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## **Chapter 17**

### **Material Assets: Non-Agricultural Properties**

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## 17. Material Assets: Non-agricultural Properties

### 17.1 Introduction

This chapter of the EIAR assesses the impact of the Barnesmore Gap Greenway project on non-agricultural property during the construction and operation phase. This chapter describes and assesses the likely direct and indirect significant impacts of the proposed project on non-agricultural property. This chapter sets out the methodology used to undertake the assessment (Section 17.3), describes the existing environment (Section 17.4), examines the predicted impacts of the proposed project (Section 17.5), proposes mitigation measures (Section 17.6) and identifies residual impacts (Section 17.7).

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

- Chapter 6 Population & Human Health.
- Chapter 8 Land and Soils.
- Chapter 9 Hydrology.
- Chapter 11 Air Quality.
- Chapter 13 Noise and Vibration.
- Chapter 14 Landscape and Visual Amenity.
- Chapter 16 Material Assets: Agricultural Properties.

### 17.2 Legislation, Policy and Guidance

#### 17.2.1 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.

#### 17.2.2 Policy

The proposed project is located in the administrative area of Donegal County Council, and the following have been considered in the preparation of this chapter:

- Donegal County Development Plan 2024-2030.

#### 17.2.3 Guidance

There is no specific guidance on the assessment of impact on non-agricultural property. In line with best practice, the assessment and appraisal of the impact on property was prepared with regards to the following guidance documents:

- Environmental Protection Agency (EPA), 2022. Guidelines on the information to be contained in Environmental Impact Assessment Reports.
- Department of Transport (2021), 'Code of Best Practice National and Regional Greenways'.
- Transport Infrastructure Ireland (TII), 2022. Project Managers Manual for Greenway Projects (PE-PMG-02047).

- Transport Infrastructure Ireland (TII), 2024. Environmental Impact Assessment of Rural Cycleways (Offline & Greenway) – A Practical Guide (PE-ENV-01109).!

## 17.3 Methodology

### 17.3.1 Study Area

The study area for this assessment comprises of the non-agricultural property directly impacted by the proposed project.

Non-agricultural property includes the following:

- Residential property.
- Commercial property.
- Community property – Public parks, open space or lands that are used for recreation amenity.
- Non-agricultural land – Lands zoned for development (with or without planning permission) and sites with planning permission.
- Non-agricultural land – Lands not zoned for development, non-amenity lands, waterbodies, public road, etc.

### 17.3.2 Survey Methodology

The methodology for the non-agricultural property assessment comprised of a desktop review of project mapping and the collation of information from sources that include roadside surveys, property owner consultation and walkover surveys. Roadside surveys were undertaken during landowner consultation during April to July 2025 and March 2026.

The assessment was informed using information from sources as outlined in Table 17-1:

**Table 17-1 - Information sources**

| Information                                  | Source                                                       |
|----------------------------------------------|--------------------------------------------------------------|
| Project design mapping & project information | ROD-AECOM/ / Donegal County Council - Digital mapping files. |
| Land registry / landownership information    | Property Registration Authority of Ireland (PRAI)            |
| Property details                             | Property owner consultation and walkover surveys             |

From a review of property impacts it was deemed that consultation with property owners would be necessary on residential, commercial and community properties where the impact comprised of permanent land-take of non-public road lands. Where the impact comprised of land from statutory bodies, involved public road only, or on property where the impact would not be deemed significant, consultation would not be necessary.

Property surveys involve on-site meetings with non-agricultural property owners, walk-over survey of affected lands and the completion of detailed property questionnaires.

Property surveys of the affected lands enable an assessment of the impact of the proposed development, and the exploration of possible mitigation measures necessary to alleviate negative effects.

### 17.3.3 Key Parameters for Assessment

The following aspects 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-take to be acquired from non-agricultural properties including dwellings, property curtilage, property boundaries and accesses; and

- The degree of temporary land-take of non-agricultural properties required to facilitate construction of the Proposed Project.

Impacts arising from land-take on non-agricultural properties include the following:

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

#### 17.3.4 Evaluation of the Baseline Environment

The effect of the proposed project on property, other than agricultural property, was considered in this assessment and includes impacts on residential, commercial, community, development land and other non-agricultural lands.

The baseline environment for non-agricultural property was evaluated on an individual property basis and assigned a baseline rating. This baseline rating combined with a magnitude of impact from construction and operational impacts associated with the proposed development will determine the significance of the non-agricultural impact.

