



Chapter 18
Material Assets and Land
(Non-Agriculture)

Table of Contents

18.	MATERIAL ASSETS AND LAND – NON-AGRICULTURE.....	1
18.1	Introduction.....	1
18.2	Legislation, Policy and Guidance.....	1
18.2.1	Legislation.....	1
18.2.2	Policy.....	1
18.2.3	Guidelines.....	1
18.3	Methodology.....	2
18.3.1	Scope.....	2
18.3.2	Study Area.....	3
18.3.3	Sources of Information.....	3
18.3.4	Consultation.....	3
18.3.5	Assessment Methodology.....	4
18.3.6	Difficulties Encountered.....	7
18.4	Receiving Environment.....	7
18.4.1	Land Use, Ownership and Access.....	7
18.4.2	Residential Property.....	8
18.4.3	Community Property.....	8
18.4.4	Commercial Property.....	8
18.4.5	Development Lands.....	8
18.4.6	Other lands.....	8
18.4.7	Marine Navigation.....	8
18.4.8	Utilities.....	9
18.4.9	Drainage.....	9
18.4.10	Summary of Non-Agricultural Property.....	9
18.5	Description of Potential Impacts.....	9
18.5.1	Construction Phase.....	9
18.5.2	Operation Phase.....	10
18.6	Mitigation Measures.....	15
18.6.1	Construction Phase.....	15
18.6.2	Operation Phase.....	15
18.7	Monitoring.....	15
18.8	Residual Effects.....	15

18. MATERIAL ASSETS AND LAND – NON-AGRICULTURE

18.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) sets out the methodology used to undertake the assessment (Section 18.3), describes the receiving environment (Section 18.4), examines the predicted impact of the proposed development (Section 18.5), proposes mitigation measures (Section 18.6), and identifies residual impacts (Section 18.8).

Other impacts on Material Assets are also addressed throughout this EIAR, most particularly in the following Chapters:

- Chapter 6 Population;
- Chapter 7 Human Health;
- Chapter 9 Land and Soils;
- Chapter 10 Hydrology;
- Chapter 11 Hydrogeology;
- Chapter 12 Air Quality;
- Chapter 14 Noise and Vibration;
- Chapter 15 Landscape and Visual Amenity; and
- Chapter 17 Material Assets (Agricultural).

18.2 Legislation, Policy and Guidance

18.2.1 Legislation

There is a requirement to consider and assess the effects of a greenway project on material assets and non-agricultural properties under the following legislation:

- Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.
- Directive 2014/52/EU amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.

18.2.2 Policy

- Clare County Development Plan 2023-2029.

18.2.3 Guidelines

The assessment has been completed with due consideration of the following guidance documents:

- Environmental Protection Agency (EPA) (2022) *Guidelines on the information to be contained in Environmental Impact Assessment Reports*.
- EPA (2015). *Draft Advice Notes for Preparing Environmental Impact Statements*.
- EPA (2003). *Advice Notes on Current Practice (in the Preparation of Environmental Impact Statements)*.
- Transport Infrastructure Ireland (TII) (December 2025) *Population and Human Health Assessment of Proposed National Roads – Standard PE-ENV-01108*.

- Department of Transport (2021) 'Code of Best Practice National and Regional Greenways'.

18.3 Methodology

18.3.1 Scope

Material assets may be defined as:

"Resources that are valued and that are intrinsic to specific places [...] [which] may be of either human or natural origin" (EPA, 2015; p. 42).

In relation to material assets, the EIAR Guidelines (EPA, 2022) state that:

"In Directive 2011/92/EU this factor included architectural and archaeological heritage. Directive 2014/52/EU includes those heritage aspects as components of cultural heritage. Material assets can now be taken to mean built services and infrastructure. Traffic is included because in effect traffic consumes transport infrastructure. Sealing of agricultural land and effects on mining or quarrying potential come under the factors of land and soils." (p. 32)

'Built services', 'roads and traffic' and 'waste management' are listed as suggested sub-headings to be considered under the scope of the material assets impact assessment in the EIAR Guidelines (EPA, 2022). Additionally, the 2003 EPA guidelines state that the material assets impact assessment should consider impacts on marine navigation, if applicable.

