

Chapter 17

Material Assets – Non-Agriculture

17.1 Introduction

This section of the EIAR discusses the impact of the proposed N5 Ballaghaderreen to Scramoge Road Development on non-agricultural property.

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

- Chapter 6 Population and Human Health;
- Chapter 9 Hydrogeology;
- Chapter 10 Hydrology;
- Chapter 11 Landscape and Visual Impact;
- Chapter 12 Noise and Vibration;
- Chapter 13 Air Quality and Climate;
- Chapter 14 Archaeological and Cultural Heritage;
- Chapter 15 Architectural Heritage;
- Chapter 16 Material Assets & Land – Agriculture.

Non-agricultural property includes the following:

- Residential property;
- Commercial property;
- Community property – Public park, open space or lands that are used for recreation amenity; and
- Development land – Lands or sites including lands zoned for development and / or with planning permission.

17.2 Methodology

This chapter will describe the receiving environment and determine the significance of the impact of the proposed road development on agriculture. The assessment methodology has considered the following guidelines:

- Advice notes on current practice in the preparation of Environmental Impact Statements (EPA, 2003).
- Guidelines on the information to be contained in Environmental Impact Statements (EPA, 2002).
- Environmental Impact Assessment of National Road Schemes – A Practical Guide (NRA, 2008).

The following Draft Guidance documents have also been consulted:

- Guidelines on the Information to be contained in Environmental Impact Assessment Reports, Draft May 2017; and
- Advice Notes for Preparing Environmental Impact Statements, Draft September 2015.

The baseline environment and impact assessment relied on information from a number of sources as outlined in Table 17.1.

Table 17.1 Information Used in Assessment and Sources

Information	Source
Land registry / landownership information	Roscommon County Council & landowner consultation
Planning and zoning objectives	Roscommon County Development Plan (2014-2020)
Road design mapping & project information	ROD-AECOM ALLIANCE
Compulsory Purchase Order (CPO) deposit mapping & schedule	Roscommon County Council NRDO

The methodology for the assessment of non-agricultural property consists of a desktop survey, roadside survey of the proposed alignment, landowner consultation and detailed property surveys.

Roadside surveys of non-agricultural property were carried out on an ongoing basis during the completion of property surveys which commenced in November 2014 and continued until September 2016.

Property surveys involved on-site meetings with property owners and the completion of detailed property questionnaires. A walkover survey of the affected property enabled an assessment of the impact of the proposed development and the possible mitigation measures necessary to alleviate negative impact.

Property details, feedback and relevant survey information were submitted to the design team to assist with the preparation of the final design.

Landowner consultation included public consultation meetings held in March and December 2015 and landowner meetings with Roscommon County Council during 2015. In December 2015, all landowners were invited to individual meetings with the project team regarding the design and draft CPO deposit mapping for the proposed road development.

17.2.1 Study Area

The study area comprises of the non-agricultural property directly impacted by the proposed N5 Ballaghaderreen to Scramoge Road Development.

There are 40 non-agricultural properties directly impacted by the proposed N5 Ballaghaderreen to Scramoge Road Development (See Figure 16.1 to 16.25 in Volume 3). Non-agricultural property consists of residential housing, commercial businesses, community lands and development lands. Landtake for the proposed road development will comprise of 7.791ha of property, agricultural lands and public road.

17.2.2 Assessment Methodology

The effect of the proposed road development on property, other than agricultural property, was considered in this assessment and includes impacts on residential, commercial, community and development 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 operation impacts

associated with the proposed development will determine the significance of the non-agricultural property impact.

17.2.2.1 **Baseline Rating**

Property within the study area was assigned a baseline rating determined by the property type. Residential, commercial, community and development property (with planning permission) are indicative of a high baseline rating. Development property without planning permission is indicative of a medium baseline rating, e.g. a house site.

17.2.2.2 **Baseline Rating Criteria**

The criteria used to determine the baseline rating for property on the proposed development are shown in Table 17.2.

Table 17.2: Baseline Rating Criteria

Baseline	Criteria
High	Residential property. Commercial property. Community property used for public and private recreation amenity. Development land / site with planning permission.
Medium	Development land / site without planning permission.
Low	Property consisting of public roadbed only.