##### 17.3.4.1 Baseline Rating Criteria

Property within the study area was assigned a baseline rating determined by the property type. Residential, commercial, community and land that is zoned for development or land/sites with planning permission are indicative of a 'high' baseline rating. Land that is not zoned for development or land without planning permission is indicative of a 'medium' baseline rating.

The criteria used to determine the baseline rating for property impacted by the proposed project are shown in Table 17-2. The criteria for each of the baseline ratings have been developed in consideration of the relevant EPA guidelines on describing the existing environment.

**Table 17-2 - Baseline rating criteria**

| Rating | Criteria                                                                                                                                                                                                                                            |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High   | Residential property.<br>Commercial property.<br>Community property used for public and private education, recreation and / or amenity.<br>Land / site that is zoned and / or planning permission exists for development.                           |
| Medium | Land / site that is not zoned and / or planning permission does not exist for development.<br>Residential property (vacant / derelict / ruin).<br>Commercial property (vacant / derelict / ruin).<br>Community property (vacant / derelict / ruin). |
| Low    | Property consisting of public road / private road and small plots of land.                                                                                                                                                                          |

##### 17.3.4.2 Impact Magnitude

The criteria used to determine the magnitude of impact rating for property on the proposed project are shown in Table 17-3. The criteria for each of the impact ratings have been developed in consideration of the relevant EPA guidelines on the assessment of impact.

**Table 17-3 - Magnitude of impact rating criteria**

| Rating | Criteria                                                                 |
|--------|--------------------------------------------------------------------------|
| High   | An impact on the property where the use of the property cannot continue. |

| Rating   | Criteria                                                                                                                                                                      |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Medium   | An impact on the property where the use of the property can continue.<br>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.<br>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).                                                 |

#### 17.3.4.3 Significance of Impact

The significance of effects on non-agricultural property is determined by the baseline rating assigned to the property combined with the magnitude of impact of the proposed project. 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 17-4 using the baseline rating and magnitude of impact. The likely significance of effects is prior to the implementation of any mitigation measures.

**Table 17-4 - Significance of impact**

| Rating | Magnitude of impact          |                         |                 |                                  |
|--------|------------------------------|-------------------------|-----------------|----------------------------------|
|        | High                         | Medium                  | Low             | Very Low                         |
| High   | Profound to Very Significant | Significant to Moderate | Slight          | Not significant to Imperceptible |
| Medium | Profound to Vary Significant | Significant to Moderate | Slight          | Not significant to Imperceptible |
| Low    | Profound to Moderate         | Slight                  | Not significant | Not significant to Imperceptible |

Table 17-5 presents a definition of the significance of impact ratings according to EPA guidance and the assessment of the impact on non-agricultural property.

**Table 17-5 - Significance of impact definition**

| 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.<br>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.<br>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.<br>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.<br>There may be a direct or indirect impact on existing building(s) or access to the retained property. |

| Rating          | EPA definition                                                                                                      | Definition of impact(s)                                                                                                                                                                                          |
|-----------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.<br>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.<br>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.                                                                                                                                                         |

### 17.3.5 Consultation

From a review of non-agricultural property and the proposed design, there are 42 non-agricultural properties affected by the proposed development. Consultation was identified as required on 20 properties. Consultation took place with 18 property owners to inform the assessment of the effect of the proposed project on the property and the required mitigation measures. On two properties, consultation did not take place where the property owner could not be contacted. For the remaining properties, consultation was not required as the impact related to public road lands only or was not deemed to be significant involving temporary impacts to land or permanent impacts to property boundaries.

### 17.3.6 Difficulties Encountered

There was a high level of participation involving consultation with property owners and walkover surveys of the affected properties. There were no properties on which landowners declined to participate in consultation.

On two properties contact with the property owner could not be established at the time of the assessment. For these properties, the assessment of the impact was based on available property information and a roadside survey.

## 17.4 Baseline Environment

The study area for the Barnesmore Gap Greenway Project consists of non-agricultural property directly impacted by the project from the environs of Donegal Town to the environs of Ballybofey and Stranorlar. The baseline environment consists of the non-agricultural property directly affected by the proposed project.

### 17.4.1 Current Baseline Environment

The proposed project will require the permanent and temporary acquisition of lands from 42 non-agricultural properties.

#### 17.4.1.1 Ch. 0 – 1+200 (Donegal Town)

The proposed development commences in Donegal Town and will impact on eight non-agricultural properties comprised of community property and non-agricultural land. There are direct impacts on one community property and seven properties comprised of lands. Community property includes Donegal Cooperative Mart and St. John Bosco Centre (on lands owned by Donegal County Council). The 'land' properties are within the Donegal Town Area Plan 2024-2030 and are zoned as 'Opportunity Site' and / or 'Open Space and Recreation'. On one land property, a commercial retail development (Tesco) is under construction at Milltown Townland.