In relation to 'land', the 2022 EPA Guidelines state that:

"The amended Directive introduces Land as a prescribed environmental factor. Recital 9 gives context to this addition, showing that it relates to the issue of 'land take'. This change aligns the Directive with the proceedings of the United Nations Conference on Sustainable Development (Rio de Janeiro, 2012) and with Commission strategy".

'Land take' and 'agricultural capability' are cited as potential sub-headings in relation to the land impact assessment. The assessment of impacts on agricultural lands and agricultural capability as a result of land take has been assessed in Chapter 17 Material Assets and Land – Agriculture in Volume 2 of this EIAR, therefore it will not be considered herein.

In addition, there are several other substantial interactions between this Chapter and the other specialist Chapters of this EIAR, and relevant Chapters will be cross-referenced throughout.

Impacts of the proposed development on roads, traffic and parking are considered in EIAR Chapter 5 Traffic and Transportation and are not considered further herein.

Impacts on the built environment of architectural, archaeology and cultural heritage significance are considered under the scope of Chapter 16 Cultural Heritage of this EIAR and are not considered further herein.

Impacts in relation to solid waste are addressed under the scope of Chapter 4 Description of the Proposed Development in this EIAR (particularly Appendix 4.1, the preliminary Construction Environmental Management Plan), and EIAR Chapter 9 Land and Soils, and are not considered further herein.

Impacts on the assimilative capacity of the natural environment are considered under the scope of several of the previous specialist Chapters and are not considered further herein.

Impacts in relation to residential property, community lands (including public parks, open spaces or lands that are used for recreation amenity) and development lands have been assessed in this chapter in terms of direct impacts assessed as per the methodology outlined herein. Further qualitative assessment is included as part of Chapter 6 Population in accordance with the *TII Population and Human Health Assessment of Proposed National Roads - Standard* (PE-ENV-01108, September 2024).

18.3.2 Study Area

The study area for this assessment encompasses the non-agricultural property directly impacted by the proposed scheme. Accordingly, this assessment considers the following aspects:

- Residential Property
- Commercial Property
- Community Property – Public Parks, open space or lands that are used for recreation amenity;
- Development land – Lands that may be zoned / unzoned for development (with or without planning permission) and sites with planning permission.
- Other land –non-amenity lands, waterbodies, public road, etc.

18.3.3 Sources of Information

In order to complete this assessment, a baseline study of the existing material assets environment has been undertaken. The sources of information contained in Table 18-1 were consulted in the process of this assessment.

Table 18-1 Information Sources

Information	Source
Landownership Information	<ul style="list-style-type: none"> • Clare County Council • Landowner consultations • Tailte Éireann
Land Use	<ul style="list-style-type: none"> • Clare County Council • Clare County Development Plan 2023-2029; <ul style="list-style-type: none"> ○ Chapter 19 Land Use and Zoning ○ Appendix 2 Indicative Land Use Zoning Matrix ○ Volume 3(d) – West Clare Municipal District Written Statement and Maps • Corine Landcover (2018)
Utilities	<ul style="list-style-type: none"> • Gas Networks Ireland (GNI) • Clare County Council • Uisce Éireann
Mapping and Project Information	<ul style="list-style-type: none"> • Roughan and O'Donovan – Digital Mapping files

In addition to the aforementioned sources listed, aerial photography, OSI maps, Google Maps and a site layout plan of the proposed development have been used to inform the assessment.

18.3.4 Consultation

Relevant feedback received on the preferred option has helped informed this assessment. The key consultation phases include:

- Public Consultation 1 (September 2021)
- Public Consultation 2 (September 2022)
- Public Consultation 3 (March 2024)
- Non-statutory EIA Scoping Report (January 2026).

The feedback received during public consultation is summarised in Section 1.5 of Chapter 1 Introduction of this EIAR.

In addition to the above public and non-statutory consultations, Clare County Council consulted with individual landowners identified as being potentially directly impacted by the proposed development.

A review of the non-agricultural property impacts, in conjunction with the proposed design, has identified a total of 19 properties for consultation. Impacted property owners were directly contacted throughout the project lifecycle by way of letters and phonecalls to encourage engagement with the consultation process.