17.2.2.3 **Impact Magnitude**

Impacts on non-agricultural properties arising from the proposed development include:

- Non-agricultural properties that are to be acquired and permanently demolished.
- Non-agricultural properties where a portion is to be acquired on a permanent basis, e.g. property area.
- Non-agricultural properties where a portion is to be acquired on a temporary basis, e.g. property area.
- Non-agricultural properties to which access will be directly restricted or altered, e.g. reinstatement of a property entrance.
- Non-agricultural properties where a portion consisting entirely of public road will be acquired on a temporary or permanent basis.

17.2.2.4 **Magnitude of Impact Criteria**

The criteria used to determine the magnitude of impact for the non-agricultural property on the proposed development are shown in Table 17.3.

Table 17.3: 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 permanent duration resulting in a change to the character of the property.

Magnitude	Criteria
Low	An impact on the property where the use of the property can continue. An impact of permanent or temporary duration with a minimal or temporary 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 only)

17.2.2.5 Impact Significance

The significance of the impact on a property is determined by the baseline rating assigned to the property combined with the magnitude of impact of the proposed road development. There are three categories of baseline rating applicable ranging from 'low' to 'high'. There are four categories of magnitude of impact ranging from 'very low' to 'high'. The likely significance rating for a property is determined by reference to the matrix in **Table 17.4** using the baseline rating and magnitude of impact. The likely significance of impact is prior to the implementation of any mitigation measures.

Table 17.4: Significance of Impact

Baseline Rating	Magnitude of Impact			
	Very Low	Low	Medium	High
High	Imperceptible	Slight	Significant	Profound
Medium	Imperceptible	Slight	Moderate	Significant
Low	Imperceptible	Imperceptible	Imperceptible	Imperceptible

17.3 Description of Existing Environment

17.3.1 Non-Agricultural Land and Property in the Study Area

The study area consists of those non-agricultural land and properties that are directly impacted by the proposed road development. The study area is in a rural setting where agriculture is the predominant land use. Non-agricultural land and property consists primarily of detached residential property on local and regional roads. The baseline rating for residential property and sites with planning permission for residential development is High.

The 40 non-agricultural properties directly affected by the proposed development include 35 residential properties, one commercial property, one development site and three community properties that also include public road, open space and lands owned by Roscommon County Council. The baseline impact will be high on 39 properties and low on one property.

17.4 Description of Likely Impacts

The impact on non-agricultural land and property is limited to property directly impacted by the proposed development. The proposed road development will involve the permanent acquisition of approximately 7.791ha from 40 non-agricultural properties. This landtake area consists of a permanent acquisition of 0.811ha of non-agricultural lands, 1.334ha of agricultural lands and 5.646ha of public road.

Measures to mitigate the adverse effects of the proposed development are described in Section 17.5. The significance of the residual impact following the implementation of mitigation measures are described in Section 17.6.

A summary of the impact of the proposed road development on non-agricultural land and property is presented in Table 17.5.

Table 17.5: Summary of the Impact on Non-Agricultural Land and Property

Magnitude of Impact	Properties (No.)	% of Total
High	5	12.5%
Medium	4	10.0%
Low	5	12.5%
Very Low	26	65.0%
	40	100%
Significance of Impact	Properties (No.)	% of Total
Profound	5	12.5%
Significant	4	10.0%
Moderate	0	0%
Slight	5	12.5%
Imperceptible	26	65.0%
	40	100%

The magnitude of impact on non-agricultural land and property ranges from Very Low to High. There are five properties where the magnitude of impact will be High. One residential house will be acquired as part of the proposed road development.

In Chapter 16 Material Assets & Land - Agriculture, the assessment of the impact of the proposed road development on agricultural property includes a further dwelling house that will be acquired.

The significance of impact, which is determined by combining the baseline rating and magnitude of impact for a given property, ranges from Imperceptible to Profound.

On four residential properties (CPO No's 550, 640, 645 & 800) and one development property with planning permission (CPO No. 350) there will be a Profound significance of impact. The permanent impact is such that, in the absence of mitigation, the use of these properties cannot be continued.

On four properties, the significance of impact is rated to be Significant. The properties consist of four residential dwelling houses. The permanent impacts involve a reduction in property area, impact on property access and impacts to the property boundary. The continued use of the residential properties will be possible.

Details of magnitude of impact and impact significance for property affected by the proposed development are presented in Table 17.6.

