

1.0 INTRODUCTION

1.1 General

1.1.1 This Environmental Impact Statement (EIS) has been prepared on behalf of Dublin City Council (DCC) for a proposed Civic Amenity Facility at Labre Park, Ballyfermot, Dublin 10.

1.1.2 The EIS has been prepared in accordance with:

- The European Communities (Environmental Impact Assessment) Regulations 1989 to 2001
- The Planning and Development Act 2000
- 'Guidelines on Information to be contained in Environmental Impact Statements, published by the Environmental Protection Agency EPA, 2002'
- 'Advice notes on Current Practice in the Preparation of Environmental Impact Statements' published by the EPA in 1999

1.1.3 The EIS has been prepared by multidisciplinary a team as follows:

Company	Sections of EIS
Patel Tonra Ltd.	Lead consultants and EIS Co-ordination, Project Description & Operations, Climate, Flora & Fauna, Air (part), Interaction of all sections, Material Assets, Non-Technical Summary
J.B Barry & Partners	Human Beings & Traffic impacts
ANV Technology	Air (part) & Noise
Odour Monitoring Ireland / Dr. Martin Hogan	Air (part)
AWN Consulting	Soils, Geology & Water
VCL Consulting	Engineering and Landscape Impacts
The Archaeology Company	Cultural Heritage

1.2 The Proposed Development

1.2.1 The proposed development is a Civic Amenity Facility. The site will cover an entire area of ca. 11,053m² and will include a number of distinct areas as follows:

- General civic amenity and green waste deposit area – ca. 4,412m²
- Waste electrical and electronic equipment (WEEE) storage area - ca. 435m²
- Construction/demolition deposit area – ca. 985m²
- DCC Street Cleansing deposit area – ca. 1,010m²
- Remainder (entrance road and entrance area) – ca. 4,211m²

1.2.2 The facility will provide a flat yard area to allow members of the public to dispose of domestic recyclable materials, green waste and Civic Amenity bulky wastes in a responsible and controlled manner.

1.2.3 The DCC street cleansing deposit area will be used by vehicles for the deposit of litter and street sweepings. The main vehicles depositing in this area will be small vans used for servicing litterbins, and street sweeping trucks. The contents of the vehicles will be deposited to a compactor located in this area. Any leachate from the compactor will drain to a silt trap before discharge to the foul sewer.

1.2.4 The waste electrical and electronic equipment storage area will be solely used for the bulk storage of this equipment before being transported off site to be reprocessed.

1.2.5 The construction/demolition rubble and bulky goods deposit area will be used by 8-10 members of the Travelling Community resident in Labre Park, who are legally engaged in the collection of this type of material. The material will be bulked and transported off site for processing to remove any recyclable fractions of the waste.

1.2.6 The proposed development will also include weighbridge facilities and a pay station to facilitate charging for the deposit of certain bulky wastes at the CA site, which is now standard in all CA sites throughout Dublin City.

1.3 Legislative Requirement for EIS

- 1.3.1 Part 10 of the Planning and Development Regulations, 2001 reference developments requiring submission of an Environmental Impact Statement. In this part application for approval means an application to the An Bord Pleanála by a local authority for approval of a proposed development to which sections 175 and 176 of the Planning and Development Act, 2000 apply.
- 1.3.2 Article 176 of the Planning and Development Act, 2000 outlines the need for developments to conform to threshold levels beyond which Environmental Impact Assessment would be required. In Schedule 5 of the Planning and Development Regulations 2001 prescribed classes of development for the purposes of section 176 of the Planning and Development Act 2000 are set out.
- 1.3.3 Section 11(b) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001 determines that an EIS is required for local authority; "Installations for the disposal of waste with an annual intake greater than 25,000 tonnes not included in Part 1 of this Schedule".
- 1.3.4 It is anticipated that volumes of waste in excess of 25,000 tonnes will be deposited at the facility and as such the submission of an EIS is being made to the Board.