#### 17.4.1.2 Ch. 1+100 – 28+700

The central section of the proposed project will impact on twenty-five non-agricultural properties comprised of residential, commercial, community property and non-agricultural land property. There are direct impacts on twelve residential properties, two commercial properties, four community properties and seven properties comprised of lands. The commercial properties include Scottish Renewables and Daytona Heavy Haulage Ltd. The community properties include Clar Church, a hall (at Spierstown Td.), Christ Church Lough Eske and St. Francis National School. On one land property, there is current planning permission for residential development in Sessiaghoneill Townland.

#### 17.4.1.3 Ch. 28+700 – 30+096 (Ballybofey / Stranorlar Towns)

The proposed project terminates in Ballybofey / Stranorlar Town and will impact on nine non-agricultural properties comprised of residential, commercial, community property and non-agricultural land property. There are direct impacts on four residential properties, two commercial properties, two community properties and one property comprised of land. The commercial properties are Lafferty Bus Hire and Mulroy Veterinary, and the community properties include Ballybofey & Stranorlar Cooperative Mart and the Finn Vally Centre. The land property is within the Ballybofey / Stranorlar Area Plan 2024-2030 and is zoned as 'Established Development 2'.

#### 17.4.1.4 Non-agricultural Property in the Study Area

Overall, the baseline environment is comprised of 42 non-agricultural properties directly impacted by the proposed project. There are 16 residential properties, four commercial properties, seven community properties and 15 properties consisting of non-agricultural land.

The baseline rating for non-agricultural property along the proposed project is presented in Table 17-6.

**Table 17-6 - Baseline rating**

| Rating       | No. of properties | % of total    |
|--------------|-------------------|---------------|
| High         | 31                | 73.8%         |
| Medium       | 9                 | 21.4%         |
| Low          | 2                 | 4.8%          |
| <b>Total</b> | <b>42</b>         | <b>100.0%</b> |

## 17.5 Potential Impacts

### 17.5.1 Construction Phase

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

- Temporary land-take;
- Access to property
- Construction noise and vibration;
- Dust;
- Disturbance of drainage systems;
- Disturbance of services.

The nature of each specific impact is discussed below.

#### 17.5.1.1 Temporary Land-take

The construction works for the proposed development will involve a total temporary land-take of 1.1 ha involving 1.1 ha non-agricultural lands and 0.01 ha public road. The non-agricultural lands will comprise of a range of land types including residential lands, commercial lands, development lands, amenity lands and public road.

#### 17.5.1.2 Access to Property

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

#### 17.5.1.3 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.

#### 17.5.1.4 Dust

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

#### 17.5.1.5 Disturbance of Drainage Systems

Existing drainage systems may be disturbed and in places removed by the construction of the proposed project. 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.

#### 17.5.1.6 Disturbance of Services

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

### 17.5.2 Operational Phase

#### 17.5.2.1 Impact on Non-agricultural Property in the Study Area

The proposed development will involve a total permanent land-take on non-agricultural properties in Table 17-7 of 33.1ha, consisting of 31.5ha non-agricultural lands and 1.6ha public road.

An assessment of the impact of the proposed development on non-agricultural property is presented in Table 17-7 and a summary of the results prior to any mitigation is presented in Table 17-8 and Table 17-9.

Measures to mitigate the adverse effects of the proposed development are described in Section 17.6 and an assessment of the significance of the residual impact following the implementation of mitigation measures is presented in Table 17-10.

