

# ENVIRONMENTAL IMPACT ASSESSMENT REPORT

## VOLUME I: NON-TECHNICAL SUMMARY

For the proposed development at:

Powersknock,

Kilmeaden,

County Waterford.

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## 1.0 NON-TECHNICAL SUMMARY

### 1.1 INTRODUCTION

An Environmental Impact Assessment Report (EIAR) has been prepared on behalf of TBEB Ltd in relation to a planning application on lands at Powersknock, Kilmeaden, County Waterford for the restoration of a small disused quarry to agricultural lands.

The development will consist of the importation of 270,000 m<sup>3</sup> of Article 27 (as defined by European communities (Waste Directive) Regulations 2011) uncontaminated soil, rock and stone as a non - waste by -product over a five year period to restore the 3.26 hectare quarry where:

- The further use of the stone is certain and will be used to recontour and improve the agricultural lands;
- The soil and stone can be used directly without further processing
- The soil and stone will be an integral part of a production process i.e. soil will be excavated, moved to facilitate site development in accordance with Article 27 by a material producer or with the expressed written consent of a material producer and will be notifiable to the EPA as a by – product prior to its use on the lands.
- The proposed further use of the soil and stone fulfils all relevant product, environmental and health protection requirements for the specific use and will not lead to overall adverse environmental or human health impacts.

All Article 27 material to be accepted at the site will have the required EPA templates, Material Producer's Declaration, Declaration of Soil and Stone Suitability - Civil, and Declaration of Soil and Stone Suitability – Environmental, completed and registered with the EPA prior to acceptance. Economic operators may decide, in accordance with the conditions of article 27, that their substance or object is a by-product. Decisions made by economic operators under article 27 must be notified to the EPA who are legally designated as the sole competent authority for determinations as to whether the notified material complies with the requirements of Article 27 or not.

The current proposal includes a planning application to import Article 27 soil, rock and stone by-product to restore the disused quarry. The proposed end use is agricultural. Due to the quantity of material proposed to be imported an Environmental Impact Assessment Report accompanies the planning application.

In accordance with current national and EU objectives and targets for the prevention of waste, the project intends to utilize soil, rock and stone legally defined as byproducts arising from the construction industry and classified under Article 27 of the European Communities (Waste Directive) Regulations 2011, S.I. No. 126 of 2011. A series of protocols for the classification and registration of such materials will be produced as part of the development.

The proposed development includes a wheel cleaning facility within the disused quarry.

TBEB Ltd. assembled a project team to provide the sufficient expertise to fully develop the project, produce an Environmental Impact Assessment Report and compile the application. The project team includes the following; Nealon Environmental Services Ltd., waste, planning and resource specialists, Mr Roger Goodwillie to carry out the screening for an Appropriate Assessment, (AA) and to carry out the necessary biodiversity assessments, and Donal J. Power & Associates, engineers to deal with the engineering aspects such as drainage, foundations, road access and provide the necessary drawings

The consultants involved in the preparation of this EIAR are as follows:

Dr Ted Nealon, B.Sc., M.Sc., Ph.D, environmental geologist with some thirty years experience in environmental management,

Mr Donal Power of Donal J. Power & Associates, an engineer with over fifteen years experience,

Mr Roger Goodwillie, an ecologist with some forty years.

### 1.1.1 THE APPLICANT

The applicant and owner of the lands is TBEB Ltd., a property development and construction company.

The site location for the proposed development is as shown in Figure 1.1 and an aerial view of the site is shown in Figure 1.2.

