

SECTION 11 : MATERIAL ASSETS

11.1 INTRODUCTION

Brady Shipman Martin has been commissioned to undertake a study of the impact of the proposed remediation of unauthorised landfill sites on Roadstone Dublin's landholding on Materials Assets in the surrounding area. This study is intended to accompany the company's application to the Environmental Protection Agency for a Waste Licence in respect of the proposed works.

The personnel involved in preparation of this chapter are:

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In undertaking this study, due regard has been had to the requirements of EPA Guidelines on impact assessment for Waste Disposal Activities (Landfill), including consideration of traffic, tourism and property values in the vicinity of the site, and the impact of the proposed development on these factors. The study has also had regard to the EPA publication '*Guidelines on the Information to be contained in Environmental Impact Statement*' (March 2002).

11.2 RECEIVING ENVIRONMENT

11.2.1 Outline and Methodology of the Baseline Study

The baseline study of the area with regard to Material Assets involved a general assessment of the N81 National Secondary Road linking Dublin to Bunclody, Co. Wexford (that passes through Blessington and past the proposed engineered landfill site), the tourist attractions and tourist potential of the area and the local commercial properties and housing in the area. Statistics relating to traffic figures and tourist numbers were mainly sourced on the internet. A site visit was carried out to establish the geographic relationship between the proposed engineered landfill site, the N81, local tourist attractions and local housing and commercial properties.

11.2.2 Site Context

At its closest point, the proposed engineered landfill is located approximately 0.65km from the N81. The three existing unauthorised landfill Areas 1, 4 and 6 are approximately 0.7km, 1.3km and 0.4km respectively at its closest point from the N81. The site is within Roadstone Dublin's landholding, which extends to both sides of the N81 and has entrances on both sides of the road (See Figure 11.1 below).

The Downshire Hotel in the centre of Blessington town, is approximately 0.8km from the nearest unauthorised landfill site at Area 6. The locally important amenity of Deerpark Wood is in excess of 1km away at its nearest point from the unauthorised landfill site at Area 4. A further 100 metres south-west of Deerpark lies Glen Ding Wood, which is another valued amenity of the area.

11.2.3 Roads

The National Roads Authority's current figure for Annual Average Daily Traffic (AADT) for the section of the N81 through Blessington is 13,070 vehicles, 6.8% (or 888) of which are heavy good vehicles (HGV's).

11.2.4 Tourism

Blessington is an important gateway to the popular tourist destinations in Co. Wicklow such as the Wicklow Mountains and Glendalough. This is particularly true for day-trippers from the Dublin Metropolitan Area. However Blessington is an area that contains its own attractions making the town a strong tourist centre in its own right. Some of the attractions include:

- *Blessington Town:* The town itself has an attractive character with several stone buildings along a tree lined main street. The environs of the town changed character dramatically in the 1940's when the flooding of the Liffey Valley was carried out, forming the Blessington Lakes to the south-east of the town

- **Blessington Lakes:** The lakes have a shoreline of approximately 56 kilometres. The lakes attract thousands of tourists and anglers each year. In more recent years water-based activities such as canoeing and windsurfing have also become popular. The growth of such activities has broadened the age profile of those visiting the lakes
- **Russborough House:** The house was built between 1740 and 1750 and is situated 3 kms from Blessington. It is home to the internationally renowned Beit collection which features many fine displays of tapestries, silverware and works of art and is a popular tourist destination
- **Walking and Hiking:** These are activities that are synonymous with Co. Wicklow in general. The mountain, lake and coastal scenery all attract thousands of visitors every year. The Ballyknockan / Donard Walking Festival takes place annually, covering some of the scenic routes to the south of the Blessington lakes. There are also several woodland walking routes to the north of Blessington, one of which is the nearby Deerpark Woods and to the south-west of this, Glen Ding wood.

11.2.5 Housing

As discussed in Section 3, the population of Blessington DED and town has grown significantly during the inter-censal period 1996 to 2002. There has been continued growth in population in both areas from 1971 to the latest census year, 2002. The proximity of Blessington to Dublin and to employment opportunities in the Tallaght area and the high level of local amenities have contributed to the growth of the town, which may be considered as part of the wider Dublin housing market. A new housing development, Woodleigh, has recently been constructed immediately adjacent to the unauthorised disposal site at Area 6, in excess of 0.5km at its nearest point, from the site of the proposed engineered landfill.