**Table 17-7 - Summary of impact assessment on non-agricultural properties**

| No. | Prop. Ref   | Property Type | Baseline Rating | Per. Land (ha) | Perm. Public Road (ha) | Temp Land (ha) | Temp Public Road (ha) | Impact Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Magnitude of Impact | Impact Significance (Pre-mitigation) | Specific Mitigation                                                                                                                       | Residual Impact Significance |
|-----|-------------|---------------|-----------------|----------------|------------------------|----------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 1   | 1601 – 1617 | Community     | Medium          | 28.3346        | 1.1674                 | 0.3961         | 0.000 0               | Permanent and temporary reduction of council owned lands and public road in the following townlands - Drumroosk West, Drumroosk Middle, Spierstown, Corveen, Mullanalamphry, Ardinawark, Keadew Lower, Keadew Upper, Croaghonagh, Cashelnavean, Meencrumlin, Navenney, Stranorlar. Permanent acquisition of curtilage lands at Community Centre property at Drumroosk West Td. / Milltown Td. due to realignment of Railway Park Road and Donegal Town Trailhead. Permanent acquisition of lands and car park at Stranorlar Td. due to proposed Stranorlar Trailhead. | Medium              | Moderate                             | Replace entrance(s) and property boundaries on affected property on a like-for-like basis. Provide access at Ch.20+510 to retained lands. | Slight                       |
| 2   | 1001        | Community     | High            | 0.1195         | 0.0063                 | 0.0000         | 0.0000                | Permanent reduction in area of property at Drumroosk West Td. / Milltown Td. due to proposed greenway alignment and realignment of Railway Park Road. Impact on existing mart entrance on Railway Park Road. Reduction in commercial yard area for parking. Impact on existing management of traffic to and from mart. Impact on property boundary.                                                                                                                                                                                                                   | Medium              | Significant                          | Provide property entrance and greenway crossing at Ch. 0+150. Reinstate property boundaries on a like-for-like basis.                     | Slight                       |
| 3   | 1111        | Land          | High            | 0.0612         | 0.0000                 | 0.0000         | 0.0000                | Permanent reduction in area of property at Drumroosk West Td. / Milltown Td. due to proposed greenway alignment. Impact on planned entrance to retail park (construction commenced). Reduction in planned landscape amenity area.                                                                                                                                                                                                                                                                                                                                     | Low                 | Slight                               | Provide Public Road Crossing at Ch. 0+360. Reinstate property boundaries on a like-for-like basis.                                        | Slight                       |

| No. | Prop. Ref | Property Type | Baseline Rating | Per. Land (ha) | Perm. Public Road (ha) | Temp Land (ha) | Temp Public Road (ha) | Impact Details                                                                                                                                                       | Magnitude of Impact | Impact Significance (Pre-mitigation) | Specific Mitigation                                     | Residual Impact Significance |
|-----|-----------|---------------|-----------------|----------------|------------------------|----------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------|---------------------------------------------------------|------------------------------|
|     |           |               |                 |                |                        |                |                       | Impact on planned property boundary.                                                                                                                                 |                     |                                      |                                                         |                              |
| 4   | 1129      | Land          | Medium          | 0.0000         | 0.0000                 | 0.0092         | 0.0000                | Temporary reduction in area of public road only at Drumroosk Middle Td.                                                                                              | Very Low            | Not Significant                      |                                                         | Not Significant              |
| 5   | 1002      | Land          | Medium          | 0.1315         | 0.0000                 | 0.0157         | 0.0000                | Permanent and temporary reduction in property area along disused rail line at Drumroosk Middle Td.                                                                   | Medium              | Moderate                             |                                                         | Moderate                     |
| 6   | 1801      | Land          | Low             | 0.1569         | 0.0000                 | 0.0000         | 0.0000                | Permanent reduction involving a river plot.                                                                                                                          | Very Low            | Not Significant                      |                                                         | Not Significant              |
| 7   | 1136      | Land          | High            | 0.1904         | 0.0000                 | 0.0000         | 0.0000                | Permanent reduction in area of property at Drumlonagher Td. due to proposed Drumlonagher Link. Impact on property boundary.                                          | Low                 | Slight                               | Reinstate property boundaries on a like-for-like basis. | Slight                       |
| 8   | 1142      | Land          | High            | 0.1142         | 0.0000                 | 0.0000         | 0.0000                | Permanent reduction in area of property at Drumlonagher Td. due to proposed Drumlonagher Link.                                                                       | Low                 | Slight                               |                                                         | Slight                       |
| 9   | 1113      | Land          | Low             | 0.0025         | 0.0037                 | 0.0000         | 0.0000                | Permanent reduction in area of property at Spierstown Td. due to proposed Clar Link.                                                                                 | Low                 | Not Significant                      |                                                         | Not Significant              |
| 10  | 1138      | Community     | Medium          | 0.0000         | 0.0058                 | 0.0000         | 0.0000                | Permanent reduction involving public road only.                                                                                                                      | Very Low            | Not Significant                      |                                                         | Not Significant              |
| 11  | 1021      | Commercial    | High            | 0.3619         | 0.0287                 | 0.1631         | 0.0000                | Temporary and permanent reduction along disused rail line due to proposed Clar Link and N15 Crossing New Underpass at Spierstown Td. Impact on property boundary.    | Low                 | Slight                               | Reinstate property boundary on a like-for-like basis.   | Slight                       |
| 12  | 1124      | Community     | High            | 0.0354         | 0.0000                 | 0.0000         | 0.0082                | Permanent and temporary reduction in area of property due to proposed Clar Link and N15 Crossing New Underpass at Spierstown Td. Temporary impact on parking at Clar | Low                 | Slight                               | Reinstate property boundary on a like-for-like basis.   | Slight                       |