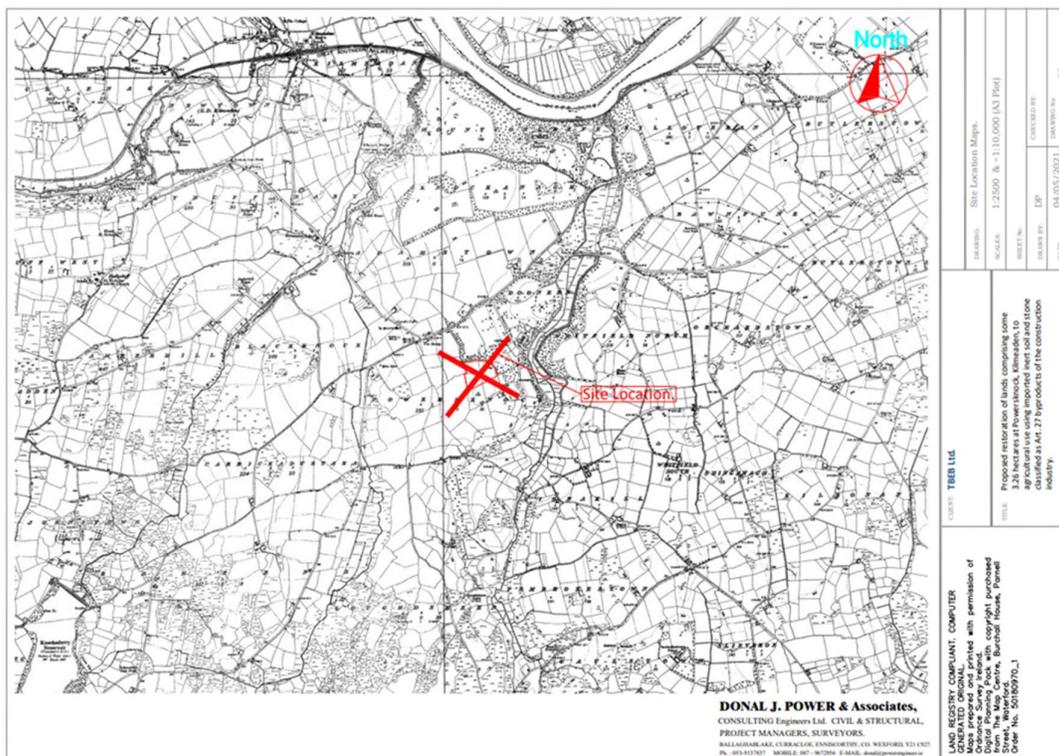


Figure 1.1 Site Location Map



**Figure 1.2 Aerial view of the proposed development site.**

### 1.1.2 APPLICATION AND EIAR PROCESS

The Environmental Impact Assessment Directive ( Directive 2011/92/EU, amended by directive 2014/52/EU requires that , before development consent is given, projects likely to have effects on the environment by virtue of their nature, size or location are made subject to a requirement for development consent and an assessment of their effects on the environment. This is referred to as an Environmental Impact Assessment (EIA). Where an EIA is required, the developer must prepare an EIAR. The Planning and Development Act 2000 as amended requires that planning permission is obtained for any development of land, other than exempted development and that an application for a development which comes within the relevant scope or significance must be accompanied by an Environmental Impact Assessment Report, EIAR, in accordance with the requirements of the EU directive on such assessments. The EIAR Directive of 2014 requires the developer to produce a report and for the relevant authority, or authorities, to carry out an assessment of the potential environmental impacts of the development. Schedule 5 of the Planning and Development Regulations 2001 ( as amended) ( hereafter the Regulations) set out a wide range of development categories with associated thresholds for which EIA. Environmental Impact Assessment is an evaluation of both direct and indirect potential impacts of a project on the natural environment, on beneficial uses of the environment, including man-made structures, amenities and facilities and the socio – cultural environment. The purpose of the EIAR is to provide a detailed description of the proposed development and outline any potential environmental impacts associated with the construction and operation of the works proposed. Where adverse impacts are identified, mitigation measures must be proposed. Final completion of the works are also addressed where relevant. The required assessment will be carried out by Waterford County Council as the appropriate authority.

