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"Appraisal of EIS for Lousiana/Coillte OSB Mill at Gorteens, Belview, County Kilkenny, A report for Kilkenny County Council by CAAS (Environmental Services) Ltd, March 1994"

Appraisal of EIS for Louisana Pacific/Coillte OSB Mill at Gorteens, Belview, County Kilkenny

A Report for:-

Kilkenny County Council

by

CAAS (Environmental Services) Ltd.

March 1994

RE: Louisana Pacific Corporation/Coillte OSB Mill at Gorteens, Belview, County Kilkenny

I INTRODUCTION

This is an overview of the planning application and EIS submitted to Kilkenny County Council on February 1st 1994. The purpose of the overview is to determine the adequacy of the information provided and to advise on any additional information which could be requested.

The overview comments on:-

Planning aspects of the development in the context of the current County Development Plan, 1986, the Draft County Development Plan, 1994, Belview Port and Industrial Area Action Plan, 1994;

The EIS in terms of its Methodology and compliance with the regulations;

The likely impacts on the proposed project on the environment;

The topic sections of the EIS with particular regard to the adequacy of the monitoring programme;

The comments do not relate in detail to the following topics:-

- Socio-economic Issues;
- Water Quality;
- Traffic;
- Archaeology;
- and Engineering.

II TERMS OF REFERENCE

CAAS Environmental Services Limited were requested by Kilkenny County Council (11 February 1994) to provide a report and recommendations on the above planning application and associated EIS.

Mr Conor Skehan, Director for EIA, a Registered Environmental Impact Assessor of the Institute of Environmental Assessment,

examined the below listed documentation in the preparation of this report.

Planning Application letter from Malone O'Regan.
Planning Application notice copied from a newspaper.

The following drawings (all drawings relate to job number W/93701 unless otherwise stated).

Drawing No 1 Site Location
Drawing No 2 Site Layout
Drawing No 3 Site Topography Details
Drawing No 4 Site Layout
Drawing No 5 Site Survey
Drawing No 6 General Arrangement Ground Floor
Drawing No 7 Section Through Building
Drawing No 8 Elevations
Drawing No 9 Detailed Sheet 1
Drawing No 10 Effluent Treatment Details
Drawing No 11 General Arrangement Security Office and Pumphouse
Drawing No 12 Site Development Details Sheet 1
Drawing No 13 Site Development Details Sheet 2
Drawing No 14 Visual Impact view from north east
Drawing No 15 Visual Impact view from south east
Drawing No 16 Proposed Contour Plan
Drawing from Keane Murphy Duff Architects: No 9310201A Entrance Area Plan and Elevations
Drawing No 1901 from the Louisana Pacific Corporation: a General Arrangement Layout
Drawing SK20 Issue Zero and Abort Stack detail

A Planning Application Report
A Non Technical Summary
Volume 1 Statement of the EIS
Volume 2 Appendices and Tables of the EIS
Volume 3 Reports by Specialist Consultants

Regard was also had to a Scoping Document prepared by Malone O'Regan, Consulting Engineers, in September 1993 and notes on scoping development prepared by CAAS Environmental Services Limited for Kilkenny County Council in September 1993. These are attached. The site was also visited by Mr Michael Bailey, Specialist in Air Quality and Mr Fred Walsh, Specialist in Vibration and Noise.

The site is well known to CAAS, who have visited the site and its environs on a number of occasions in connection with planning applications for the port and port related activity, including a quarry at Snowhill.

III OBJECTIVES

The objective of this assessment is to determine whether sufficient information has been presented upon which to confidently base a decision to grant planning permission. "Sufficient" is taken to mean enough to determine whether an impact is a reasonably likely to take place and if so to determine its significance.

* Where there is sufficient information then recommendations which could be incorporated into conditions are be included.
* Where there is insufficient information this is indicated and recommendations for additional information which should be sought are included.
* Whenever relevant issues relating to planning application procedures are drawn to the attention of the planning authority.
* This report does not comment on Traffic, Sanitary Services, Structures or Building Regulations insofar as any item might have a significant impact upon the environment.
* This report does not comment on the compatibility of the proposed development with the undertakings or conditions which are associated with previous permissions or current applications on this site, except insofar as they are directly relevant to impact upon the environment.

1 PLANNING - GENERAL OBSERVATIONS

There are a number of planning issues that need clarification before any aspect of the application can be further considered.

1.1 Access

Drawing No 2 indicates that the proposed access road is part of a separate planning application, planning ref P 868/93, this is confirmed in comments on access to the site Section 2 of the planning application report which states that the access road is part of an overall road development for the port services and industrial area which is the subject of a separate planning application.

At the time of writing it is understood that the planning application has been withdrawn. Therefore the current application includes no provision for access to the site from the link road to the national primary route N25. In light of this the application may be considered to be premature. This problem may be resolved by any of the following means:-

a. The applicant may be requested to submit unsolicited additional information to include the road as part of the application. The planning application advertisement would need to be modified to mention this.

b. A separate application could be lodged for an access road. The determination of the present application would have to wait until such time as that application has been processed. Clearly this application can be processed in a much shorter time than the maximum statutory period.

c. It is conceivable that the local authority themselves could construct the access road between the proposed development site and the link road. While this may be a practical solution it is doubtful whether it addresses the legal issue of the prematurity of a planning application for a major project which has no access.