| No. | Prop. Ref | Property Type | Baseline Rating | Per. Land (ha) | Perm. Public Road (ha) | Temp Land (ha) | Temp Public Road (ha) | Impact Details                                                                                                                                                                                                                          | Magnitude of Impact | Impact Significance (Pre-mitigation) | Specific Mitigation                                                                                                                                       | Residual Impact Significance |
|-----|-----------|---------------|-----------------|----------------|------------------------|----------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|     |           |               |                 |                |                        |                |                       | Chapel. Temporary impact on property boundary.                                                                                                                                                                                          |                     |                                      |                                                                                                                                                           |                              |
| 13  | 1017      | Residential   | Medium          | 0.0252         | 0.0202                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of residential property (vacant) at Clardrumbarren Td due to proposed greenway alignment. Impact on section of property boundary.                                                                      | Low                 | Slight                               | Reinstate property boundary on a like-for-like basis.                                                                                                     | Slight                       |
| 14  | 1121      | Residential   | High            | 0.0000         | 0.0117                 | 0.0000         | 0.0000                | Permanent reduction involving public road only.                                                                                                                                                                                         | Very Low            | Not Significant                      |                                                                                                                                                           | Not Significant              |
| 15  | 1122      | Residential   | High            | 0.0000         | 0.0194                 | 0.0000         | 0.0000                | Permanent reduction involving public road only.                                                                                                                                                                                         | Very Low            | Not Significant                      |                                                                                                                                                           | Not Significant              |
| 16  | 1110      | Residential   | High            | 0.1666         | 0.0042                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of site at Lougheske Demesne Td. due to proposed Lough Eske Loop alignment. Acquisition of area with septic tank. Impact on property entrance and property boundary. Impact on mature trees in garden. | Medium              | Significant                          | Replace property entrance at a suitable location. Septic tank will be retained in current location. Reinstate property boundary on a like-for-like basis. | Moderate                     |
| 17  | 1126      | Community     | High            | 0.1186         | 0.0613                 | 0.0000         | 0.0000                | Permanent reduction in area of community property due to proposed Lough Eske Loop and local road improvement at Lougheske Demesne Td. Temporary impact on existing chapel entrance and boundary.                                        | Low                 | Slight                               | Reinstate property entrance and boundary on a like-for-like basis.                                                                                        | Slight                       |
| 18  | 1127      | Residential   | High            | 0.0175         | 0.0658                 | 0.0000         | 0.0000                | Permanent reduction involving public road only.                                                                                                                                                                                         | Very Low            | Not Significant                      |                                                                                                                                                           | Not Significant              |
| 19  | 1031      | Land          | High            | 0.0020         | 0.0010                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of residential property at Corveen Td. due to proposed greenway crossing. Impact on property boundary.                                                                                                 | Low                 | Slight                               | Reinstate property boundary on a like-for-like basis.                                                                                                     | Slight                       |

| No. | Prop. Ref | Property Type | Baseline Rating | Per. Land (ha) | Perm. Public Road (ha) | Temp Land (ha) | Temp Public Road (ha) | Impact Details                                                                                                                                                                                                                                                             | Magnitude of Impact | Impact Significance (Pre-mitigation) | Specific Mitigation                                                                                              | Residual Impact Significance |
|-----|-----------|---------------|-----------------|----------------|------------------------|----------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------|
| 20  | 1707      | Community     | High            | 0.0038         | 0.0188                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of site at Mullanalamphry Td. for Public Road Crossing works. Impact on setback area and public road.                                                                                                                                     | Low                 | Slight                               |                                                                                                                  | Slight                       |
| 21  | 1040      | Land          | Medium          | 0.1203         | 0.0000                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of site at Drummin Td. due to proposed greenway alignment. Impact on section of property boundary.                                                                                                                                        | Low                 | Slight                               | Provide property boundary along greenway.                                                                        | Slight                       |
| 22  | 1055      | Residential   | High            | 0.0002         | 0.0051                 | 0.0000         | 0.0000                | Permanent reduction involving public road only.                                                                                                                                                                                                                            | Very Low            | Not Significant                      |                                                                                                                  | Not Significant              |
| 23  | 1058      | Land          | Medium          | 0.1338         | 0.0071                 | 0.0000         | 0.0000                | Permanent reduction in area of land at Keadew Upper Td. due to proposed greenway alignment.                                                                                                                                                                                | Low                 | Slight                               |                                                                                                                  | Slight                       |
| 24  | 1059      | Commercial    | High            | 0.4308         | 0.0000                 | 0.0186         | 0.0000                | Permanent and temporary reduction in area of property at Keadew Upper Td. due to proposed greenway alignment. Greenway alignment follows section of abandoned rail line. Impact on property access off N15. Division of a small area of land. Impact on property boundary. | Low                 | Slight                               | Provide property access across greenway at Ch.10+900 and Ch. 11+100. Provide property boundary along greenway.   | Slight                       |
| 25  | 1139      | Land          | Medium          | 0.0262         | 0.0000                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of land at Goland Td. due to access requirement. Permanent impact on boundary.                                                                                                                                                            | Low                 | Slight                               | Reinstate property access and boundary on a like-for-like basis. Provide access track 80m in length at Ch.24+280 | Slight                       |
| 26  | 1146      | Residential   | High            | 0.0000         | 0.0523                 | 0.0000         | 0.0000                | Permanent reduction involving public road only.                                                                                                                                                                                                                            | Very Low            | Not Significant                      |                                                                                                                  | Not Significant              |
| 27  | 1147      | Residential   | High            | 0.0000         | 0.0071                 | 0.0000         | 0.0000                | Permanent reduction involving public road only.                                                                                                                                                                                                                            | Very Low            | Not Significant                      |                                                                                                                  | Not Significant              |