In addition to the EIA, and in compliance with the provisions of the Habitats Directive, where a proposed plan or project may have a significant effect on a European (or Natura 2000) designated site, either individually or in combination with other plans or projects, an Appropriate Assessment (AA) must be undertaken by the competent authority, i.e., Waterford County Council. The Directive specifies a two-stage process which is transposed in the Planning and Development Act 2000 as amended. The first stage, Stage One, termed screening for appropriate assessment, involves an assessment of whether there is a possibility that the proposed plan or project would have a significant effect on such a designated site. Proposed plans or projects which have no likely appreciable effect on such a site are thereby screened out at this stage in the process. Where screening concludes that there exists potential for significant effects, then the Stage Two, the AA proper, is carried out and a Natura Impact Report is produced and considered by the competent authority.

A Stage One Screening Report was produced by Mr Roger Goodwillie for this proposed development and concluded that there are no likely significant effects on a designated site.

#### 1.1.3 ENVIRONMENTAL IMPACT ASSESSMENT REPORT METHODOLOGY

Pursuant to the provisions of EU and Irish law, a project team was assembled to design the proposed development and produce an EIA for submission to the relevant authority. The EIA for this project has been prepared in accordance with EIA-specific and other relevant environmental legislation, guidance and advice notes. This document is Volume 1 of the EIA and comprises a Non-Technical Summary of the information and the associated chapters with the exception of Chapter 8 Traffic and Transport which is provided as a separate stand-alone Report. The relevant drawings are also provided separately.

#### 1.1.4 ENVIRONMENTAL IMPACT ASSESSMENT REPORT STRUCTURE

The EIA has been structured as described below so as to provide a clear understanding of the potential environmental impacts of the proposed development. The detailed information in respect of each environmental aspect is provided in the main EIA report and in the standalone Reports. Each of those sections is dealt with in summary form in this Non-Technical Summary as follows:

- Introduction
- Description of Proposed Development
- Policy and Legislation
- Need for the Development and Alternatives
- Population and Human Health
- Air Quality and Climate
- Traffic and Transport
- Noise and Vibration
- Biodiversity
- Land, Soils, Geology and Hydrogeology
- Surface Water
- Landscape and Visual Impact
- Archaeological and Cultural Heritage
- Material Assets
- Inter-actions and Residual Impacts

### 1.1.5 REQUIREMENT FOR A NON-TECHNICAL SUMMARY

The requirement for a non-technical summary to be included as a separate and self-contained document is set out in Annex IV of the directive and requires that the summary include all the information specified to be contained within the EIAR.

### 1.1.6 CUMULATIVE ASSESSMENT

The requirement for cumulative assessment is established in Annex IV of Directive 2014/52/EU so that a description of the likely effects of the project be given, where the description “should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the project”. In the context of an EIAR, cumulative effects can relate to two different aspects of a development. Firstly, the various impacts of a particular project can interact in a manner which causes additional effects, which when taken together are greater than they appear when documented under separate topic headings. Secondly, a project may magnify impacts already associated with other built or proposed development. In the EIAR the cumulative effects are considered in each chapter but are not considered to be significant and, due to the location of the facility, it is not anticipated that the project will magnify impacts already existing or arising due to other proposed developments.

### 1.1.7 DIFFICULTIES ENCOUNTERED

There were no technical difficulties encountered during the preparation of this EIAR. The expert guidance documents considered provided considerable assistance in its production

### 1.1.8 VIEWING AND PURCHASING THE EIAR.

Copies of the EIAR and the Non-Technical Summary and Appendices may be inspected free of charge or purchased by any member of the public during normal office hours at the offices of Waterford County Council, Menapia Building, The Mall, Waterford. The EIAR and the Non – Technical Summary will also be available on the Council’s website.

## 1.2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

### 1.2.1 EXISTING FACILITY

The proposed development site is located at Powersknock, Kilmeaden, County Waterford and is c. 3.26ha in area. It is located approximately 400m south-east of Kilmeaden village and some 5km west of Waterford City. The site is bound to the North, South East and West by grassed farmlands The lands subject to this application are accessed by way of a long-established laneway in the applicants ownership leading from the local road classified as the R680. The site is currently a disused quarry.