Table 17.6 Assessment of the Impact of the Proposed Road Development on Non-Agricultural Land and Property

No.	CPO Ref.	Property Type	Public Road (ha)	Agri land (ha)	Non-agricultural land (ha)	Baseline Rating	Impact Details	Magnitude of Impact	Impact Significance	Mitigation	Residual Impact
1	92	Community	0.000	0.000	0.004	High	Reduction in area of open space at Kildallogge. Impact on green and shrub planting area.	Low	Slight		Slight
2	99	Community	4.242	0.842	0.139	Low	Reduction in area of residential open space at Kildallogge. Reduction in area of woodland at Scramoge. Reduction in public road area.	Low	Slight		Slight
3	116	Residential	0.011	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
4	150	Commercial	0.027	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
5	165	Residential	0.011	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
6	171 / 175	Residential	0.038	0.000	0.003	High	Reduction in area of property. Impact on house curtilage. Impact on property entrance, boundary and garden.	Medium	Significant	Replace property boundary and entrance on a like for like basis.	Slight
7	230	Residential	0.003	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
8	350	Development site	0.030	0.200	0.049	High	Reduction in plot area including curtilage area of development site with planning permission. Impact on site entrance and existing boundary.	High	Profound		Profound
9	351	Residential	0.021	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
10	352	Residential	0.010	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible

No.	CPO Ref.	Property Type	Public Road (ha)	Agri land (ha)	Non-agricultural land (ha)	Baseline Rating	Impact Details	Magnitude of Impact	Impact Significance	Mitigation	Residual Impact
11	353	Residential	0.025	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
12	550	Residential	0.020	0.000	0.202	High	Acquisition of entire property.	High	Profound		Profound
13	551	Residential	0.093	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
14	552	Residential	0.009	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
15	640	Residential	0.064	0.030	0.116	High	Reduction in curtilage area of property. Impact on existing access entrance to property. Impact on property boundary.	High	Profound	Provide access to the property. Replace property boundary on a like for like basis.	Significant
16	645	Residential	0.040	0.000	0.006	High	Reduction in curtilage area of property. Impact on access to property. Impact on property boundary.	High	Profound	Provide access to the property. Replace property boundary and entrance on a like for like basis.	Significant
17	651	Residential	0.127	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
18	653	Residential	0.025	0.000	0.009	High	Reduction in area of property. Impact on house curtilage. Impact on property entrance, boundary and garden.	Medium	Significant	Replace property boundary and entrance on a like for like basis.	Slight
19	654	Residential	0.024	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
20	658	Community	0.010	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
21	661	Residential	0.053	0.024	0.000	High	Reduction in area of property. Impact on property boundary.	Low	Slight	Replace property boundary on a like for like basis.	Slight
22	662	Residential	0.118	0.000	0.036	High	Reduction in area of dwelling house garden. Impact on property boundary.	Low	Slight	Replace property boundary on a like for like basis.	Slight
23	746	Residential	0.012	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible

No.	CPO Ref.	Property Type	Public Road (ha)	Agri land (ha)	Non-agricultural land (ha)	Baseline Rating	Impact Details	Magnitude of Impact	Impact Significance	Mitigation	Residual Impact
24	758	Residential	0.033	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
25	786	Residential	0.007	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
26	800	Residential	0.177	0.238	0.186	High	Reduction in curtilage area of property. Impact on existing access entrance to property and access track. Impact on garden and boundary trees. Impact on property boundary.	High	Profound	Provide an access entrance to the property. Replace property boundary on a like for like basis.	Significant
27	828	Residential	0.021	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
28	935	Residential	0.013	0.000	0.001	High	Reduction in area of property. Impact on house curtilage. Impact on property entrance, driveway and boundary.	Medium	Significant	Replace property entrance and boundary on a like for like basis.	Slight
29	940	Residential	0.045	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
30	950	Residential	0.042	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
31	970	Residential	0.051	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
32	975	Residential	0.013	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
33	980	Residential	0.009	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
34	1000	Residential	0.023	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
35	1005	Residential	0.019	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
36	1010	Residential	0.024	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
37	1015	Residential	0.009	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible
38	1020	Residential	0.018	0.000	0.003	High	Reduction in area of property. Impact on section of driveway and public road only. No impact on entrance or property boundary.	Low	Slight		Slight
39	1080	Residential	0.030	0.000	0.000	High	Public road only	Very Low	Imperceptible		Imperceptible