1.2 Conformity with Development Plan

The current application can be considered to be a material contravention of the existing County Development Plan, notwithstanding any provisions of the Brady Shipman and Martin Port and Industrial Zone Action Plan or of the Draft Development Plan 1993, neither which have statutory or legal force. The best course of action is to put the procedures in place for approving a material contravention to the Development Plan.

2 ENVIRONMENTAL IMPACT STATEMENT - GENERAL OBSERVATIONS

The Environmental Impact Statement nominally conforms with the provisions of the regulations (SI 349 of 1989) which set out the information which should be contained.

The document contains significant omissions from a number of key sections, these omission do not allow a decision to be made in light of all necessary information. The applicant should either be requested to provide additional information or conditions should be written which require that further work be carried out in establishing a number of key baselines before development can be commenced.

The areas of significant omission include topics which are acknowledged under section 1.5 of the main statement as being the main areas of concern expressed by the consultees. These include: atmospheric emission; visual impacts; and noise impacts. These three topics in particular contain significant omissions as follows:

a *Air*

No survey of air quality has been carried out, this was not considered necessary. This is an extremely significant omission, both from the point of view of the significance of this topic, it is probably the single most significant potential impact of this development, and from the point of view of conformity with the regulations. The regulations require that the existing environment be described. This omission seriously

undermines the credibility of any impacts predicted in the later EIS.

b *Noise*

No calculations or quantative justifications are provided for the predicted noise levels outside houses in the vicinity of the development, this is an significant and important omission particularly in view of the fact that after air quality levels of noise are likely to be the most significant impact of the development.

c Visual Impacts of the proposed development are dealt with in an unsatisfactory and entirely subjective manner in view of the significance of the potential impact and the likelihood of concern of leisure, amenity and tourism groups particularly to the south of the site. This treatment may be deemed by potential objectors to be grossly inadequate.

General Observations

There is a general lack of specificity in the prediction of impacts. Throughout the impact prediction sections of the document there is reference to impacts which could or may take place. This is an unsatisfactory practice particularly in view of the scale and significance of the development.

Mitigation and Monitoring

As with impact prediction, sections on mitigation and monitoring are significantly lacking in any detail.

In the prediction of impacts only the impacts of normal operation are generally considered, no worst case cumulative or interactive impacts have been considered.

There is a poor consideration of construction impacts throughout the document.

3 ENVIRONMENTAL IMPACT STATEMENT - DETAILED COMMENTS

An Environmental Impact Statement is required for the proposed development under the provisions of part 2 of the First Schedule of Article 24 of SI 349 of 1989, that is Class 8, Textile Leather, Wood and Paper Industries, Subsection B, all installations for the manufacture of fibre board, particle board or plywood.

3.1 Project Description

The EIS provides inadequate or incomplete descriptions of the following items:-

- No evidence is produced that the applicant has permission to make an application on lands which are not in their ownership.
- The size of the application is incompletely described, no heights of ridges are given in the main section drawings and the descriptions in the text are extremely inadequate as to the dimensions and height of the buildings. There is a concern that there are incomplete descriptions of the location or construction of opes, flues or other plants on the buildings. There is no reference to a standard for the type of colour to be used in the buildings (such as a BS Specification). The description in the acoustic section of the construction of the skin of the building does not agree with the construction as provided by the engineers. There is no description of the acoustic louvres described in the acoustic section.
- There is no description of the hours at which shifts will change in the building or the number of descriptions that will take place in a day.
- There is no description of the location, size, direction, route or construction of any of the following elements:
  the water supply to the plant or any storage of that water;
  the electricity supply to the site or any substations required for it;
  the gas line to the site or any pumping or pressure valves required.

The description of the grading in contours provided in the written text is extremely deceptive.

Section 2.5 describes gently sloping embankments and examination of the contours provided indicates that the contours in many areas are slopes of 1 in 1 or greater.

Car parking numbers specified are not provided. There are poor descriptions of the landscaping measures proposed in terms of the species, numbers, size and location.

There is no description of site protection measures.

3.2 Additional Information

The applicant should be asked to specify the following information:-

a Specify the colour and finish of all major surfaces including the stacks and louvres including reference to the British Standard or other colour standards.

b Specify the final level and dimension of all surfaces and structures on Drawing Nos 3, 4, 7, and 8. These should indicate the full face dimensions of all major structures. Height should refer to ridges and eaves. These should refer to the height above ground level and the height above datum.

c Specify in section and elevation the location, design and height of all flues, openings and louvres, pipes, plant and machinery which may materially alter the external appearance of the premises.

d Specify the details of the acoustic insulation of the roof, walls, louvres and other openings as specified in the remedial measures of the noise topic - Section 6.20 of the EIS Volume 1.

e Describe in Plan and the EIS the route and environmental impact of all major utility supplies to the site, including but not limited to the water supply, the gas supply and the electricity supply. These should specify all necessary ancillary developments including substations pumping stations and water storage tanks.

f A professionally prepared landscaping grading plan for the entire site should be provided. It should identify the following:-

- The existing and proposed contours especially at boundaries;
- All vegetation boundaries and natural features to be preserved;
- The means to protect and preserve such features;
- The location, species and size of all proposed planting;

g The applicant should supply a site protection manual demonstrating the following:-

- The measures proposed to protect surrounding lands, vegetation and water from construction impacts including silt run-off;
- The feasibility of establishing and maintaining planting and topsoil in excess of 1 in 1;
- The procedures for maintaining all existing and proposed vegetation until its sustainable survival/establishment has been established.
- Specify the start and finish time of all shifts.
- Identify the location at which all waste from the development will be disposed of. This shall refer to *inter alia*, surplus product waste; waste paper; waste metal; ash; grit, silt and other wastes from the settling tanks and wheel wash. The quantity and characteristics of all such wastes should be clearly identified.

h Provide a detailed description of the operation of the abort stack and demonstrate that at no time (including the maintenance period) will there be any direct discharges to the atmosphere of air pollutants other than those permitted elsewhere in this permission.