### 1.2.2 PROPOSED SITE INFRASTRUCTURE AND DEVELOPMENT

The proposed development will consist of the following works;

- The installation of a wheel cleaner to ensure no soil or mud is trafficked onto the public road,
- The installation of a traffic barrier on the lands, at the end of the entrance lane, to ensure that only properly authorised vehicles enter the lands,
- The importation of some 270,000m<sup>3</sup> of Soil, Rock and Stone By Product-
- The spreading of the imported soil, rock and stone to restore the disused quarry,
- Completion of the development with the spreading of topsoil and subsequent seeding to provide high quality grassland for agricultural purposes.

### 1.2.3 PROPOSED MATERIAL ACCEPTANCE

TBEB Ltd. proposes to source the soil, rock and stone material from construction sites in the surrounding towns and expect the majority of material to arise in Waterford City. The soil, rock and

stone will facilitate land improvement works in accordance with Article 27, and will be notifiable to the EPA as a by – product prior to its use on the lands.

The material accepted will be recorded by truck load, i.e. in cubic metres. Operation hours are intended to be 08.00 to 18.00 on weekdays, 08.00 to 14.00 on Saturdays and it is intended that the facility will be closed on Sundays and on Bank Holidays. Environmental management of the site to control dust and prevent any trafficking of mud onto the public roads will be carried out.

The classification of soil, rock and stone as by-products from the construction and development industry requires registration of that material with the Environmental Protection Agency in accordance with Article 27 of European Communities (Waste Directive) Regulations 2011, S.I. No. 126 of 2011.

Article 27 allows an “*economic operator*” to decide, under certain circumstances, that a material is a by-product and not a waste. Article 27 was introduced into Irish law to implement article 5 of the 2008 Waste Framework Directive (2008/98/EU). Economic operators, generally the developer in cases of soil and stone arising from construction, may decide, in accordance with the conditions of article 27, that the substance is a by-product. Decisions made by economic operators under Article 27 must be notified to the Environmental Protection Agency. The Agency is required to maintain a register of notified decisions. The classification of soil and stone from construction development sites, in accordance with the requirements of Art. 27 is an important component of national and EU policies to reduce the quantities waste produced by the construction industry while ensuring that the material is properly handled and utilized. The EPA has produced guidance for such classification. The most recent guidance was published in June 2019, ‘Guidance on Soil and Stone By-products in the context of article 27 of the European Communities (Waste Directive) Regulations 2011’. The applicant will import the soil and stone which will be an integral part of a production process i.e. soil will be excavated, and moved to facilitate land improvement works on these lands in accordance with Article 27, by a material producer or with the expressed written consent of a material producer and will be notifiable to the EPA as a by – product prior to its use on the lands.

It is the applicants intention to develop procedures to ensure the proper classification, handling and transportation of the Article 27 material to restore the quarry to agricultural lands.

#### 1.2.4 CONSTRUCTION PHASE

The construction phase will be limited to any improvement works necessary on the access lane, the installation of a vehicle barrier to control access to the site and the installation of a wheel cleaner.

#### 1.2.5 USE OF NATURAL RESOURCES

Natural resources consumed during the construction phase will be minimal and will include:

1. Diesel fuel for construction machinery,
2. Granular material for use as in-fill material for site development works, i.e. improvements to the access and in the concrete used,
4. Concrete for construction purposes, i.e. the wheel-cleaner
5. Steel for construction purposes, i.e. the access barrier.

Natural resources consumed during the operational phase will include:

1. Diesel fuel for site machinery (loading shovels, excavators, etc.),

2. Water for dust suppression, (in the event that operations occur during extensive periods of dry weather, it may be necessary to use a mobile bowser to ensure proper dust control),

#### 1.2.6 DECOMMISSIONING

When the works are completed, the land will be seeded to return it to grass and agricultural use. The plant and machinery shall be removed included the wheel cleaner.

#### 1.2.7 HEALTH AND SAFETY

The proposed development will be designed, constructed and operated in accordance with the relevant legislation, including:

- Safety, Health & Welfare at Work (Construction) Regulations 2013
- Safety, Health & Welfare at Work Act 2005
- Safety, Health & Welfare at Work (General Application) Regulations 2007
- Best practice guidelines

### 1.3 POLICY AND LEGISLATION

This Environmental Impact Assessment Report has been compiled to comply with the requirements of the 'European Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment' and relevant Irish legislation and to reflect the changes in those requirements introduced by the European Directive 2014/52/EU.