18.3.5 Assessment Methodology

The following criteria were considered in assessing the potential effects that the proposed development will have in relation to non-agricultural material assets:

- The degree of permanent land acquisition from non-agricultural properties including dwellings, property curtilage, property boundaries and accesses
- The degree of temporary land acquisition of non-agricultural properties required to facilitate construction of the proposed scheme.

The criteria used to determine the baseline, magnitude of impact and significance of impact are discussed in the following sections.

18.3.5.1 Baseline Rating

Baseline Rating

Property within the study area was assigned a baseline rating determined by the property type. Residential, Community, and Commercial properties as well as land that is zoned for development or land/sites with planning permission are indicative of a high baseline rating where they are not vacant lands, derelict or in ruin. Land that is vacant, derelict or in ruin, not zoned for development or land without planning permission is indicative of a medium baseline rating. Other property consisting of public road / private road and small plots of land area indicative of a low baseline rating.

The criteria used to determine the baseline rating for property in the vicinity of the proposed development are shown in Table 18-2. The criteria for each of the baseline ratings have been developed in consideration of the relevant EPA guidelines on describing the existing environment.

Table 18-2 Baseline Rating Criteria (Sensitivity)

Rating	Criteria
High	Residential property. Commercial property. Community property used for public and private education, recreation and / or amenity. Land / site that is zoned and / or planning permission exists for development.
Medium	Residential property (vacant / derelict / ruin).

Rating	Criteria
	Commercial property (vacant / derelict / ruin). Community property (vacant / derelict / ruin). Land / site that is not zoned and / or planning permission does not exist for development.
Low	Property consisting of public road / private road and small plots of land.

18.3.5.2 Magnitude of Impact

Potential impacts on properties arising from the construction and operation of the proposed development may include:

- Land acquisition;
- Land severance; and
- Other impacts such as impacts to access and services.

Land Acquisition

The effect of land acquisition can be significant and the acquired area together with its location and duration will determine the magnitude of impact. The greater the area of land acquisition indicates a higher magnitude of impact. The duration of landtake can vary from permanent (greater than sixty years), short term (one year to seven years) to temporary (less than one year). The degree of the magnitude of impact decreases with shorter durations.

Land Severance

The severance of lands is largely determined by the land acquisition location and can often result in more significant impacts. Similar to the effect of land acquisition, the area of severed lands, their location relative to remaining lands and duration will influence the magnitude of impact. The severance of a significant area or proportion of available land will indicate a high magnitude of impact. The permanent severance of lands will have a greater magnitude of impact than temporary severance.

Other Impacts Such as Impacts to Land Drainage and Services

The construction activities on a proposed development may result in the disturbance or interruption of services such as water, power and other utilities. The magnitude of impact will be influenced by the type of disturbance and the duration involved. These impacts are generally of a temporary to short term duration being limited to the extent of construction works.

Magnitude of Impact Criteria

Impact Magnitude

Impacts on non-agricultural properties that may arise from the proposed development include:

- Non-agricultural properties that are to be entirely acquired;
- Non-agricultural properties where a portion of the site is to be acquired on a permanent basis;
- Non-agricultural properties where a portion of the site is to be acquired on a temporary basis;
- Non-agricultural properties to which access will be relocated or altered; and
- Non-agricultural properties where only public road/ private road is to be acquired.

The criteria used to determine the magnitude of impact for the non-agricultural property on the proposed road development are shown in Table 18-3.

Table 18-3 Magnitude of Impact Criteria

Magnitude	Criteria
High	An impact on the property where the use of the property cannot continue.
Medium	An impact on the property where the use of the property can continue. An impact of temporary or permanent duration resulting in a change to the character of the property.
Low	An impact on the property where the use of the property can continue. An impact of temporary or permanent duration with a minimal effect on the character of the property.
Very low	An impact on the property that does not affect the use of the property (i.e. acquisition of public road/private road only).

18.3.5.3 Significance of Impact

The significance of impact on a non-agricultural property is determined by the baseline rating assigned to the property combined with the magnitude of impact of the proposed development. There are three categories of baseline rating ranging from 'low' to 'high'. There are four categories of magnitude of impact ranging from 'very low' to 'high'. The likely significance rating is determined by reference to the matrix in Table 18-4 using the baseline rating and magnitude of impact. The likely significance of impact is prior to the implementation of any mitigation measures.