3.3 Conditions

Condition No 1

The development should be constructed and operated in accordance with the specifications and undertakings given in the Planning Application and accompanying Environmental Impact Statement, except insofar as these may be modified by any of these following conditions.

Reason

To ensure the orderly development of the project.

Condition No 2

The applicant to specify the colour and finish of all major surfaces stacks and louvres with reference to BS and other colour standards.

Reason

In the interest of the proper planning and development of the area.

Condition No 3

The final levels and dimensions of all surfaces and structures shall be in accordance with revised Drawings Nos 3, 4, 7 and 8 which shall be lodged with and approved by the Planning Authority. These shall indicate the full face dimensions of all major structures. Heights shall refer to ridges and eaves. They shall refer to height above ground level and height above datum.

Reason

To ensure the orderly development of the project.

Condition No 4

Construction shall be in accordance with the plans, sections and elevations lodged. Note: No additional plant flues, openings, louvers, pipes, plant or machinery may be installed without express permission. Any such development which may materially alter the external appearance of the premises shall not be exempt under Class 17, Part I of the Third Schedule of SI 65 of 1977 (Local Government Planning and Development Regulations).

Condition No 5

Prior to the commencement of the development the application shall lodge with the planning authority for approval, details of the acoustic insulation of the roof, walls, louvres and other openings as specified in the remedial measures section of the Noise topic of the EIS (6.20) Volume 1. Such construction shall be capable of meeting the conditions on noise levels specified elsewhere in these conditions.

Reason

To protect the amenities of the area.

Condition No 6

Development shall not commence until the route and environmental impact of all major utilities (water supply, gas and electricity) are identified and agreed with the Planning Authority.

Reason

In the interest of proper planning and development of the area.

Condition No 7

Development shall not commence until the applicant has lodged and the Planning Authority have approved a professionally prepared landscape and grading plan for the entire site. This shall identify the following:-

The existing and proposed contours especially at boundaries;

All vegetation, boundaries and natural features to be preserved;

The means to protect and preserve such features;

The location, species and size of all proposed planting.

Reason

To protect visual amenity of the area.

Condition No 8

Prior to the commencement of the development the applicant shall lodge for the approval of the Planning Authority a site protection manual demonstrating the following:-

- The measures proposed to protect surrounding lands, vegetation and water from construction impacts including site run-off.
- The feasibility of establishing and maintaining planted and top soiled slopes in excess of 1 to 1 and the procedures for maintaining all existing and proposed vegetation until its sustainable survival/establishment has been demonstrated.

Reason

To protect the visual amenities of the area.

Condition No 9

The starting and finishing time of all shifts shall be agreed with the Planning Authority. Such times shall not be changed without the express agreement of the planning authority.

Reason

To prevent nuisance due to traffic and noise which may affect the residential amenity of the area.

Condition No 10

Prior to the commencement of development the applicant shall identify the location at which all wastes from the development shall be disposed of. This shall refer to, *inter alia*, surplus product waste; waste paper; waste metal; ash; grit, silt and other wastes from settling tanks and wheel wash. The quantity and characteristics of all such wastes shall be clearly identified.

Reason

In the interest in the proper development of the area.

3.4 The Existing Environment

Soils

There is no examination of the potential for run-off of clay or silt during construction period.

Agriculture

There is no description of the significance of the agricultural resources in the immediate vicinity of the site.

Archaeology

There is no mention of consultation with the Sites and Monuments Record Office of the Office of Public Works.

There is no evidence of a site inspection to determine the archaeological potential of the site by a competent person.

Landscape

This section fails to refer to the designations of landscape and amenity in the existing Draft and County Development Plans of Kilkenny and the existing Waterford County Development Plan nor is their any mention of designation of scenic routes in the general vicinity.

This section fails to refer to significant views to the site such as those from the golf course (at Faithlegg) due south of the site, the views from the upper road to Cheekpoint, or the views from the river which are used by leisure craft and a floating restaurant. This section fails to identify the significance, the location and the extent of mature hedges and trees which are likely to contribute to the screening of the development.

Water Quality/Surface Water Run-off

This section fails to characterize the quality of waters likely to leave the site as run-off. These may be contaminated by any of the following:-

- Resin or acidification due to run-off from bark.
- The quantities and approximate chemical characteristics of such run-offs should be specified where appropriate.

- The capacity of the settlement pond system to deal with contamination other than suspended solids is not described i.e how will resins or increased acidity (if likely) be treated.

Air Quality

No survey of air quality has been carried out. This is a significant omission considering the proximity of the nearby 240mW oil fired electricity generating station which has the potential to contribute to atmospheric pollutants in the vicinity. It will become necessary to be able to distinguish between pollutants from the power station and pollutants from the proposed development. This section fails to describe the significance of summer exhaust of filters.

