

## 14.0 MATERIAL ASSETS

### 14.1 Introduction

14.1.1 The European Communities (Environmental Impact Assessment)(Amendment) Regulations 2001 and the EPA Guidance notes require that aspects of the environment that may be significantly impacted by the development of the site should be included in the EIS, including material assets. The main impacts on material assets from the proposed development are on:

- Local Housing & Amenities
- Commercial Activities
- Industrial Development
- Architectural and Archaeological Heritage

14.1.2 The subject site for the proposed Labre Park Civic Amenity Facility is located in an area of the waste ground at Labre Park, Ballyfermot, in the administrative area of Dublin City Council.

14.1.3 The site lies in a parcel of waste ground within a predominantly industrial area which is bounded to the north by Kylemore Park West Industrial Estate and Labre Park, which contains social housing and trailer/temporary dwelling accommodation for the Travelling Community. To the south it is bounded by the Grand Canal. Kylemore Road lies to the east of the site at an approximate distance of ca. 180 metres.

14.1.4 The site is predominately waste ground and has been used historically for unauthorised dumping of waste materials and the grazing of small numbers of horses. Small-scale dumping, illegal fires, dumping of vehicles and unsocial activity currently takes place on this land. The development potential for the site is limited as it lies within a corridor of ESB High Voltage Transmission lines. Provision for 38kv, 110kv and 220kv pylons lie within, or run immediately adjacent to the site.

### 14.2 Existing Environment

#### Industry

14.2.1 The areas to the north (Kylemore Park), south (JFK Industrial Estate across the Grand Canal) and east (Killeen Road Industrial Park) of the proposed development site are predominantly industrial in nature with small numbers of residential premises, i.e. Nugget Cottages and Labre Park. Most of the businesses in the area are of a light industrial nature. The current zoning for the land on which the proposed development is to be constructed is Z7. This zoning designates the land use objective as: "To provide for the protection and creation of industrial uses, and facilitate opportunities for employment creation."

#### Site Use

14.2.2 The site is currently derelict ground which is used for the grazing of a small number of horses. The site is not used for any other purpose but it has been used historically for the illegal disposal of waste material. There are a number of electrical pylons in place which limits the development potential for the site.

### 14.3 Characteristics of the Proposal

- 14.3.1 The project will entail the development of a portion of the derelict area between Labre Park and the Grand Canal for the construction of a Civic Amenity Facility. The site will be used for the increased recycling of wastes from households and the controlled disposal of bulky household wastes.

### 14.4 Predicted Impacts

- 14.4.1 The main positive impacts of the construction and operation of a Civic Amenity Facility on the proposed site will be:

- Development of a piece of land which has historically been abused
- Development of an area that has limited development potential due to the existence of numerous electric pylons
- Providing an amenity to the public for the controlled disposal of wastes whereby they can be segregated and disposed/recycled thus reducing the costs to householders for waste collection.

#### Infrastructure & Roads

- 14.4.2 The predicted impacts of the development on the external road systems have been assessed in Section 5 of the EIS. The materials accepted at the site will be recycled where possible thus reducing a need to be sent to landfill.

#### Property & Amenity

- 14.4.3 The majority of buildings in the vicinity of the proposed site are industrial with some residential properties. The dwellings in Labre Park are Dublin City Council social housing and as such the development of the site will not have any effect on the property prices of the houses. The Nugget Cottages are located south of the Grand Canal and are accessed from Bluebell Avenue and the development of the site is not expected to have any negative impact on the prices of the houses in this area, as it will be clearing an unsightly site for public use.

- 14.4.4 The proposed site development and the associated access may have some short-term impact on the existing community centre. The impact on the community centre will depend on the phasing of construction of the new community centre in Labre Park. Any adverse impact on the existing centre will be temporary and when the new centre is completed the overall amenity to the local population will be enhanced.

#### Architectural & Archaeological

- 14.4.5 The site contains a memorial which will be re-located as part of the site development but does not contain any protected structures and is not located within a protected area, however it does border on part of a Proposed Natural Heritage Area (PNHA), i.e. the Grand Canal. The development will not encroach on the PNHA and it is envisaged that there will be a positive impact on this area as it will be cleared of existing dumped material and the southern boundary of the site will be fenced with some landscaping.

#### Population

- 14.4.6 Impacts upon population and demography as a result of the construction of the Civic Amenity Recycling Facility in Labre Park will be positive. The new scheme will provide the surrounding population with a proper system for the disposal/recycling of household recyclables, non-recyclables and bulky waste (and certain items of priority waste) and also green waste.

**Industry**

- 14.4.7 The Kylemore Park Industrial Estate will experience the most impact from the development of the facility as it is proposed that the entrance to the site be constructed from Kylemore Park West. The site will be well screened from the view of existing industrial units, which is discussed elsewhere in the EIS. The site will not add additional competition with any of the surrounding businesses and may provide an outlet for workers at these premises to take their household wastes to the site.

**14.5 Mitigation Measures**

- 14.5.1 No major potential negative impacts on the infrastructure, population or industry in the area are predicted and therefore no mitigation measures are recommended as the effects on material assets from the proposed development are thought to be minimal.

**14.6 Conclusions**

- 14.6.1 The proposed facility will be located in an area of sub-urban land which has not been used for a number of years and as a result has become waste ground used historically for unauthorised dumping of waste materials and the grazing of small numbers of horses.
- 14.6.2 In the past, waste has been illegally deposited on the site and fly tipping in the area is an ongoing problem. It is envisaged that much of the waste currently being 'fly-tipped' will be diverted to the proposed facility thus greatly enhancing the current environment.
- 14.6.3 Given the current un-managed and environmentally deleterious nature of the site along with its poor development potential, the proposed development is considered most appropriate. To leave the site in its current undeveloped condition would continue to propagate the current poor environmental practices and lead to further deterioration of the site environment.
- 14.6.4 It will make the general area and the canal walkways safer / less threatening for local people / personnel on canal barges and will enhance the recreational and amenity value of the southern boundary.
- 14.6.5 Overall the proposed development will have a very positive contribution locally and will have no negative impacts on material assets.