| No. | Prop. Ref | Property Type | Baseline Rating | Per. Land (ha) | Perm. Public Road (ha) | Temp Land (ha) | Temp Public Road (ha) | Impact Details                                                                                                                                                                                                    | Magnitude of Impact | Impact Significance (Pre-mitigation) | Specific Mitigation                                              | Residual Impact Significance |
|-----|-----------|---------------|-----------------|----------------|------------------------|----------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------|------------------------------------------------------------------|------------------------------|
| 28  | 1145      | Land          | Medium          | 0.0660         | 0.0359                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of site at Cappry Td. due to proposed greenway alignment (Goland Link). Impact on site boundary.                                                                                 | Medium              | Moderate                             | Reinstate property access and boundary on a like-for-like basis. | Moderate                     |
| 29  | 1086      | Residential   | High            | 0.0105         | 0.0000                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of residential property at Goland Td. due to proposed greenway. Impact on property boundary.                                                                                     | Low                 | Slight                               | Reinstate property boundary on a like-for-like basis.            | Slight                       |
| 30  | 1134      | Land          | High            | 0.0000         | 0.0000                 | 0.01395        | 0.0040                | Temporary reduction in curtilage of site (with planning permission for a residential dwelling house) at Sessiaghoneill Td. due to temporary access requirement. Temporary impact on existing access and boundary. | Low                 | Slight                               | Reinstate property access and boundary on a like-for-like basis. | Not Significant              |
| 31  | 1099      | Residential   | High            | 0.0106         | 0.0068                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of residential property at Sessiaghoneill Td. due to proposed greenway alignment and Sessiah View New Overbridge. Impact on mature trees in garden and property boundary.        | Low                 | Slight                               | Reinstate property boundary on a like-for-like basis.            | Slight                       |
| 32  | 1100      | Residential   | High            | 0.1686         | 0.0209                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of residential property at Sessiaghoneill Td. due to proposed connection to Sessiaghoneill National School. Impact on existing old stone buildings. Impact on property boundary. | Medium              | Significant                          | Reinstate property boundary on a like-for-like basis.            | Significant                  |
| 33  | 1101      | Residential   | High            | 0.0052         | 0.0000                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of residential property at Sessiaghoneill Td. due to proposed connection to Sessiaghoneill National School. Impact on garden                                                     | Low                 | Slight                               | Reinstate property boundary on a like-for-like basis.            | Slight                       |