11.2.6 Groundwater

The sand and gravel deposits beneath Roadstone Dublin's landholding are classified as a locally important gravel aquifer '-Lg', in the Wicklow Groundwater Protection Scheme. These deposits can store and transmit relatively large quantities of groundwater due to their highly permeable nature. They are also in hydrogeological continuity with Pollaphuca Reservoir which provides the water supply for large areas of Dublin.

According to Wicklow County Council records, there are at least five or six group scheme wells developed in the sand and gravel aquifer supplying water to a number of new housing estates on the Naas side of Blessington. The Wicklow and Kildare County Council mains water supplies do not pass these sites, so it can be assumed that houses in the vicinity are supplied by private wells, all probably developed in the sand and gravel. Section 6 addresses groundwater issues in more detail.

11.3 IMPACT OF REMEDIATION WORKS

11.3.1 Short-Term Impacts

Following construction of landfill infrastructure and basal liner, the duration of extraction of the buried waste from each of Areas 1, 4 and 6 is expected to be approximately 6 - 8 weeks. The overall duration of the landfilling operations is expected to be in the order of 4 to 6 months (following construction of the basal landfill liner and associated infrastructure). The construction of the infrastructure of the landfill will require the transportation of raw materials to site. Of these, the largest single component will be the approximately 2,700 HGV movements required to import 54,000 tonnes of impermeable clay liner for the base of the engineered landfill from Huntstown Quarry, in north County Dublin. However, as this will be a one off exercise for the purpose of the construction of the facility, its impact will be temporary, short-term and moderate.

The trucks used to transfer the waste from Areas 1, 4 and 6 to the engineered landfill will remain within Roadstone Dublin's landholding at all times. Trucks will only leave Roadstone Dublin's landholding on the western side of the N81 for maintenance, refuelling and servicing at Doran's Pit, on the opposite side of the road. The number of additional truck movements generated by such activity per day will be insignificant in the context of 888 daily truck movements through the town of Blessington.

Due to the temporary short-term nature of the proposed site remediation works, it will have a negligible impact on the tourist industry of the surrounding area.

During the period of construction there will be temporary impacts on residential and commercial properties arising from on-site construction traffic and activities and increased HGV traffic exiting the site. These impacts will be moderate, of relatively short-term duration and will be limited in nature. They will not affect the overall character of the area. They will result in an improvement to residential amenity. The principal short-term impacts on residential properties are likely to be odour nuisance, noise and visual impacts. Each of which is discussed separately Sections 7,8 and 9 of this report. All of these impacts will be greatest at the Woodleigh housing development adjacent to Area 6.

11.3.2 Long-Term Impacts

There will be few long-term impacts from the site remediation works and the proposed landfill development, given their relatively short-term duration. Excavation and removal of the buried waste from Areas 1, 4 and 6 will allow for reinstatement of the land, and in the case of Area 6 will facilitate planting of wildflower grassland and some native woodland, which will, in time, enhance the landscape for residents in the adjacent housing areas.

The long-term impact of the proposed remediation works and the development of an on-site engineered landfill on the underlying groundwater aquifer is discussed in detail in Section 6 of this report.

11.3.3 Interaction with other Environmental Receptors

There are no additional interactions other than those discussed in the text above.

11.4 MITIGATION MEASURES

Where possible truck movements (for refuelling, maintenance and servicing) across the N81 from the Roadstone Dublin's landholding on the western side to that on the eastern side (Doran's Pit) will, insofar as possible, be carried out at off-peak times.

Warning notices, speed restriction signs and construction traffic signposting will be established along the paved and unpaved roads leading to the temporary site compound and the proposed landfill facility, in order to maintain a safe and orderly traffic regime at the site. All construction traffic exiting the site will pass through a wheel wash.

