

## 13.0 MATERIAL ASSETS

### 13.1 Methodology

The Material Assets of the area were assessed in line with the EPA's *Advice Notes on Current Practice* (2003). The cultural heritage (archaeology, monuments, architectural heritage, etc.) associated with the site is assessed in Chapter 9. Therefore, it was not considered again in this section.

Other material assets considered include the economic assets such as utilities and transportation as well as social assets. Information relating to these assets was acquired from the following sources: Census 2002; Cork County Development Plan 2003; Youghal Town Council Development Plan 2002 and OSi Discovery Series Sheet 81.

### 13.2 Existing Environment

The site of the proposed development is located within commutable distance to a number of significant towns in the Cork County region. These are listed in Table 13.1 Population and Proximity to Proposed Development.

Urban Centre	Pop. (Census '02)*	Distance
Youghal Town	6,596	2km
Cork City & Suburbs	186,239	45km
Carrigaline	11,191	50km
Fermoy	4,804	40km
Mitchelstown	3,300	50km
Midleton	7,208	30km

**Table 13.1 Population and Proximity to Proposed Development.**

\*Populations per town inclusive of Environs

Overall, each of these centres experienced population growth between 1996 and 2002. Youghal town itself was witness to a 10% population increase during this period. A certain proportion of the population increase observed in the urban centres relates to the consolidation of population into towns and cities, associated with a move away from sparse rural dwellings.

Factors associated with this migration include a decrease in the number of small farm holdings and the mobilisation of the wider population into the labour force. The largest demographic group in Youghal town are by far, the 25-44 age group (1,992 in total).

At the time of the last census (2002), unemployment was running at low levels in Youghal. However, by February 2003, two of the town's major employers had announced closures. Therefore, there is most likely a good supply of labour presently available in Youghal.

## Landuse

The site of the proposed development is on land designated for industrial development. Other recent developments in the vicinity of the site include the National Car Test Centre, Youghal Civic Amenity and Landfill, the IDA Foxhole Industrial Estate and Foxhole Business Park.

The area of the site is well served by existing infrastructure. Access to the site is from the minor road to the north of the site; this minor road is located just off the R634 (former N25 route). The site of the proposed development has full Planning Permission (ref: S/00/7093) for *the construction of a waste transfer station* and also holds a Waste Management Permit (ref: CK(S) 23/03) for a Waste Recycling/Transfer Station. The site is actually listed in Table 4.1 Cork County Waste Permit Holders of the Waste Management Plan for Cork County 2004. Therefore the activity of waste treatment has been established in principal at the site.

## Transport Infrastructure

In terms of transportation, Youghal is well serviced by roads. The N25 National Secondary Route from Cork to Waterford serves the town. This route is also a designated Euroroute E30; thus it is part of the officially designated European network of roads, which represent the core of the transport system throughout Europe.

Table 13.1 illustrates the proximity of several Cork towns to Youghal; these are all well connected via the existing road network.

The site of the proposed development is adjacent to the Youghal by-pass, a recently completed section of the N25 designed to alleviate traffic congestion in Youghal town.

### 13.3 Decommissioning Phase

A complete decommissioning plan is enclosed in Appendix 11.

### 13.4 Impact Assessment

#### Economic Impact

It is estimated that the construction phase of the proposed development will bring up to 30 jobs to Youghal. Throughout the operational phase, a minimum of 17 persons will be employed at the facility. Spin off industries associated with the proposed development may also produce jobs in the form of cleaning services, catering providers, etc.

### **Existing Infrastructure**

It is proposed that the site will have its own waste water treatment plant. Therefore, there are no impacts expected to the existing sewage infrastructure. There is no negative impact expected to other infrastructure in the area, which has been planned with industrial development in mind.

### **Transport Infrastructure**

The proposed development is located adjacent to the Youghal by-pass. Therefore, there are no negative economic impacts anticipated for the town of Youghal related to vehicular movements to and from the site. This represents a positive impact for the area.

Proximity to the existing landfill will ensure that any waste contaminants that may have to be disposed of can be done in close proximity to the site without generating excessive traffic on the roads.

### **Property Values**

The area of the proposed development has been zoned by the planning authority as Industrial/Enterprise. Also, there is little evidence to suggest that adjacency to a well managed waste management facility negatively impacts on house prices.

### **Tourism**

The Cork County Development Plan 2003 states as an aim the desire, *to promote development in Youghal with regard to its coastal setting and its special recreational, heritage and marine tourism functions.* With this in mind, the Department of Arts, Sport and Tourism (DAST) was consulted during the Public Consultation Stage, along with other relevant parties. A full compilation of responses to date are enclosed in Appendix 3.

A landscape assessment was conducted to investigate the impact of the proposed development on views and prospects in the Youghal area (see Section 10). A full report is included in Appendix 9. This assessment concludes that the visual impact of the proposed development on the surrounding environment will be minor to negligible. This is due to the fact that the site will be well screened by trees and other developments in its vicinity such as the Millennium Court office buildings at Foxhole Business Park, the NCT centre and Youghal Landfill. The site will therefore be in harmony with the other buildings in this industrial and commercial zoned area.

### **Natural Resources**

The facility of the proposed development will reduce the volume of waste requiring disposal in the Cork Area. The Waste Recovery/Transfer Facility will promote recovery and recycling. The Sludge Drying Facility will reduce sludge volumes currently being exported and landfilled. These measures represent a positive impact on natural resources and are in keeping with sustainable development practices.

### **13.5 Mitigation Measures**

There are no mitigation measures required.

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