Table 18-4 Significance of Impact

Baseline	Magnitude of Impact			
	High	Medium	Low	Very Low
High	Profound	Significant	Slight	Not Significant
Medium	Very Significant	Moderate	Slight	Not Significant
Low	Moderate	Slight	Not Significant	Imperceptible

The following Table 18-5 presents a definition of the significance of the impact ratings according to the EPA guidance and the assessment of the impact on non-agricultural property.

Table 18-5 Definition of Significance of Impact Ratings

Rating	EPA Definition	Definition of Impact(s)
Profound	An effect which obliterates sensitive characteristics.	Permanent land-take of an area of property curtilage that the use of the property cannot continue. There may be a significant direct impact on existing building(s).
Very Significant	An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.	Permanent land-take of an area of property curtilage that the use of the property cannot continue. There may be a significant direct impact on existing building(s).
Significant	An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.	Permanent land-take of an area of land or curtilage that the use of the property can continue.

		There may be a direct or indirect impact on existing building(s) or access to the retained property.
Moderate	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.	Permanent land-take of an area of land or curtilage that the use of the property can continue. There may be a direct or indirect impact on existing building(s) or access to the retained property.
Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.	Permanent, short term or temporary land-take of a small area of land or property boundary such that the use of the property can continue. There may be an indirect impact on access to the retained property.
Not Significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.	Short-term or temporary land-take of an area of land or curtilage such that the use of the property can continue. Temporary construction impact on access to the retained property.
Imperceptible	An effect capable of measurement but without significant consequences.	Permanent or temporary land-take of public roadbed only.

18.3.6 Difficulties Encountered

No difficulties were encountered in the completion of this assessment.

18.4 Receiving Environment

18.4.1 Land Use, Ownership and Access

In general, the predominant land uses in the study area include transport infrastructure, agricultural land and developed urban lands. Corine 2018 landcover data¹ provides detailed land use information within the study area of the proposed development (refer to Figure 15.1 in Volume 3 of the EIAR). The land use within the footprint of the proposed development is predominately classified as 'Agricultural Areas' mainly consisting of 'pastures' with pockets of 'heterogenous agricultural areas' in the surrounding areas of Moyasta. Corine 2018 classifies landcover within the settlements of Kilkee and Kilrush as 'artificial surfaces' consisting of 'urban fabric'. Corine landcover classifications correspond to the land use patterns observed on desktop mapping tools such as aerial photography and Google Earth satellite maps.

Land ownership within the proposed development boundary is largely in private ownership, consisting of agricultural, residential land, community land, and commercial land holdings. The Project Team through Clare County Council have been in consultation with the landowners directly impacted by the proposed development, refer to EIAR Chapter 17 'Material Assets and Land (Agricultural)', for impact assessment on agricultural properties, and EIAR Chapter 6 'Population' with regards to population impacts. Residential, Community and Commercial properties directly impacted by the proposed development are assessed in Section 18.5 of this Chapter.

¹ EPA Maps. Source: <https://gis.epa.ie/EPAMaps/>

18.4.2 Residential Property

There are a number of directly impacted residential properties located along the proposed development, comprising existing residential curtilage. These amount to a total of five directly affected residential properties.

18.4.3 Community Property

As described above, community property comprises lands used for public and private education, recreation and / or amenity. Some affected lands are also zoned for such community property, and therefore the total number of such affected properties amount to two directly affected community properties in total. It is noted that one of these community properties is not currently in use as a community facility but zoned as open space in the Development Plan (refer to Chapter 6 Population), and works at the other identified community property are limited to acquisition of the existing roadbed.

18.4.4 Commercial Property

There are a number of commercial properties located within the settlements of Kilkee and Kilrush at either end of the proposed development, however these properties are not directly impacted by the proposed development.

A total of five commercial properties have been identified as directly affected by the proposed development.

18.4.5 Development Lands

Two properties zoned for development will be directly affected by the proposed development. This includes land zoned for Tourism associated with the former West Clare Railway and includes the indicative route of the West Clare Railway Greenway as per the Development Plan. Other land zoned for Tourism in this area at the proposed Moyasta trailhead is currently in use for agriculture and has therefore been assessed in Chapter 17 of this EIAR in relation to agricultural properties.