#### 1.3.1 PLANNING POLICY AND PLANS

A national development plan, 'National Development Plan 2018 – 2027' has been adopted which establishes national policy for development. Section 1.7 states, "*Transitioning to a low-carbon and climate-resilient society and achieving sustainable mobility are vital strategic outcomes identified in the NPF*" and refers to the Government's 'National Policy Position on Climate Action and Low-Carbon Development 2013' which establishes the fundamental national objective of achieving transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050. The development of infrastructure to handle waste and by-products is dealt with in the National Development Plan in Chapter 5, 'National Strategy Outcomes and Public Investment Priorities', which states, "*Investment in waste management infrastructure is critical to our environment and economic well-being for a growing population and to achieving circular economy and climate objectives.*"

The current Waterford County Development Plan 2011 - 2017 provided for the development of the County up until end 2017 and had its lifetime extended, as per Section 11A of the Planning & Development Act 2000 (as amended) and remains in effect until the new Regional Spatial & Economic Strategy was adopted by the Southern Regional Assembly, after which a new City and County Development Plan will be prepared.

The Southern Regional Assembly has prepared a Regional Spatial & Economic Strategy (RSES) for the Southern Region which provides a long-term, strategic development framework for the future physical, economic and social development of the Southern Region and includes Metropolitan Area Strategic Plans (MASPs) to guide the future development of the Region's three main cities and metropolitan areas – Cork, Limerick-Shannon and Waterford.

The RSES for the Southern Region came into effect on 31st January 2020. The document states, *inter alia*, "*The circular economy and waste minimisation is the focus of the Waste Management Strategy*

*for The Southern Region, 2015 - 2021, which seeks to promote waste prevention and reduce dependency on landfill in line with EU and national policy. Decarbonising waste will also require a change in mind-set, including corporate social responsibility in the use of resources, design, and packaging”, see page 135, encouraging the use of Art.27 materials.*

The Council has commenced the process of reviewing the current Waterford City Development Plan 2013 – 2019, Waterford County Development Plan 2011 – 2017 and Dungarvan Town Development Plan 2012 – 2018, and preparing a new unitary City and County Development Plan that will shape the future growth of the City and County for the periods of 2022 – 2028.

### 1.3.2 WASTE POLICY

EU and national Waste Policy are based on the requirements of the Waste Framework Directive and have three main components in relation to waste management, which are in descending order of importance:

- Prevent the occurrence of waste,
- Maximise the recycling and recovery of waste, and,
- Ensure the safe disposal of residual waste.

In May 2018, the EU Commission agreed further policies which will contribute to the Commission’s Circular Economy plans which places increased emphasis on the prevention of waste and, where this is not possible, on significantly increasing the recycling and recovery of waste. The most recent waste management policy document produced in Ireland is ‘A Waste Action Plan for a Circular Economy Ireland’s National Waste Policy 2020-2025. It notes that of the c. 6 million tonnes of Construction and Demolition waste generated annually in Ireland, some 5 million tonnes are soil and stone and refers to the production by the EPA of guidance on soil and stone as a by-product. The Plan undertakes to further develop and implement Article 27 classification of suitable materials.

### 1.3.3 RELEVANCE OF THE PROPOSED DEVELOPMENT TO THE ABOVE POLICIES, PLANS AND LEGISLATION

The various planning, environmental and waste management policies and plans at EU and national level are focused firstly on the prevention of waste of which the implementation of Article 27 forms an important constituent. The proposed development supports these objectives by increasing the capacity available for the proper use of soil and stone and will assist in achieving the waste avoidance targets established in the relevant policies, plans and legislation.

## 1.4 NEED, ALTERNATIVES & CONSULTATION

### 1.4.1 NEED FOR THE DEVELOPMENT

The need for the development arises from the need to restore the quarry and improve the lands for agricultural. In addition, by using soil, rock and stone by-products, the development will contribute to the achievement of the objectives under the various Circular Economy and waste policies of both the EU and Ireland.