Noise

This section contains no description or illustration of the number or location of nearby residences. There are estimated to be about 60 residences within 1 kilometre of the perimeter of the site. No justification is provided or systematic method is proposed for basing the study on three select premises. Note that all selected residences are downwind of the site.

Vibration

No mention is made of the existing regime for vibration in the vicinity of the house adjacent to the proposed access road.

Solid Wastes

No mention is made of the existing or available facilities which can receive solid wastes from the project.

3.5 Additional Information

The applicant should be requested to furnish the following additional information:-

a. An indication of the nearest site recorded by the Site and Monuments Record of the Office of Public Works together with a description of the significance of any such sites. This should be accompanied by evidence that a competent person has assessed the archaeological potential of the site.

b. A description of the relative significance of agricultural resources in the vicinity of the site.

c. A map of all landscape and amenity designations (including scenic routes) in the vicinity of, or likely to be affected by the development.

d. Photographs of the existing views towards the site from significant viewing points on the river in the vicinity of Faithlegg House and from the elevated road north to Cheekpoint.

e. An estimate of the quality of waters leaving the site as surface run-off and a description of the capacity of the proposed settlement ponds to treat such contaminants.

f. A survey of the ambient air quality in the vicinity of sensitive receptors adjacent to or likely to be affected by the development. The location, method, duration and substances monitored shall be agreed with the planning authority.

g. A description of the rationale and/or methodology used to select the three houses used for monitoring and an explanation of the likely application of these findings to other areas with different conditions of exposure and topography.

h. A description of the existing vibration regime at or adjacent to houses likely to be affected by the proposed access road.

i. A description of the existing landfill/waste facilities likely to be available to receive solid wastes from the development.

3.6 Conditions

Condition 11

Before development commences the applicant shall submit to the Planning Authority evidence from the Office of Public Works Site and Monuments Record Office that no features of archaeological significance are known on the site. Furthermore the applicant shall submit evidence that the site has been inspected for archaeological potential by a competent person.

Reason

To protect the archaeological heritage of the area.

3.7 Likely and Significant Impact and Mitigation Measures

Soils

There is no prediction that the likely impact is due to erosion and sedimentation and no measures are proposed to mitigate such an impact.

Agriculture

There is no cross referencing between the agricultural section and the air pollution section to provide comments on the likely significance of concentrations of air pollution identified by that modelling.

Flora and Fauna

There are no firm proposals to preserve or protect any residual hedges/trees or streams on the site or its boundaries.

Archaeology

There is no proposal to monitor for archaeological features. There is no specific commitment as to how the mill race will be protected.

Landscape

There are no quantative or substantial predictions of the impacts arising from the construction operation or existing other facilities. The zone of visual influence is not identified for the building and its cut slopes. The location of public roads or residences which would be significantly affected are not given. The extent of areas of the building which appear to break the skyline is not described. The methods used to prepare views 14 and 15 are not specified. The assumed age of the plant illustrated is not specified nor is the time taken to achieve the effects specified.

The specified remedial works (i.e 1:2 gradients) are not feasible in many instances, furthermore this is not a gentle gradient by any means. The planting proposed which is contained in appendix 12 is not sufficiently specific to be enforced as a planning condition.

Air Quality

A detailed examination of the documentation submitted as part of the Environmental Impact Statement was carried out and overall

the information is sufficient to allow a decision with regard to granting planning permission to be made. The necessity for a baseline air quality study to be carried out is questionable from a scientific view-point as the predicted impacts are very low. Should it be decided that there is a legal requirement for a baseline study to be undertaken the period of such monitoring should be 6-8 weeks for sulphur dioxide, nitrogen dioxide, and total organic compounds.

In general the air quality dispersion modelling study has been carried out in a satisfactory manner. The question concerning which set of climatological data to use would be important if long-term impacts such as seasonal or annual were predicted but is of lesser importance for predicting hourly or daily maximum impacts. Given the conservative nature of the air quality dispersion model used it is considered that the levels predicted are for a 'worst-case' emission situation from normal operation. The emissions from the abort stack were not addressed and some estimate of the duration and also the likely contribution to ambient air quality under this condition of operation is recommended.

Noise

No calculations have been provided to justify the predicted noise levels. No allowance was made for noise impacts from increased HGVs. The predicted noise impact is based on construction assumptions such as acoustic louvering which are not specified elsewhere in the EIS. Presentation of data does not facilitate an assessment of significance of new noise levels and there is no quantative discussion about how significance of new noise levels taking account of the existing noise regime.

There is no estimate of maximum noise levels (LM 1 max). No estimate is provided of the tonal quality of noise. No estimate of the construction noise impacts are presented.

3.8 Additional Information

The applicant should be requested to supply the following information.

1. A reference to the potential impacts on agriculture and air pollution in the areas of concentrated deposition.
2. Further committments to the preservation of the residual flora and fauna of the site and its perimeters.
3. Proposals to monitor any archaeological features on the site.
4. Predictions concerning the visual impact during the construction phase after 5 years of existence and 10 years of existence taking out the counted plant growth rates.
5. The plan showing the zone of visual influence of the proposed development.
6. A plan showing stretches of the public road and those residences from which the development will be visible.
7. A location map illustrating the view points and specifying the camera lenses, the viewing angles and the heights which are used for perspective projections.
8. Provide calculations to justify the predicted noise levels.
9. Provide calculations to indicate the impacts of heavy goods vehicles on adjacent dwellings.

