

Carlos Clarke Ltd submission at Oral Hearing

In response to submission points raised on the impact of the proposed development on agricultural property. I can confirm that an assessment of the impact on this property has been carried out and is included in the EIAR and for your reference inspector, Table 16-6 under ID No. 99.

In carrying out the assessment we have considered the direct effect of the temporary and permanent landtake under the Railway Order together with the indirect effect of proposed construction works with respect to this property.

For context, this property is a tillage farm holding comprised of a total of approximately 143ha agricultural lands. This is comprised of approx. 15ha lands between the R148 and the Royal Canal and rail line, approx. 51ha lands south of the rail line and approx. 77ha lands north of the R148.

With regard to landtake referenced in Table 16-6, I can confirm that the proposed development will involve a total landtake of 45.7652ha. This will involve a Permanent landtake of 44.3071ha agricultural lands, 0.3638ha public road and Temporary landtake of 0.6385ha agricultural lands and 0.4558ha public road. Permanent landtake represents a reduction of approximately 31% of the agricultural area of this farm holding.

An assessment has been completed for the impact during the construction phase and a further assessment has been completed following the completion of the construction phase to consider the residual impact on this property. It is outlined in the Table 16-6 that the impact of the proposed development on the property is deemed to be Significant. Under the criteria presented in Ch.16 a Significant impact is defined as one where *"The impact on the farm is such that the farm enterprise(s) cannot continue without considerable management changes"*. This may involve *"Permanent landtake of such an area ... or Permanent land severance of a nature that the continued management of the farm enterprise will require considerable change"*.

Mitigation of the impact on this property includes the reinstatement of access to severed lands to the south and lands located between the R148 and the Royal Canal and the provision of a permanent stockproof boundary. Following the completion of construction works and the provision of specified mitigation the residual impact is deemed to remain Significant.

With regard to the submission that the effect of the Order, if confirmed, will lead to the end of the farming operations on this property, this is not accepted. The assessment of a Significant residual impact is such that the tillage farm enterprise(s) is viable albeit will require considerable management changes. This assessment has considered the area of land take, the quality of the agricultural lands and the temporary and permanent impacts on the operation of the tillage enterprise.

- The extent of lands that remain to the north of the R148, its layout and the quality of the lands is such that it remains viable for its present use with the scheme and the various elements having little or no impact on this activity.
- Retained lands between the R148 and the Royal Canal will be available for future agricultural use though it is accepted that land use on these areas will be limited for tillage purposes due to their reduced size and irregular shape.
- The severed lands to the south, currently in forestry, will be provided with access via the new bridge and proposed Depot access road.

The Significant agricultural impact on this property is considered appropriate given the size of the remaining area of approximately 97ha of lands which comprise of approximately 87ha of tillage lands and 10ha of forestry. As a tillage enterprise, the remaining lands will be viable given the size of the remaining area which will be in line with farm sizes on specialist tillage farms.