### 1.4.2 ALTERNATIVES CONSIDERED

The alternatives considered in relation to this proposed development are a ‘do-nothing’ scenario, the purchase of soil and stone specifically extracted from other lands to provide the necessary material or the use of waste materials. The do-nothing scenario would leave the quarry unrestored completed and the lands unimproved for the intended agricultural uses. The extraction of soil and stone from other lands specifically to provide the material for this development would impact on those other lands and would not make any positive contribution to the recovery and reuse of inert

wastes or to the development of a Circular Economy by providing a suitable use for by-products which the use of by-products is preferred by EU and national policy to the use of waste materials.

#### 1.4.3 EIS SCOPING, CONSULTATION & KEY ISSUES

Part of the scoping for this proposed development included a Screening for an Appropriate Assessment to determine whether a full-scale AA was required. The Screening for an Appropriate Assessment concluded that a full-scale AA was not required.

A number of publicly available EIS's for similar proposed developments or within the same general area have been examined for reference purposes while the recent changes in the EIA legislation and the requirements arising thereof were also considered and incorporated. A number of project meetings were held with the various Design Team members who have contributed to this EIAR and with the management of the development company to discuss the details of the proposal, consider the potential impacts and design solutions where necessary. Every effort has been made to keep the scoping as tightly focused as possible.

### 1.5 ENVIRONMENTAL TOPICS

#### 1.5.1 POPULATION AND HUMAN HEALTH

The proposed development is located within the landholding owned by the proposed developer.

The surrounding land use in the area was surveyed by using aerial imagery from the Ordnance Survey of Ireland (OSI). The amenity and tourism facilities in the area were assessed by aerial imagery examination and desk top research relative to the area. Given the small scale of the project, a larger geographical search was not warranted. The health and safety impacts were examined by assessing the current farm operation and the proposed development. The proposed development proposes dust suppression where necessary and mud control measures to ensure no adverse impact on surrounding properties. The proposed development will not have a significant adverse impact on surrounding residential, agricultural or commercial land uses. The activity will not adversely influence existing economic activities in the region. The proposed development will have a positive impact in improving the usability of the lands for agricultural purposes. As regards employment, the proposed development will provide some short-term additional employment in the form of a machine driver. Neither the construction nor operational phases of the proposed development will directly impact on the population, human health or land use in the study area. Therefore, no mitigation measures are proposed. Potential minor indirect impacts in the vicinity of the proposed development site may arise from a combination of noise, traffic and air emissions, i.e. dust, and the possibility of sediment run-off into adjoining drainage channels in the event of a severe rainfall weather event. These impacts, along with the appropriate mitigation measures for them, are summarized in the relevant chapters of this EIAR.

#### 1.5.2 AIR QUALITY AND CLIMATE

The climate for the existing localized environment is determined by considering data derived from meteorological measurements by Met Eireann.

Ireland's climate is defined as a temperate oceanic climate. The main factors of Ireland's climate are an abundance of rainfall, mild winters and warm summers with temperature extremes limited or rare. Ireland is subject to maritime air associated with the Gulf Stream and its extension the North Atlantic Drift; a warm, fast flowing ocean current which flows from the Gulf of Mexico and Southern Florida across the Atlantic to Europe. The prevailing winds blow from the southwest owing to the influence of the gulf stream. Rainfall is more predominant on the south west and western coasts.

### 1.5.3 TRAFFIC AND TRANSPORTATION

The Transportation Assessment confirms that the road network and the proposed vehicular access junction arrangement are more than adequate to accommodate the worst-case traffic associated with the proposed development. The assessment also confirms that the proposed works will have a negligible and unnoticeable impact upon the operation of the adjacent road network.

Based on this, we conclude that there are no adverse traffic/transportation capacity or operational issues associated with the proposed works would prevent planning permission being granted by Waterford County Council. The R680 is a single carriageway road, generally approximately 5.5m to 6m in width with grass verges bounded by hedgerows. Consistent with rural local roads of this nature it is drained to lateral agricultural drainage ditches along the boundaries. The R680 is generally in good condition, and is subject to an 50kph speed limit along the site frontage.