3.9 Conditions

Condition 12

Before commencing development the applicant shall submit for approval of the planning authority proposals for the preservations of the mill race.

Reason

To protect the character and heritage of the area.

Condition 13

The access road shall be designed and detailed so that the peak noise levels from heavy goods vehicles outside existing dwellings is limited to 60 dBA. The movement of heavy goods vehicles should be limited to the hours 08.00 to 22.00 Monday to Saturday.

Reason

To preserve the residential amenity of the area.

Condition No 14

The following operational noise limits should apply:-

a/ 50 dBA Leq: 60 dBA Max from 08.00 to 22.00 hours.

40 dBA Leq; 50 dBA Max from 22.00 to 08.00 hours.

b/ There shall be no clearly tonal or impulsive component to the plant noise emissions at any local residence.

c/ Noise levels shall be analysed on an hourly basis from 08.00 to 22.00 hours and on a 15 minute basis from 22.00 to 08.00 hours.

d/ Construction: 65 dBA Leq (day), 40 dBA Leq (night) recommended. 75 dBA Max day, 50 dBA Max night.

Reason

To preserve the residential amenity of the area.

Condition No 15

Within 3 months of comissioning, a noise monitoring survey shall be carried out. The locations and duration of such survey shall be agreed with the planning authority.

Reason

To preserve the residential amenity of the area.

APPENDIX 1

CONSULTANT'S REPORT
ON
NOISE AND VIBRATION

ACOUSTIC ASSOCIATES

(IRELAND) LTD.

Phone 01-8480355
Fax 01-8480355

Specialist Advice on
Acoustics, Noise and Vibration

17 Grange Park Ave.,
Raheny, Dublin 5.

8/3/94

RECEIVED - 9 MAR 1994

Mr.Tom Skehan
CAAS Environmental Services Ltd.
8 Merrion Square
Dublin 2

re : Louisiana Pacific Coillte OSB Project

Dear Tom,

The following are my observations on the noise aspect of the EIS on the above project.

1. The expected truck traffic to & from the plant is 110 trucks in and out per day according to the EIS. This is 220 trucks in "predominantly between 8am and 10pm" - an average of 16 trucks per hour. Currently there are no HGV movements along the Glasshouse Road, near the houses which will be within ca. 100 metres of the proposed access road to the LPC site.

I must therefore take issue with the statement -
"The result will be that the noise impact of the proposal will be negligible at nearby residences, including the effect of haulage trucks"

My expectation is that HGV traffic will have quite a significant impact on perhaps up to 5 or 6 houses on Glasshouse Road, especially those at the SE end.

This will be minimised somewhat if (a) the proposed access road has right-of-way at the crossroads; and (b) if banks or berms were built to screen the houses from truck noise.

Recommendation
---------- I would recommend construction of barriers to limit peak noise level from passing HGV's to 60 dBA.

2. I would recommend that HGV movements be limited to the hours 0800 to 2200 hours. But even this could be contentious on Sundays.

3. The Quaestor report states "The noise emission level ---could have some potential for disturbance to residents". This refers to fixed plant noise. I fully agree with this statement.

4. While the source levels for the calculations are not given, it is my belief that the projected levels are somewhat optimistic.

In relation to the process buildings it is likely that Rooflights should be of heavy glass - not of the usual light plastic.

The high Level Louvres will likely require substantial acoustic attenuation.

5. "Remedial measures however, would ensure that there would be minimal increase in noise levels at these locations". It is not clear whether this latter statement applies to resultant levels of 45 and 42 dBA (day,night). It is not entirely assured that 42 dBA industrial noise in what is now a very quiet rural area will be regarded as minimal. The result will depend strongly on how much tonality and/or impulsiveness is contained in the overall noise emissions.

6. No estimates of noise level at the Conway residence ca.150 m NW of the proposed site are given. This will be a significant reception point. It is therefore recommended that noise calculations be done for this residence (i) in neutral wind conditions, and (b) in a moderate SE wind.

7. I understand that the house to the South of the site belongs to the current landowner of the site.

8. No attention has been shown in the EIS to maximum noise levels Lmax. Peaks could be due to (a) The log yard (expected to operate at night). Also (b) the delivery of logs until 10pm. (c) Will there be any escape of impulsive noise from the debarking process through opes in the building ?

9. It is likely that there will be a Tonal character in (i) the noise of the loghandling Fork Lift Trucks,in (ii) Emissions from the Dryers/Boilers ,(iii) Rooftop fans (iv) Reversing beepers, and perhaps from other plant items. Is it assured that those tones will be suppressed adaequately ?
One could request that a list of plant items with significant tonal emission, and the levels of tones expected, be requested from the developer.

10. As an alternative to the foregoing questions, I would recommend conditioning the project with the same operational noise limits as the Galmoy mine was given.
Those are:(a)(i) 50 dBA Leq; 60 dBA Max.from 0800 to 2200 hours.
(ii) 40 dBA Leq; 50 dBA Max.from 2200 to 0800 hours.
(b) There shall be no clearly tonal, or impulsive, component in the plant noise immission at any local residence.
(c) Noise levels shall be analysed on an hourly basis from 0800 to 2200 hours, and on a 15 minute basis from 2200 to 0800 hours.
(d) Construction: 65 dBALeq (day);40 dBALeq(night) recommended.
75 dBA Max. 50 dBA MAx. "

11. "Within 3 months of commissioning a noise monitoring survey will be carried out".
I would suggest that continuous monitors for noise would usefully be located at two or three locations around this project, due to (a) the plant scale, (b) the substantial outdoor operations, and (c) the proposed night working.