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1.4 Contents of EIS

1.4.1 Article 25 in Schedule 2 of the European Communities (Environmental Impact Assessment) (Amendment) Regulations, 1999 (S.I. No. 93 of 1999) specifies the information to be contained in an Environmental Impact Statement. The following table shows the specified requirements and the section(s) of the EIS where the information has been provided:

Article 25, S.I. No. 93 of 1999	Information to be contained in the EIS	Section of EIS where information is provided
1 (a)	A description of the proposed development comprising information on the site, design and size of the proposed development.	Sections 1.0, 2.0, 3.0 and the Non Technical Summary
1 (b)	A description of the measures envisaged in order to avoid, reduce and if possible, remedy significant adverse affects.	Mitigation measures are stated (where necessary) in each of sections
1 (c)	The data required to identify and assess the main effects which the proposed development is likely to have on the environment.	Sections 5.0, 6.0, 7.0, 8.0, 9.0, 10.0, 11.0, 12.0 and 13.0
1 (d)	An outline of the main alternatives studied by the developer and an indication of the main reasons for his choice, taking into account the environmental effects.	Section 2.0
2	Further information, by way of explanation or amplification of the information referred to in paragraph 1, on the following matters -	
2 (a) (i)	A description of the physical characteristics of the whole proposed development and the land-use requirements during the construction and operational phases;	Sections 2.0 and 3.0
2 (a) (ii)	A description of the main characteristic of the production processes, for instance the nature and quantity of the materials used;	Section 3.0
2 (a) (iii)	An estimate, by type and quantity, of the expected residues and emissions (including water, air and soil pollution, noise, vibration, light, heat and radiation) resulting from the operation of the proposed development;	Sections 5.0, 6.0, 9.0 12.0 and 13.0

Article 25, S.I. No. 93 of 1999	Information to be contained in the EIS	Section of EIS where information is provided
2 (b)	<p>A description of the aspects of the environment likely to be significantly affected by the proposed development, including in particular:</p> <ul style="list-style-type: none"> □ Human Beings □ Flora and Fauna □ Soil □ Water □ Air □ Climate factors □ Landscape □ Material assets, including the architectural and archaeological heritage and cultural heritage □ The inter-relationship between the above factors 	Sections 4.0, 7.0, 9.0, 10.0, 12.0, 13.0, 14.0 and 15.0
2 (c)	<p>A description of the likely significant effects (including direct, indirect, secondary, cumulative, short, medium and long-term permanent and temporary, positive and negative) of the proposed development on the environment resulting from:</p> <ul style="list-style-type: none"> □ The existence of the proposed development; □ The use of natural resources; □ The emission of the pollutants, the creation of nuisances and the elimination of waste □ And a description of forecasting methods used to assess the effects on the environment 	Sections 1.0, 3.0, 4.0 and in each section as appropriate
2 (d)	An indication of any difficulties (technical deficiencies or lack of know how) encountered by the developer in compiling the required information.	Covered (where encountered) in each of the sections

1.5 Background to the proposal

1.5.1 The vast bulk of household waste arising in Ireland is landfilled. However, landfill should be the last resort after all other options of treatment and processing have been exhausted. It is broadly recognised that additional recycling facilities are required in the Dublin Region, in line with efforts to increase recycling and recovery rates and to establish a more sustainable alternative to landfill. The benefits of providing a new Civic Amenity Facility at Labre Park are:

- It deals with waste in accordance with the recognised waste management hierarchy
- It will exert a positive environmental impact
- It is a specific recommendation of the Dublin Waste Management Plan to provide a number of civic amenity sites
- It is in line with EU and National waste management policy and legislation
- It provides an improvement in the recycling and deposition infrastructure in the South Central Dublin City area.

Waste Management Hierarchy

1.5.2 The waste hierarchy suggests that the most effective environmental solution is to reduce the generation of waste. Where further reduction is not practicable, products and materials can sometimes be re-used, either for the same or a different purpose. Failing that, value should be recovered from waste, through recycling, composting or energy recovery from waste. Only if none of these solutions are appropriate should waste be disposed of. Civic Amenity facilities, by collecting materials in a segregated manner facilitate activities that are preferred in the waste management hierarchy.

Positive Environmental Impact

1.5.3 By collecting waste materials which are segregated to facilitate reuse and recycling, the proposed facility will serve to divert material from landfill, discourage 'fly-tipping' of difficult to dispose of items and will further sustainable waste management.

Dublin Waste Management Plan

1.5.4 The Dublin Waste Management Plan (1998) adopted by Dublin City Council, Fingal County Council, South Dublin County Council and Dun Laoghaire Rathdown County Council, aims to greatly increase recycling, introduce waste recovery and minimise landfill.