The Kilrush trailhead is located on land owned by Clare County Council and is zoned for Mixed Use development, with the indicative route of the West Clare Railway Greenway shown on the Development Plan maps.

18.4.6 Other lands

Other lands which are not developed or zoned for development, including areas of former railway corridor, existing road bed or vacant lands are considered in the assessment of non-agricultural properties. A total of five such properties have been identified as directly affected by the proposed development.

18.4.7 Marine Navigation

Kilrush Marina is located at the end of Frances Steet, the main street in Kilrush and is accessed via Merchant's Quay. It is a 120 berths fully serviced marina and boatyard situated within the non-tidal and sheltered lagoon. The marina operates as a multi-use facility which accommodates a variety of sporting and tourism facilities, none of which are directly impacted by the proposed development.

The navigational channel is operated by lock gates which enable access to the marina, and these gates are accessed via an existing access track along the former railway corridor. Access along this track is currently restricted to the public via an existing gate near the Kilrush Wastewater Treatment Plant. This access track will be directly impacted and has been considered in the assessment of commercial properties as identified above.

18.4.8 Utilities

There are a low number of utility providers in the area with infrastructure along or overlapping with the route of the proposed development as it mainly follows the existing abandoned West Clare Railway line through greenfield and / or agricultural lands. The utility providers are Eir, ESB (medium voltage), and Uisce Éireann watermains as shown in Figure 18.1 in EIAR Volume 3.

18.4.9 Drainage

As described in EIAR Chapter 4 'Description of the Proposed Development', there are several existing culverts and pipe drains traversing the existing abandoned West Clare Railway Corridor within the extents of the proposed development. These culverts are predominantly concrete culverts.

18.4.10 Summary of Non-Agricultural Property

Overall, the baseline environment is comprised of 19 non-agricultural properties directly impacted by the proposed project. There are five residential properties, two community properties, five commercial properties, two properties zoned for development lands, and five other non-agricultural properties.

Table 18-6 Baseline Rating

Rating	No. of Properties	% of Total
High	8	42%
Medium	6	32%
Low	5	26%
Total	19	100.0%

18.5 Description of Potential Impacts

The proposed development is located within public and privately owned land. There are 19 non-agricultural property holdings directly impacted by the proposed development. Table 18-7 below provides an impact assessment for each non-agricultural property holding directly impacted by the proposed development at construction and operation phase.

18.5.1 Construction Phase

The assessment of the impact on non-agricultural property includes the effects of the construction impacts. Construction activity associated with the proposed development will give effect to further impacts on non-agricultural property such as:

- Temporary Land Acquisition
- Access to Property
- Construction noise and vibration
- Dust
- Disturbance of drainage systems
- Disturbance of services

The nature of each specific impact is discussed below.

Temporary Land Acquisition

The construction works for the proposed development will involve a total temporary land acquisition of 0.42ha of non-agricultural property. These non-agricultural lands comprise

residential lands (curtilage) commercial lands, and other lands including public and private road.

Access to Property

Access to some non-agricultural properties will be affected during the construction phase. The construction of local road junctions and crossings in particular may impact on access to properties.

Construction Noise and Vibration

The activity of construction vehicles will generate additional noise emissions in the immediate vicinity of construction. Noise and vibration may be a cause of disturbance to those residing in dwelling houses located in close proximity to the construction of the proposed development.

Dust

Dust generated during the construction phase may have a nuisance effect on nearby properties especially during dry weather.

Disturbance of Drainage Systems

Existing drainage systems may be disturbed and in places removed by the construction of the proposed development. These systems will be restored as part of the completed works. However, there may be temporary impaired drainage in the interim period between initial entry and final reinstatement of such drainage works.

Disturbance of Services

The construction of the proposed development may impact on services including supply of water, electricity and phone services and facilities for, or connections to wastewater treatment facilities.

18.5.2 Operation Phase

The proposed development will involve a permanent land acquisition on non-agricultural properties in Table 18-7 of 3.60ha, which comprises 3.44ha of non-agricultural lands, 0.13ha public road and 0.03ha of private road.

18.5.2.1 Impact on Non-Agricultural Property in the Study Area

An assessment of the impact of the proposed development on the non-agricultural property has been presented in Table 18-8 and a summary of the results prior to any mitigation is presented in Table 18-8 and Table 18-9.