12. Conditions on noise monitoring are recommended to the Planning Authority, the same as given to the Galmoy project.

13. "Vibration will not have any impact - either in construction or in operation "
This statement from the EIS seems to contradict those following also from the EIS.
Par.6.21 "The construction works, particularly the earthworks could result in the transmission of vibrations that could cause damage to nearby structures" !
"The transport of large volumes of goods by road could transmit vibrations that would result in damage to structures"
The construction standard, and surface condition, of the proposed access road, will require to be top class in order to avoid causing unnecessary vibration from passing laden trucks.

14. Construction should be conditional on(i) use of BS 5228:1984, during the construction phase, and (ii) on construction equipment complying with SI No.320:1988.

APPENDIX 2

CONSULTANT'S REPORT
ON
AIR QUALITY

ENVIROCON LTD.
Environmental Consultancy

Clifton House, Lwr Fitzwilliam Street, Dublin 2, Ireland
FAX: (353) (1) 6615200
PHONE: (353) (1) 6613788

TO: MR CONOR SKEHAN, CAAS ENVIRONMENTAL SERVICES LTD.
DATE: 15 MARCH 1994

RE: OSB MILL - LOUISIANA PACIFIC, BELVIEW CO. KILKENNY
EIS - AIR QUALITY ASSESSMENT

The Environmental Impact Statement was reviewed in detail in relation to aspects of air quality impact and air pollution abatement proposed for the OSB Mill.

1) Climatological Data

The statement in the EIS concerning the suitability of Rosslare meteorological station for use in the Belview location is incorrect as the letter from the Meteorological Service relates primarily to the use of air temperature and rainfall rather than wind speed which is the critical factor in relation to dispersion of air emissions. As a worst case scenario in the dispersion modelling study Kilkenny climatological data would be preferred as input to the model as the percentage of low wind speeds is much higher than at Rosslare. For example at Kilkenny 55% of wind speeds observations are less than 3 m/s with 6.5% calm conditions whereas at Rosslare the corresponding incidence is 22.4% and 0.5% respectively. The much higher incidence in low wind speed conditions would have a significant impact on predicted ground level air concentrations over longer time periods of a season or year. For modelling over an hour or even a day the selection of climatological data is not critical.

1) Baseline Air Quality Survey

No baseline air quality survey was carried out as part of the Environmental Impact Statement for gaseous pollutants. The conclusions made in the EIS as to the likely impact on the air quality are based on the results of the dispersion modelling study carried out. The modelling results for maximum hourly and daily concentrations indicate that the predicted impact of emissions of sulphur dioxide, nitrogen oxides and organic compounds (formaldehyde, phenol and MDI) are very low and so the change in existing ambient air quality would not be significant. For example, maximum predicted daily sulphur dioxide concentrations are 1 ug/m^3 which is well below the detection level of ambient air quality monitors currently used.

(iii) Control of fugitive particulate emissions such as from the yard surface or ash disposal area will be required as part of the conditions for operation to be contained in the licence.

5) Conditions of operation

It is considered that the appropriate procedure for issuing conditions regarding the operation of the proposed development is through requirements given in an Air Pollution Licence instead of Planning Conditions. The conditions shall relate both to emissions monitoring and also the requirements for ambient air quality monitoring and will be contained in an Air Pollution Licence issued under the Air Pollution Act 1987. This will specify details of the type of monitoring to be carried out at the significant emission points within the mill and ambient air quality monitoring within the surrounding area including odours.

6) Conclusions

A detailed examination of the documentation submitted as part of the Environmental Impact Statement was carried out and overall the information is sufficient to allow a decision with regard to granting planning permission to be made. The necessity for a baseline air quality study to be carried out is questionable from a scientific view-point as the predicted impacts are very low. Should it be decided that there is a legal requirement for a baseline study to be undertaken the period of such monitoring should be 6-8 weeks for sulphur dioxide, nitrogen dioxide, and total organic compounds.

In general the air quality dispersion modelling study has been carried out in a satisfactory manner. The question concerning which set of climatological data to use would be important if long-term impacts such as seasonal or annual were predicted but is of lesser importance for predicting hourly or daily maximum impacts. Given the conservative nature of the air quality dispersion model used it is considered that the levels predicted are for a 'worst-case' emission situation from normal operation. The emissions from the abort stack were not addressed and some estimate of the duration and also the likely contribution to ambient air quality under this condition of operation is recommended.

It is evident from the details submitted regarding air pollution abatement that the proposed mill will incorporate advanced methods of controlling emissions, especially in relation to organic compounds. Although the long-term efficiency of RTO's is unproven due to their relatively recent use in this type of industrial process the degree of emission reduction achieved would indicate that this is the preferred technology. The limits on emissions from the significant stacks specified in the Air Licence will ensure that no adverse impact on the environment or the health of the surrounding community will occur.