- 1.5.5 The following extracts from the Dublin Waste Management Plan refer to the need for waste management infrastructure, and in particular Civic Amenity facilities or "Waste Recycling Centres":

Section 9. Defining the Problem	"Lack of recycling and disposal infrastructure in the short to medium term as well as in the long term" "Current landfilling rates cannot continue, alternative methods must be found"
Section 13. Waste Collection Policy	"Provision of 10 [no.] new Waste Recycling Centres based on the European model of stand-alone urban civic amenity sites"
Section 18. Policy Implementation	"The principal dates for implementation of new facilities are as follows: Waste Recycling Centres – 1999-2004"

- 1.5.6 To date, Dublin City Council has made significant progress in the provision of source separation and collection of recyclables (kerbside) to the Dublin Region. The establishment of Civic Amenity facilities will complement the kerbside collection scheme and two other CA sites already in operation (ref. 1.5.14) and will go a long way towards improving waste collection to enable increased levels of recycling.

EU and National Waste Management Policy & Legislation

- 1.5.7 Much of the legislation pertaining to waste management in Ireland derives from EU Commission Directives, Recommendations and Decisions. This will continue as current proposed EU Directives such as that on Waste Electrical and Electronic Equipment (WEEE) come into force. A number of Irish and European laws are applicable, directly or indirectly, to waste minimisation or recycling which in turn supports the development of Civic Amenity sites. The following legislation or publications are relevant:

- National Waste Management Legislation
- EU Waste Management Legislation
- 'Changing Our Ways'
- 'Preventing and Recycling Waste – Delivering Change'
- 'Polluter Pays' Principle
- Draft Strategy on Biodegradable Waste

National Waste Management Legislation

1.5.8 The following pieces of legislation promote the need for recycling and recovery infrastructure.

Legislation	Implications for Waste Management Planning
Waste Management Acts, 1996 and 2001	<ul style="list-style-type: none"> ❑ Imposes basic obligation to prevent or minimise production of waste and introduces the principle of Producer Responsibility ❑ Provides a framework for the application of higher standards in response to EU and national waste management requirements ❑ S.38 (1): <i>A local authority shall provide and operate, or arrange for the provision and operation of, such facilities as may be necessary for the recovery and disposal of household waste arising within its functional area.</i> ❑ S.38 (2): <i>A local authority may provide and operate, or may arrange for or facilitate the provision and operation of -</i> ❑ <i>Civic waste facilities, that is to say, facilities at which waste may be deposited by members of the public</i>
Litter Pollution Acts, 1997 and 2001 Litter Pollution Regulations, 1999	<ul style="list-style-type: none"> ❑ No person shall deposit any substance or object so as to create litter in a public place or in any place that is visible from a public place <p>(The availability of CA sites provides facilities for the public to deposit bulky waste and thus discourage the practice of 'fly-tipping'.)</p>
Waste Management (Landfill Levy) Regulations, 2002	<ul style="list-style-type: none"> ❑ The landfill levy came into force on 1 June 2002 at an initial rate of €15 per ton, with provision for annual increases of €5 maximum thereafter. <p>(The current high rate of landfill gate fees, along with the landfill levy, now makes it economically prudent to divert as much waste away from landfill as possible.)</p>

Waste Electrical and Electronic Equipment (WEEE) – Council Directive 2002/96/EC

- 1.5.9 This directive is intended to minimise the environmental impact of waste electrical and electronic equipment. It is estimated that in 2001, between 35,000 and 82,000 tonnes of WEEE was produced in Ireland. This accounted for between 1-3% of municipal waste produced. WEEE includes household appliances and IT equipment, for example:
- Fridges/freezers
 - Cookers
 - Toasters
 - Televisions
 - Electrical tools
 - Computers
 - Printers
- 1.5.10 The WEEE Directive follows the producer responsibility model whereby producers of electrical/electronic products must take responsibility for those products at end of life. Implementation of the directive will involve the establishment of a nationwide network of Bring Centres where the public can bring this equipment. The proposed Directive also aims to set targets (proposed collection of 4 kg per capita) on equipment collection.
- 1.5.11 Financing the cost of collection, treatment, recovery and environmentally sound disposal will be the responsibility of the producer. However, implementation will require close co-operation between all stakeholders - producers, retailers and central and local government. The Directive is due to come into operation in Ireland in August 2005. There is a clear need to ensure effective methods of collection are now put in place for this waste stream. Civic Amenity sites will form part of the collection network for Waste Electrical and Electronic Equipment.
- 'Changing Our Ways'*
- 1.5.12 The Government policy document *'Waste Management – Changing Our Ways'* (1998) recognises the need for "an adequate, national infrastructure to meet modern waste management needs" in order to achieve the following targets over a fifteen year timescale:
- A diversion of 50% of overall household waste away from landfill
 - A minimum 65% reduction in biodegradable wastes consigned to landfill
 - The development of waste recovery facilities employing environmentally beneficial technologies
 - Recycling of 35% of municipal waste
 - Recycling of at least 85% of C&D waste
 - Rationalisation of municipal waste landfills
 - An 80% reduction in methane emissions from landfill
- 1.5.13 It is envisaged that the provision of Civic Amenity facilities, in conjunction with kerbside collection, will divert significant volumes of household waste away from landfill.