Measures to mitigate the adverse effects of the proposed development are described in Section 18.6 and as assessment of the significance of the residual impact following the implementation of mitigation measures is presented in Table 18-10.

Table 18-7 Summary of Non-Agricultural Property Impact Assessment

Plot No.	Type of Property	Sensitivity	Land take (perm) (ha)	Land take (temp) (ha)	Description of Impact	Magnitude of Impact	Significance of Effect
100	Land (Private Road)	Low	0.0326	0.0	Permanent acquisition of part of a private road within a residential area. No works are proposed in this area.	Very Low	Neutral, imperceptible and permanent.
104 / 109/ 115	Community (land zoned for Open Space)	Medium	0.0685	0.0	Permanent acquisition of vacant lands zoned for Open Space as per the Clare County Development Plan located within the corridor of the former West Clare Railway where the proposed greenway will be located. This land is vacant, overgrown and not currently in use as a community facility.	Medium	Positive, moderate, and permanent.
122	Residential	High	0.0605	0.0342	Permanent and temporary acquisition of curtilage of an existing residential property.	Medium	Negative, moderate, and permanent.
136A	Residential	High	0.0208	0.0	Permanent acquisition of the curtilage of an existing residential property, and one for which planning permission has been recently granted for additional works.	Medium	Negative, moderate, and permanent.
157	Land (Public Road)	Low	0.0	0.0096	Acquisition of part of the public road adjacent to residential properties for landscaping along the roadside.	Low	Negative, not significant and temporary.
214	Land	Low	0.0043	0.0011	Temporary and permanent acquisition of land within the former railway corridor where the greenway will be constructed.	Low	Negative, not significant and permanent.
215	Land	Low	0.0859	0.0057	Temporary and permanent acquisition of vacant land where the greenway will be constructed.	Low	Negative, not significant and permanent.

Plot No.	Type of Property	Sensitivity	Land take (perm) (ha)	Land take (temp) (ha)	Description of Impact	Magnitude of Impact	Significance of Effect
216	Land	Low	0.0478	0.0	Permanent acquisition of vacant land within where the greenway will be constructed.	Low	Negative, not significant and permanent.
224	Residential	High	0.0373	0.0335	Permanent and temporary acquisition of the curtilage of an existing residential property. A footbridge will be provided to provide landowner access over the greenway.	Medium	Negative, moderate, and temporary.
301/ 302/ 303/ 304	Development Lands	Medium	0.3200	0.0	Permanent acquisition of a portion of former rail yard lands zoned for Tourism as per Clare County Council Development Plan. This land is zoned for the purpose of developing the greenway as per the indicative route of the West Clare Railway Greenway as shown on the development plan maps.	Low	Negative, slight, and permanent.
306	Commercial	High	0.0217	0.0	Permanent acquisition of roadside within the curtilage of an existing commercial property with impact on informal parking in front of the property, however parking is also available at the back of the property.	Low	Negative, slight, and permanent.
408	Residential	High	0.0440	0.0	Permanent acquisition of the curtilage of an existing residential property.	Medium	Negative, moderate, and permanent.
419	Commercial	Medium	0.2516	0.0	Permanent acquisition of a portion of vacant commercial lands within the former railway corridor.	Low	Negative, slight, and permanent.
416 / 420	Commercial	Medium	0.5595	0.2628	Permanent and temporary acquisition of a portion of vacant commercial lands within the former railway corridor including the access track to the marina lock gates. Access will be maintained at all times.	Low	Negative, slight, and permanent.
422	Commercial	Medium	0.0696	0.0337	Permanent and temporary acquisition of a portion of commercial land. An access crossing and gates will be provided a Ch. 14+850.	Low	Negative, slight and permanent

Plot No.	Type of Property	Sensitivity	Land take (perm) (ha)	Land take (temp) (ha)	Description of Impact	Magnitude of Impact	Significance of Effect
423	Commercial	High	0.0743	0.0227	Permanent and temporary acquisition of a portion of commercial lands currently used for parking and material storage associated with an existing business on the premises. There are no direct impacts on the buildings. An access crossing and gates will be provided at Ch. 14+960.	Low	Negative, slight, and permanent.
428	Residential	High	0.1746	0.0121	Permanent and temporary acquisition of the curtilage of land zoned existing residential. There will be no direct impacts to existing residential buildings. Privacy screening will be provided.	Medium	Negative, moderate, and permanent.
500-1	Community (Public Road)	High	0.1250	0	Permanent acquisition of road bed used for parking at existing community lands. Greenway users will traverse this area but no works are proposed and the use of the facility will not be permanently impacted.	Low	Neutral, slight, and permanent.
500-2	Development Lands	Medium	1.6033	0	Permanent acquisition of vacant land zoned for Mixed Use Development for use as a trailhead.	Medium	Positive, slight and permanent