M. L. Bailey

Michael L. Bailey
Managing Director

APPENDIX 3

SCOPING NOTES
(SEPTEMBER 1993)

NOTES ON SCOPING DEVELOPMENT

FOR

LOUISIANA PACIFIC CORPORATION

PROPOSED O.S.B. MILL

AT

GORTEENS, CO. KILKENNY

PREPARED FOR

THE PLANNING DEPARTMENT

KILKENNY COUNTY COUNCIL

SEPTEMBER 22ND, 1993

BY

CAAS ENVIRONMENTAL SERVICES LIMITED

8, MERRION SQUARE

DUBLIN 2.

RE: SCOPE OF PROPOSED E.I.S. FOR O.S.B. MILL AT GORTEEN, CO. KILKENNY.

1. INTRODUCTION

The Scoping Document provides a good description of the proposed production process. There are omissions from the general scope of work to be undertaken. Much more detail needs to be agreed on the extent, methodology and specific issues within each topic so that this document can be deemed to be acceptable initial scoping document.

The following comments may provide some assistance to the Planning Department in drawing up a note of initial respsonse to the Company.

1b Methodology

Where baselines are established, the E.I.S. should indicate the location, extent and character of the aims described. It should characterise it by reference to agreed standards, wherever possible, using objective, reproductable techniques.

Each baseline should include reference to the significance and vulnerability of the resource described and to any trends presently evident in the current status of that resource.

2. GENERAL

2.1 E.I.S. Methodology

The applicants should be advised of the desirability of strictly adhering to the requirements of Section 2 Article 25 of the Regulations which specify the contents of an E.I.S. namely:-

- Description of Proposed Development (this may include alternative consideration)
- Description of the existing environment ("Data necessary to identify and assess..").
- Description of Environmental Impacts
- Description of Ameliorative Measures
- Non Technical Summary

Within these descriptions the applicant should be directed to address each of the following Environmental Topics:-

Human Beings
Flora
Fauna
Soil
Water
Air
The Landscape
The Interaction between the foregoing
Material Assets
Cultural Heritage

The applicants attention should be particularly drawn to the needs to examine significant direct and indirect impacts.

2.2 Preamble

Consultation

The preamble should refer to the bodies consulted, clearly stating, whether local regional or national offices were consulted.

Consultation should be on the basis of a uniform document(s) which clearly describe the extent of the proposed development, its potential impacts and the scope of the E.I.S.

See Appendix I for a list of additional (but not exhaustive) Consultees recommended by the County Council.

A description of the statutory requirement for an E.I.S. under the regulations should be included referring where appropriate to the schedule of "Specified Development" contained within the Regulations (Part V, Section 24-26 and Article 24, First Schedule Parts I and II).

2.3 Alternatives

The description of alternatives must be considerably broader than a consideration of "alternative sites available for development" (8.1). It must include alternative strategies and the reason for the final selection, taking environmental factors into account, when deciding:-

Raw material transportation strategies
Process strategies including:-

- Storage;
- Power supply (including fuel);
- Choice of resin and wax types;
- Waste production recovery and disposal;
- Site layout and general configuration strategy;
- Impact amelioration strategies;
- Monitoring strategies.

2.4 Project Description

This section should include all indirect and associated developments (roads, infrastructure etc.)

The section should include a description of construction, expansion (if any) and decommissioning, if a life cycle of 25 years or less is proposed.

3. THE SCOPE OF THE E.I.S.

Under the following statutory headings, the following topics should be addressed (note that this list should not be regarded as definitive but should be adjusted in light of preliminary consultations).

3.1 Human Beings

Describe the implications for landuse strategy in the immediate vicinity. Describe the associated socio-economic activities (including direct and indirect employment).

Describe the capacity of the local economy/infrastructure to meet any anticipated increase in demand for development or infrastructure - in so far as this may have environmental consequences (Cross refer to the Material Assets Section).

Describe in general terms Health & Safety risk and other hazards to human beings (if applicable) and cross-reference to the relevant sections e.g. Air, Noise.

3.2. Flora

Describe the location, extent, character, significance and vulnerability of all the terrestrial and aquatic floral communities and habitats on-site and in areas with a potential to be significantly affected by either the project or any directly related developments (e.g. new pipelines, roads etc.).

This section should refer to agricultural Floral resources also (grass, crops, trees, hedges etc.) with particular attention to trends in farming practices, productivity and identification of baseline plots and sampling methods. (Refer to 2.1).

Species lists without the above interpretation will not be sufficient. Uncommon, rare or endangered species should be highlighted. Agricultural crops and grasses which are sensitive to by-products of the proposed development should be particularly highlighted.

3.3. Fauna

Describe the location, extent, character, significance and vulnerability of all terrestrial, aquatic and benthic habitats (natural and manmade) on-site and in areas with a potential to be significantly affected by either the project or any directly related developments (e.g. new pipelines,roads etc).

Particular attention should be paid to the potential natural fauna. If sites are investigated for periods of less than one year, reference should also be made to *transient* faunal populations which may feed, roost, migrate, spawn or otherwise temporarily avail of the habitat.

Agricultural livestock should be treated separately with particular attention to trends in farming practices, productivity and identification of baseline herds/plots and sampling methods (Chapter 2.1).

Species list without the above interpretation will not be sufficient. Uncommon, rare or endangered species should be highlighted. Farm stock sensitivities to by-products of the proposed development should be particularly highlighted.

3.4 Soil

Describe the potential for impacts due to erosion or siltation associated with the construction processes and their implications for wildlife, agriculture and fisheries as well as the stability and security of adjacent premises.