| No. | Prop. Ref | Property Type | Baseline Rating | Per. Land (ha) | Perm. Public Road (ha) | Temp Land (ha) | Temp Public Road (ha) | Impact Details                                                                                                                                                                                                                                               | Magnitude of Impact | Impact Significance (Pre-mitigation) | Specific Mitigation                                   | Residual Impact Significance |
|-----|-----------|---------------|-----------------|----------------|------------------------|----------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------|-------------------------------------------------------|------------------------------|
|     |           |               |                 |                |                        |                |                       | area and shrub planting.<br>Impact on property boundary.                                                                                                                                                                                                     |                     |                                      |                                                       |                              |
| 34  | 1105      | Residential   | High            | 0.0623         | 0.0059                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of residential property at Navenny Td. due to proposed greenway alignment and Navenny Road Underbridge. Impact on garden area and parking area. Impact on sewerage connection to house. Impact on storage container.        | Medium              | Significant                          | Reinstate property boundary on a like-for-like basis. | Significant                  |
| 35  | 1106      | Residential   | High            | 0.0524         | 0.0000                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of residential property at Navenny Td. due to proposed greenway alignment and Navenny Road Underbridge. Impact on shed, glasshouse and garden area. Impact on sewerage connection to house.                                 | Medium              | Significant                          | Reinstate property boundary on a like-for-like basis. | Significant                  |
| 36  | 1107      | Commercial    | High            | 0.2908         | 0.0161                 | 0.131          | 0.0000                | Permanent and temporary reduction in curtilage of commercial property at Navenny Td. due to proposed greenway alignment. Impact on commercial yard area for bus parking and staff parking. Temporary area will impact on additional area of commercial yard. | Medium              | Significant                          | Reinstate property boundary on a like-for-like basis. | Significant                  |
| 37  | 1114      | Residential   | High            | 0.0000         | 0.0208                 | 0.0000         | 0.0000                | Permanent reduction involving public road only.                                                                                                                                                                                                              | Very Low            | Not Significant                      |                                                       | Not Significant              |
| 38  | 1115      | Land          | High            | 0.1218         | 0.0090                 | 0.2466         | 0.0000                | Permanent and temporary reduction in curtilage of development property at Navenny Td. due to proposed greenway alignment and construction compound.                                                                                                          | Medium              | Significant                          | Reinstate property boundary on a like-for-like basis. | Significant                  |
| 39  | 1112      | Residential   | High            | 0.0518         | 0.0000                 | 0.0000         | 0.0000                | Permanent reduction in curtilage of residential                                                                                                                                                                                                              | Medium              | Significant                          | Reinstate property boundary                           | Significant                  |

| No. | Prop. Ref | Property Type | Baseline Rating | Per. Land (ha) | Perm. Public Road (ha) | Temp Land (ha) | Temp Public Road (ha) | Impact Details                                                                                                        | Magnitude of Impact | Impact Significance (Pre-mitigation) | Specific Mitigation                                   | Residual Impact Significance |
|-----|-----------|---------------|-----------------|----------------|------------------------|----------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------|-------------------------------------------------------|------------------------------|
|     |           |               |                 |                |                        |                |                       | property at Navenny Td. due to proposed greenway alignment and River Finn New Bridge. Impact on septic tank to house. |                     |                                      | on a like-for-like basis.                             |                              |
| 40  | 1118      | Community     | High            | 0.0304         | 0.0000                 | 0.0000         | 0.0000                | Permanent reduction involving private road only.                                                                      | Very Low            | Not Significant                      |                                                       | Not Significant              |
| 41  | 1119      | Community     | High            | 0.0266         | 0.0345                 | 0.0585         | 0.0000                | Permanent and temporary reduction involving private road. Temporary impact on property boundary.                      | Low                 | Slight                               | Reinstate property boundary on a like-for-like basis. | Not Significant              |
| 42  | 1140      | Commercial    | High            | 0.0000         | 0.0140                 | 0.0000         | 0.0000                | Permanent reduction involving private road only.                                                                      | Very Low            | Not Significant                      |                                                       | Not Significant              |

A summary of the magnitude of impact on non-agricultural property is outlined in Table 17-8.

**Table 17-8 - Magnitude of impact assessment**

| Rating       | No. of properties | % of total properties |
|--------------|-------------------|-----------------------|
| High         | 0                 | 0                     |
| Medium       | 11                | 26.2%                 |
| Low          | 19                | 45.2%                 |
| Very low     | 12                | 28.6%                 |
| <b>Total</b> | <b>42</b>         | <b>100.0%</b>         |

The magnitude of impact on property ranges from Very Low to Medium. There are eleven non-agricultural properties (25.6%) where the magnitude of impact is Medium.

A summary of the significance of the impact on non-agricultural property is outlined in Table 17-9.

**Table 17-9 - Significance of impact assessment**

| Rating           | No. of properties | % of total properties |
|------------------|-------------------|-----------------------|
| Profound         | 0                 | 0                     |
| Very Significant | 0                 | 0                     |
| Significant      | 8                 | 19.0%                 |
| Moderate         | 3                 | 7.1%                  |
| Slight           | 18                | 42.9%                 |
| Not Significant  | 13                | 31.0%                 |
| Imperceptible    | 0                 | 0                     |
| <b>Total</b>     | <b>42</b>         | <b>100.0%</b>         |

The significance of effect, which is determined by combining the magnitude of impact with the baseline rating for that property, ranges from not significant to significant.