No.	CPO Ref.	Property Type	Public Road (ha)	Agri land (ha)	Non-agricultural land (ha)	Baseline Rating	Impact Details	Magnitude of Impact	Impact Significance	Mitigation	Residual Impact
40	1120	Residential	0.101	0.000	0.057	High	Reduction in area of property. Impact on house curtilage and garden. Impact on property entrance and boundary.	Medium	Significant	Replace property entrance and boundary on a like for like basis.	Slight

17.5 Mitigation Measures

This section describes the measures that when implemented will mitigate the adverse impacts on non-agricultural land and property. The assessment does not consider at this stage measures such as compensation for land acquisition and disturbance. These matters will be agreed with landowners or their representative(s) once approval for the development has been granted. In the event that agreement is not possible, such compensation will be decided upon by a property arbitrator.

The TII/NRA's Code of Practice Guide to Process and Code of Practice for National Road Project Planning and Acquisition of Property for National Roads will be adhered to with respect to all lands potentially impacted by the proposed works.

The following general mitigation measures are proposed for the proposed development:

- Access will be maintained to all affected property.
- 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, subject to safety considerations, or it will be treated as a compensation issue.
- Prior to construction and subject to written agreement of the relevant property owners, property condition surveys will be undertaken in relation to all buildings / structures in use located within 50m of the extents of the CPO boundary.
- Any services that are interfered with as a result of the road development will be repaired / replaced without unreasonable delay.

Further mitigation specific to individual properties for other impacts are detailed and described in Chapter 11 Landscape and Visual, Chapter 12 Noise and Vibration and Chapter 13 Air Quality and Climate of this EIAR.

17.6 Residual Impacts

The significance of the residual impact on property has been assessed following the implementation of general mitigation measures as outlined in Section 17.5. A summary of the residual impact on non-agricultural land and property is presented in Table 17.7.

Table 17.7: Summary of the Residual Non-Agricultural Property Impact

Significance of Impact	Properties (No.)	% of Total
Profound	2	5.0%
Significant	3	7.5%
Moderate	0	0.0%
Slight	9	22.5%
Imperceptible	26	65.0%
	40	100%

On one residential property (CPO No. 550) and one development property with planning permission (CPO No. 350) there will be a Profound significance of impact. In Chapter 16 Material Assets – Agriculture, the assessment of the impact of the

proposed road development on agricultural property includes a property (CPO No. 960) with a Profound significance of impact involving the acquisition of a dwelling house. The permanent impact is such that the use of these properties cannot be continued.

On three residential properties the significance of the residual impact is rated to be Significant. This represents a reduction from five properties following recommended mitigation. The continued use of each of the residential properties will be possible.

17.7 Construction Impacts and Mitigation Measures

The assessment of the impact on non-agricultural land and property includes the effects of the construction impacts of the proposed road development. These construction impacts are assessed and measures to mitigate the effects are outlined throughout this EIAR but are focussed mainly in Ch. 12 Noise and Vibration, Ch. 13 Air Quality and Climate and Ch. 11 Landscape and Visual of this EIAR. All mitigation measures are summarised in Chapter 19 of this EIAR.

17.7.1 Access

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

17.7.1.1 Mitigation

Access shall be maintained to all properties during the construction works. Where access is impeded to properties alternative access arrangements will be made on a case by case basis without undue delay. Traffic management measures will be put in place during construction where temporary or minor diversions are required.

17.7.2 Noise and Vibration

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

17.7.2.1 Mitigation

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 12 Noise and Vibration.

Prior to the commencement of works and subject to landowner agreement a condition survey will be undertaken of any dwelling house/building in use located within 50m of the extents of the CPO boundary.

17.7.3 Dust

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

17.7.3.1 Mitigation

Dust suppression measures to mitigate the production of dust are detailed within Chapter 13 Air Quality and Climate.

17.7.4 Disturbance of Drainage Systems

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

17.7.4.1 Mitigation

Where drainage is impeded during construction, temporary measures will be provided on a site specific basis including drainage of surface waters to less critical areas, so as to minimise any impact.

17.7.5 Disturbance of Services

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

17.7.5.1 Mitigation

Consultation with property owners will be necessary to ensure these services are maintained and reinstated. When the interruption of such services is required, reasonable prior notice shall be given and services shall be restored in a timely manner.