Table 18-8 Magnitude of Impact Assessment

Rating	No. of Properties	%
High	0	0%
Medium	7	37%
Low	11	58%
Very Low	1	5%
Total	19	100.0%

The magnitude of impact on property ranges from Very Low to Medium. There are no non-agricultural properties where the magnitude of impact is high, while there are 7 (37%) where the magnitude of impact is medium.

A summary of the significance of the impact on non-agricultural property is outlined in Table 18-9.

Table 18-9 Significance of Impact Assessment

Rating	No. of Properties	%
Profound	0	0%
Very Significant	0	0%
Significant	0	0%
Moderate	6	32%
Slight	8	42%
Not Significant	4	21%
Imperceptible	1	5%
Total	19	100.0%

The significant of effect which is determined by combining the magnitude of impact with the baseline rating for that property, ranges from Very Significant to Significant.

There are no non-agricultural properties along the proposed development where the level of effect is considered significant or above, while six properties (32%) along the proposed development are considered to have a moderate level of effect. The six properties (32%) identified with a moderate impact are generally residential properties where the curtilage is impacted.

The eight properties (42%) identified with a slight impact are majority Commercial properties or development lands, most of which are currently vacant.

There are four properties (21%) where the effect is assessed as not significant.

The single property (5%) identified with an imperceptible impact is roadbed being acquired for shared use of the greenway.

18.6 Mitigation Measures

18.6.1 Construction Phase

The following general mitigation measures will be implemented:

- Lands temporarily acquired for construction will be reinstated as soon as is practicable.
- Access will be maintained to all affected property as much as possible and if interrupted will be restored without unreasonable delay. Traffic management measures will be put in place during construction where temporary or minor diversions are required.
- Any services that are disturbed during construction of the proposed development will be subject to temporary measures as required to minimise impacts and repaired / replaced without unreasonable delay.
- Ducting for the restoration of water and power supply services will be provided, as necessary, at a suitable location with the agreement of the landowner.
- Where 24-hour access is required for the continuation of commercial activities, such as the access to the marina mechanical gates, construction of alternative access routes shall be constructed in the first instance prior to any access restriction on current access routes.
- Where land is severed with no means of alternative access, the proposed access gates shall be installed in the first instance to facilitate continual access to all lands.

18.6.2 Operation Phase

The following general mitigation measures will be provided:

- Where part of the curtilage of a property is to be permanently acquired, the acquiring authority will hold discussions with the property owner and generally agree to replace boundaries on a like-for-like basis where possible, subject to safety considerations
- Any services that are interfered with as a result of the proposed development will be repaired / replaced without unreasonable delay.
- Any new drainage system will be designed to ensure that there will be no increased risk of flooding to non-agricultural properties as a consequence of the proposed development.

18.7 Monitoring

No monitoring is proposed.

18.8 Residual Effects

The significance of the residual effects on each property has been assessed following the implementation of general mitigation measures as outlined in Section 18.6. A summary of the residual effects on all non-agricultural properties is presented in Table 18-10.

Table 18-10 Summary of the Residual Non-Agricultural Property Impacts

Significance of Impact	No. Landholdings	% of Total
Profound	0	0%
Very Significant	0	0%
Significant	0	0%
Moderate	0	0%

Slight	6	32%
Not Significant	8	42%
Imperceptible	5	26%
Total	19	100%

After mitigation, there are no non-agricultural properties on which the residual impact is likely to be *moderate* or greater.

There are six non-agricultural properties (32%) on which the residual impact is likely to be *Slight*.

There are eight non-agricultural properties (42%) on which the residual impact is likely to be *Not Significant*.

There are five non-agricultural properties (26%) where the level of effect is considered *imperceptible*.