There are eight non-agricultural properties (19.0%) on the proposed project where the level of effect is considered significant. On three of these properties, there are direct impacts on access to a community or commercial property. On four properties, there will be a direct impact on lands with the septic tank / foul services for the property. On the remaining properties, the significant effect is due to the impact of the area of land-take on the property.

There are three non-agricultural properties (7.1%) where the level of effect is considered moderate. This is due to the impact of land-take on council owned lands for proposed trailheads and land take on two plots of non-agricultural land.

The largest category comprises of 18 non-agricultural properties (42.9%) where the level of effect is considered slight. These are mainly properties where the proposed greenway will impact on a small area of property curtilage or on existing boundaries.

There are 13 non-agricultural properties (31.0%) where the level of effect is considered not significant. On these properties, there effect will largely consist of land-take of public road only.

Mitigation measures have been considered for each property and details of appropriate mitigation are presented in Table 17-7. A description of mitigation measures for construction impacts and operational impacts is provided in Section 17.6.

## 17.6 Mitigation and Monitoring Measures

This section describes the measures that when implemented will mitigate the adverse impacts on non-agricultural property. Mitigation measures have been considered for each property and details of appropriate mitigation are presented in Table 17-7.

### 17.6.1 Construction Phase

#### 17.6.1.1 Temporary Land-take

Following the completion of relevant construction works, lands temporarily acquired will be reinstated where necessary. Please refer to drawings 60701883-ACM-ELS-SW\_ZZ\_ZZ\_ZZ-DR-LV-0001–0031-Landscape Mitigations Plans in Volume 3 of this EIAR.

#### 17.6.1.2 Construction Noise

Timing of works and noise and vibration limit values are amongst the main measures to mitigate noise impacts on sensitive receptors. These measures are detailed within Chapter 13 Noise and Vibration in Volume 2 of this EIAR.

Prior to construction and subject to written agreement with the relevant property owners, property condition surveys will be undertaken in relation to all buildings / structures in use located within 50 metres of the extents of the land-take boundary. Good communication between the contractor and property owners during the construction phase will prevent undue disturbance due to noise.

#### 17.6.1.3 Dust

Dust suppression measures to mitigate the production of dust are detailed within Chapter 11 Air Quality in Volume 2 of this EIAR. Good communication between the contractor and property owners during the construction phase will prevent undue disturbance due to dust.

#### 17.6.1.4 Access to Property

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.

#### 17.6.1.5 Disturbance of Drainage Systems

In cases where drainage is impeded during construction and causes obvious difficulty to a particular property owner, temporary measures will be considered on a site-specific basis. This may include allowing waters to drain to less critical areas, so as to minimise the impact.

#### 17.6.1.6 Disturbance of Services

Where required, an alternative source of water / electricity will be provided to ensure that disruption is minimised during the construction phase. Utilities are dealt with separately in Chapter 18 of this EIAR.

### 17.6.2 Operational Phase

The following general mitigation measures will be provided:

- Access will be reinstated to affected properties without unreasonable delay.
- 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 reinstated without unreasonable delay.

- The new drainage system will be designed to ensure that there will be no increased risk of flooding as a consequence of the proposed development.

## 17.7 Residual Impacts

The significance of the residual impact on non-agricultural property has been assessed following the implementation of general mitigation measures as outlined in Section 17.6. A summary of the residual impact on agriculture is presented in Table 17-10.

**Table 17-10 - Significance of residual impact assessment**

| Rating           | No. of properties | % of total properties |
|------------------|-------------------|-----------------------|
| Profound         | 0                 | 0                     |
| Very Significant | 0                 | 0                     |
| Significant      | 6                 | 14.3%                 |
| Moderate         | 3                 | 7.1%                  |
| Slight           | 17                | 40.5%                 |
| Not Significant  | 15                | 35.7%                 |
| Imperceptible    | 0                 | 0                     |
| <b>Total</b>     | <b>42</b>         | <b>100.0%</b>         |

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

There are six non-agricultural properties (14.3%) on which the residual impact is likely to be *significant*. This represents a reduction of two properties with a *significant* impact.

There are three non-agricultural properties (7.1%) where the level of effect is considered *moderate*.

There are 17 non-agricultural properties (40.5%) where the level of impact is *slight* and 15 properties (35.7%) on which the residual impact is likely to be *not significant*. There are no non-agricultural properties with an impact deemed to be *imperceptible*.

