
- 7.2 Cost Management Manual Deliverables
- 7.3 Final Account Report (if required)
- 7.4 Project Lessons Learned Register
- 7.5 Project Completion Report
- 7.6 Ex-Post Evaluation, if required
- 7.7 Phase 7 TII Gate Review Statement

Additional Tasks and Responsibilities

- 7.8 Carry out residual landscaping and environment works, if required
- 7.9 Close out land acquisition
- 7.10 File and Record all aspects of project as required.

In summary, Transport Infrastructure Ireland, in its capacity as the Approving Authority will not fund and/or continue to fund a Greenway project sponsored by Mayo County Council if the project is not aligned with national, regional and county plans, policy and guidance.

TII will not fund and/or continue to fund a Greenway project that does not demonstrate consistency with the “Five S” criteria (Government’s Strategy for the Future Development of National and Regional Greenways) where a project should be Scenic, Sustainable, Strategic, Segregated and with lots to See and Do in conjunction with environmental, engineering and financial considerations.

TII will not fund and/or continue to fund a Greenway project that does not provide value for money, is not designed to standard, has not completed the necessary road safety audits and has not successfully navigated the necessary statutory consent processes.

TII will not fund and/or continue to fund a Greenway project through its construction phase unless the land is owned by Mayo County Council.

The conditions set by TII, some of which are referenced above, are informed by Government policy and best practice with an overarching objective to deliver high quality Greenway infrastructure in County Mayo. The projected investment is significant and TII, in collaboration with Mayo County Council, needs to be confident that this investment provides value for money and is secure into the future.


T. Gilligan
Director of Services