REFERENCES AND SOURCES OF INFORMATION

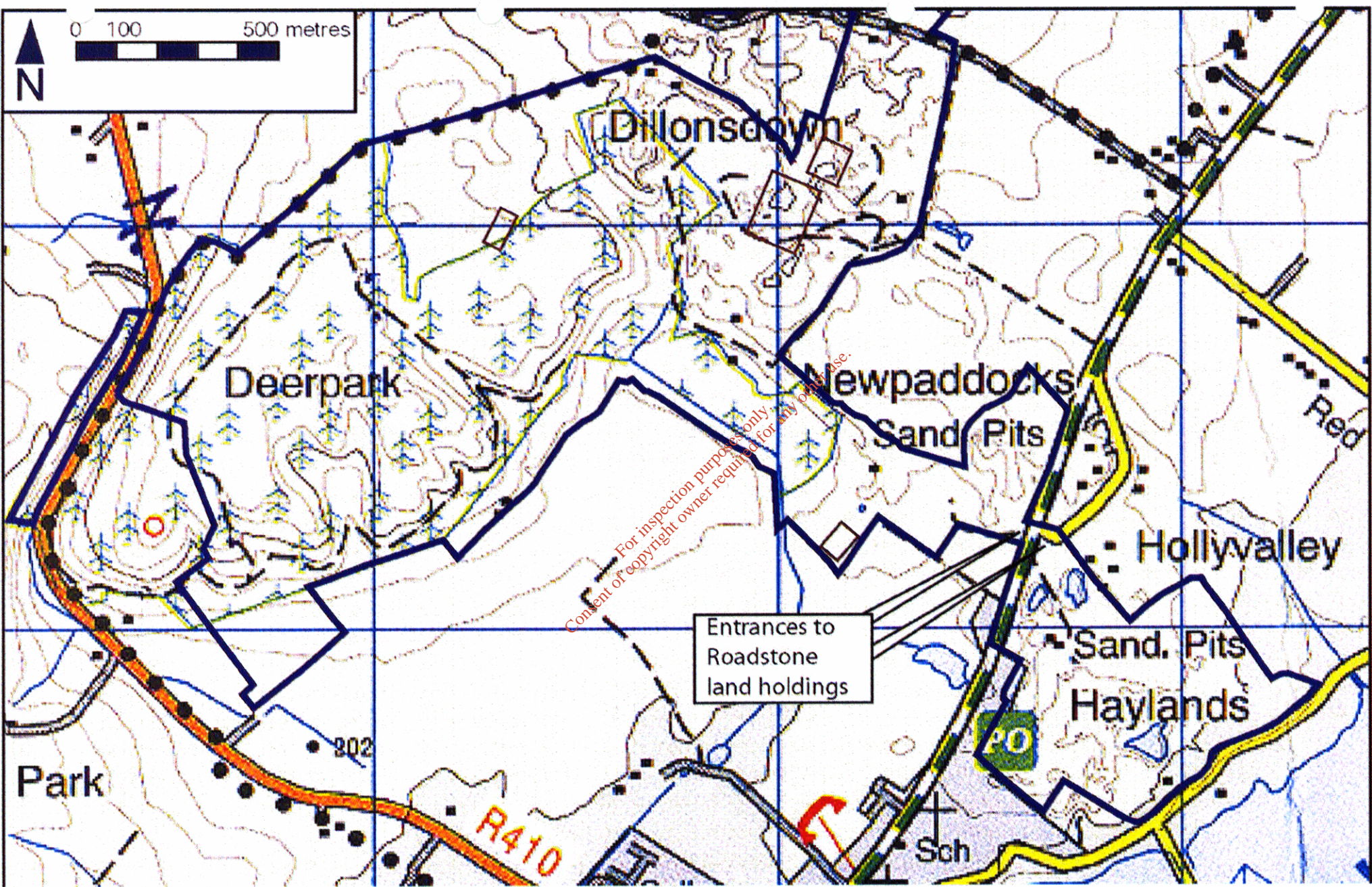
www.nra.ie

www.blessington.info

www.wicklow.ie

FIGURES

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roadstone
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Roadstone Dublin Ltd Landholding
 Ordnance Survey Ireland Licence No. SU 0000704
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Rev.	Date	By	Description
0	Dec 03	SMD/PM	

Site: Lands at Blessington, Co. Wicklow
 Project: Remediation of Unauthorised Landfill Sites
 Title: Roadstone Entrances
 Drawn: PM
 Job. No: 2901/09
 Scale: 1:12,500
 Date: Dec 2003
FIGURE 11.1