Describe the potential impacts on soil associated with the long term storage and disposal of ash, sludges and other wastes and residues which may be placed on or under lands.

Proposals for disposal of solid wastes should indicate either that permission to dispose of, in a regulated manner, is forthcoming or that the proposal will not induce adverse environmental impacts elsewhere.

3.5 Water

Describe the extent and character of all ground and surface waters with a potential to be significantly affected by the development or operations of this project. The significance and vulnerability of such waters should be identified and enumerated along with the location, size and capacity of all discharge points or access to ground or surface waters. The character, volume, rate of frequency of all such discharges should be clearly identified.

Describe the above with particular reference to any by-products or effluents (whether deliberate or accidental) which have the potential to adversely effect waters.

Describe the standards which will be achieved for all discharges, the means by which such standard will be obtained, maintained and monitored. The dilution, deposition and cumulative impacts of such discharges must be quantitivly and spatially described.

Describe the 'worst-case' scenario and the means of detecting and ameliorating such an impact so as to minimise the risk of long term or irreversible damage.

3.6 Air

This section could include:-

Air Pollution (including odours and visible vapours)

Noise and Vibration

"Spill-over" Light

3.6.1 Air

The character of existing air quality and relevant macro- and micro-climatic phenomena (such as thermal inversions) should be comprehensively described.

The location, size, and capacity of all vents and other sources of point and diffuse emission to the air should be identified and enumeration.

The character, volume, rate and frequency of all such emissions should be clearly identified.

Describe the standards which will be achieved for all discharges and, the means by which such standards will be obtained, maintained and monitored. The ultimate dispersion and disposition rates and locations of all airborne residues must be quantitatively described.

Describe the "worst-case" scenario(s) and the means of detecting and ameliorating such an impact, so as to minimise the risk of long term or irreversible damage.

3.6.2 Noise and Vibration

Establish existing baseline conditions at representative hours of the day/week etc. with particular reference to residences and other sleeping accommodation.

Describe all major sources of noise and vibration as well as general and occasional background levels.

Descriptions should be specific to times of day/week etc and specify the percentage of time for which levels will be maintained and exceeded.

General noise should include mobile plant noise, Klaxons, Alarms, as well as plant and process noise and vibration.

Means of monitoring noise must be specified.

3.6.2 "Spill-Over Light"

In light of the proposals for 24 hour operations in a rural district the applicant should address the type of adverse impacts of "spillover light" on neighbouring residential amenities.

3.7 CLIMATE

This may be incorporated in to the section "Air" if necessary.

3.8 THE LANDSCAPE

This must be treated as separate section from "Cultural Heritage".

Describe the character, significance and vulnerability of the existing Landscape, with particular emphasis on Topography.

Describe potentially significant viewing positions which expose the Landscape from public roads, Hotels, Institutions, Amenities and Residences.

Describe the visual characteristics of the proposed development including (but not limited to) the locations, form, dimensions, colour, texture or finish of all major structures. The location, form and dimension of all site works (including earthworks) powerlines, roads, gates, fences, signs, substations, outfalls and storage tanks. The location, form and dimension of all major mobile features should also be indicated, this includes stockpiles, mobile plants, parking and servicing areas and other outdoor storage areas.

It is very important the ephemeral phenomena such as vapour clouds should be addressed.

Potential Visibility (i.e. before Ameliorative screening) should be described as a "worst case" as well as screening after 7-10 years growth of screen planting (if applicable).

Mechanical perspectives, if used, should specify the observer height and point, angle of vision and 'picture plane' location. Photographs should specify the camera height and location, the lenses used and the time of day and weather conditions pertaining.

Viewing points should be agreed by consultation.

3.9 The interactions of any of the foregoing

This should provide a brief summary of the impacts of a combination of some of the foregoing impacts on certain aspects of the environment or activities including (but not limited to):-

Agriculture

- Impacts due to a combination of severance, noise, dust, odours, hazards.

Residences

- Impacts due to a combination of visual impacts, noise, lighting overspill, dust, odour, exposure and hazard.

Tourism

- As per Residential.

Wildlife

- Impacts due to noise, severance, dust, odours, water discharges.

3.10 Material Assets

Transportation should include impacts on rail and shipping traffic as well as road traffic.

Infrastructure capacity should be described. Water, electricity, gas and other services should be described in terms of present and required capacity as well as the development necessary to supply those which are not available at present.

Severance should be included in the discussion of land values.

3.11 Cultural Heritage

Describe the location, character and significance of the most adjacent Sites and Monuments recorded by the O.P.W.

Describe the potential for Archeological remains both on the development site and sites of related development (roads, pipelines etc).

The applicants attention is particularly drawn to high levels of neolithic material encountered on many hill sites overlooking the Waterford Harbour area.

Proposals to investigate, monitor and avoid Archeological features should be included.

APPENDIX I

ADDITIONAL CONSULTEES:-

- Environmental Protection Agency
- Neighbouring Landowners
- I.F.A.
- O.P.W. (Sites & Monument Records)
- O.P.W. (Wildlife)
- National Roads Authority

APPENDIX II

The applicant may consider a separate Planning Application Report to address:-

- The Zoning of the Land
- Relations with Forestry Activities
- Descriptions of the Employment Aspects
- Descriptions of Financial or Economic Considerations
- Landuse Strategy in the Area.
- Similar Developments in Ireland and Internationally.