### 1.5.4 NOISE AND VIBRATION

An assessment of potential noise impacts associated with the proposed development indicates that noise generated by the development will be similar to that of existing agricultural activities, i.e. the use of heavy machinery and, as such, will not have any impact on the surrounding environment.

The proposed hours of operation for the works will contribute to the prevention of any noise impact on the local receiving environment.

A noise complaint procedure shall be implemented in which the details of any noise related complaint are logged, investigated and, where required, measures will be taken to ameliorate the source of the noise complaint.

It is not considered that the nature of the proposed works will give rise to any vibration issues.

### 1.5.5 BIODIVERSITY

A Biodiversity Assessment of the site was carried out by Mr Roger Goodwillie. The assessment included the following steps:

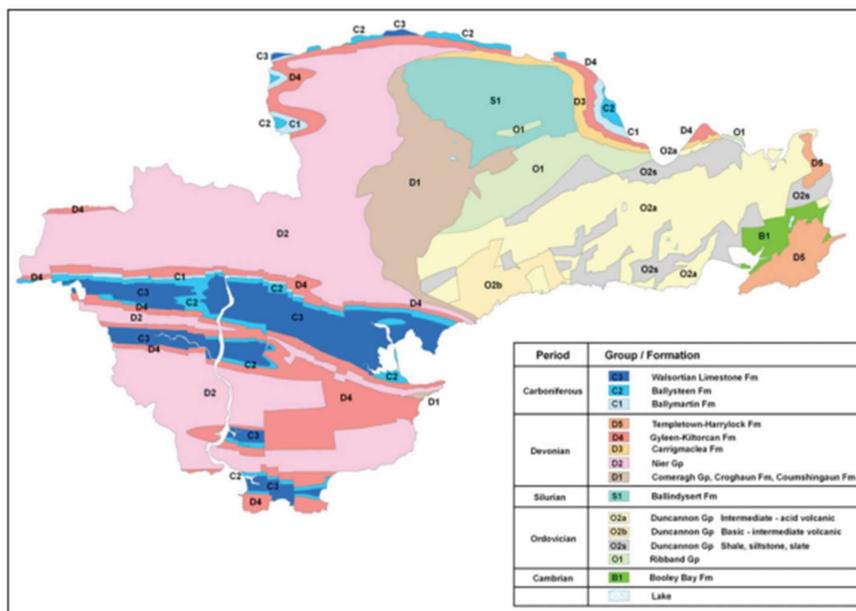
- baseline ecological data for the proposed development site was obtained;
- the proposed development in terms of biodiversity was analysed;
- the effects, if any, the proposed development will have on the baseline situation of the flora and fauna at the proposed development site and the wider environment was considered;
- mitigation measures, if required, were recommended to avoid, reduce and remedy identified effects;
- potential residual effects that might remain after mitigation were identified and a system of monitoring proposed.

A desk-based study was carried out to identify features of biodiversity importance within the proposed development site and the wider environment. Databases maintained by state agencies such as those of the Environmental Protection Agency, EPA, National Park and Wildlife Service, NPWS and National Biodiversity Data Centre, NBDC were searched for records of sensitive receptors such as species of flora and fauna, hydrological features such as nearby streams and lakes as well as designated sites. A site visit to inspect the general ecological conditions within the proposed development site and surrounding lands was undertaken as part of the preparation of the EIAR. The ecological impact assessment was conducted following a standard source-pathway-receptor model.

### 1.5.6 LAND, SOIL, GEOLOGY & HYDROGEOLOGY

The distribution of soil types near the proposed development site is shown on Figure 10.1, which relies on data obtained from the Teagasc soil map. The soil map indicates that the soil in the area is a loamy drift. The soil association present are referred to as Kill, Kr, a fine loamy drift with igneous & metamorphic stones and Clonroche, Cl, a . The boundary between the two soil types occurs at or near the northern boundary of the proposed development site.

The tract between the Waterford to Dungarvan road (N25) and the south coast is underlain predominantly by rocks of the Duncannon group. This is a complex group characterised by the abundance of intermediate to acidic volcanic rocks and rests unconformably on rocks of the Ribband Group, which includes the Kilmacthomas Formation. The group forms a NE to SW trending belt from near Arklow although the prominent NE to SW trend is partly due to later deformation (Graham, 2001). This group was formed in Co. Waterford in the middle to late Ordovician; it comprises volcanic rocks, sedimentary successions, and near-surface intrusions, which together represent a submarine volcanic arc formed at the Avalonian continental margin above the subducting Iapetus Ocean.



**Figure 1.5: Geology of County Waterford**

### 1.5.7 SURFACE WATER

There are no bodies of open or running water on or adjacent to the proposed development site.

### 1.5.8 LANDSCAPE AND VISUAL ASSESSMENT

The local area is predominately made up of farmland and the lands surrounding the site are generally used for agriculture although the lands to the immediate east of the proposed development site are zoned Toursim. Views from residential dwellings are of expansive areas of arable farm land and trees and the proposed development will not have any impact on these views. There are no designated areas of scenic amenity close by.

### 1.5.9 ARCHAEOLOGY AND CULTURAL HERITAGE

There are sites of archaeological interest within 500m of the proposed development. Whitfield Court, a house dating to 1841 and outbuildings, such as a stable building dating to c. 1730 lie some 250m to the north-east of the proposed development site and are screened by trees both adjoining that site, which are protected by a Tree Preservation Order, File. No. 15/71 and by trees which form the perimeter of the house and associated buildings.

### 1.5.10 MATERIAL ASSETS

The proposed development will not have a negative impact on the material assets of the surrounding environment. In terms of material assets of the proposed development site, the improvement of the quality of the land for agricultural purposes provides a positive impact. As there are no significant adverse impacts as a result of the proposed development in terms of material assets mitigation is not required.

### 1.5.11 INTER-RELATIONSHIPS & RESIDUAL IMPACTS

The project team has identified the following potential minor impacts resulting from the proposed development (prior to mitigation):

Potential Negative Effects;

- increased traffic levels during Operational phase,
- potential for dust generation during Operational phase,

Potential Positive Effects;

- provision of improved agricultural land,
- The proposed further use of soil and stone fulfils all relevant product, environmental and health protection requirements for the specific use and will not lead to an overall adverse environmental or human health impacts
- provision of suitably authorised land to support national and regional waste management policy and the concepts of the avoidance of waste, a circular economy and the waste hierarchy emphasising the recovery of waste.

## 1.6 RISK ASSESSMENT

### 1.6.1 INTRODUCTION

An assessment of the potential significant adverse effects on the environment of the proposed development deriving from its vulnerability to risks of major accidents and/or disasters. 2014 EIA Directive (2014/52/EU) includes a list of issues to be addressed as part of an EIAR and 'Risk Management' is identified as one of those issues.

Risk assessment identifies and compiles the expected effects arising from the vulnerability of the project to risks of major accidents and/or disasters that are relevant to the project, in accordance with Article 3(2) of the EIA Directive.

### 1.6.2 POTENTIAL OF THE PROJECT TO CAUSE ACCIDENTS AND/OR DISASTERS

An assessment of the project indicates that there is little or no potential of the project to cause accidents and/or disasters, including implications for human health, cultural heritage, and the environment.

### 1.6.3 VULNERABILITY OF THE PROJECT TO POTENTIAL ACCIDENTS AND/OR DISASTERS

An assessment of the vulnerability of the project to potential disasters/accidents, including the risk to the project of both natural disasters (e.g. flooding) and man-made disasters (e.g. technological disasters) concludes that the project is not vulnerable to any such accidents and/or disasters.

### 1.6.4 CONCLUSION

There are no identified potential major accidents and/or disasters that present a sufficient degree of risk resulting in significant negative impacts and/or environmental effects deriving from its vulnerability to such major accidents and/or disasters.