'Preventing and Recycling Waste – Delivering Change'

- 1.5.14 In March 2002 the Department of Environment and Local Government published a policy statement, *'Preventing and Recycling Waste – Delivering Change'*, which evolves from and is grounded in *'Changing Our Ways'*. It states that the regional waste management plans provide for an expanded network of an estimated 85 modern civic amenity centres strategically situated throughout the country. *"This network will provide the public with convenient and accessible facilities to cater for the reception, storage and transfer to appropriate processing facilities of a wide range of recyclable materials and 'green' wastes, as well as household hazardous wastes"*.

'Delivering Value for People – Service Indicators in Local Authorities'

- 1.5.15 The Minister of Environment, Heritage and Local Government, announced a major new initiative on the 28th January 2004 to further extend the public accountability of local government. 42 service indicators have been generated against which the public can measure the performance of their local authority. The indicators which affect this project are under the main heading of Environmental Services, sub heading waste management and are stated below:

- 16 – Percentage of household waste recycled
- 18 – Recycling facilities: Number of bring sites, Civic Amenity Sites, locations per 5,000 of population and Tonnage of waste per 5,000 population collected for recycling

- 1.5.16 These indicators, which are measurements of efficiency and effectiveness of public services, will be improved in the DCC jurisdiction by the operation of sites such as the proposed development.

Existing Civic Amenity Facilities in Dublin

- 1.5.17 Within the four Dublin local authorities of Dublin City Council, Fingal County Council, South Dublin County Council and Dun Laoghaire Rathdown County Council, there are currently six CA facilities in operation. These are located at:
- Baleally, Lusk, Co. Dublin (Fingal County Council)
 - Coolmine, Blanchardstown, Dublin 15 (Fingal County Council)
 - Ballymount (South Dublin County Council)
 - North Strand, Dublin 3 (Dublin City Council)
 - Ringsend, Dublin 4 (Dublin City Council)
 - Ballyogan, Carrickmines, Co. Dublin (Dun Laoghaire Rathdown County Council)
- 1.5.18 Under the regional approach adopted by the four Dublin local authorities, the development of the Labre Park site will further progress the Waste Management Plan.

2.0 SITE LOCATION AND CONTEXT

2.1 Site Location

2.1.1 The proposed site is located *ca.* 30 metres to the south of Labre Park, Ballyfermot, Dublin 10 in the south central area of Dublin City, *ca.* 2km south of Ballyfermot Village and *ca.* 10km south west of Dublin City Centre, see Figure 2.1.

2.1.2 The site is located in an area of suburban land, the majority of 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 a small number of horses. The majority of the site is owned by Dublin City Council. In relation to any lands not in the ownership or occupancy of DCC, the existing owners or occupiers have no objection to the proposed facility. Consent has been agreed with the relevant parties.

2.2 Site Context

2.2.1 The site does not contain any protected structures and is not located within a protected area, however it does to the south border on part of a Proposed Natural Heritage Area (PNHA), the Grand Canal. The lands to the east and west of the proposed site have been identified for development and to the north of the proposed site is Labre Park, which contains social housing and trailer/temporary dwelling accommodation for the Travelling Community.

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Figure 2.1: Site Location Map



Site Location

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2.3 Existing Site Environment

- 2.3.1 The proposed site for the construction of the CA Facility is located on waste ground south of Labre Park, Ballyfermot, see Drawing 24014-002.
- 2.3.2 The nearest existing residential dwellings in relation to the proposed CA site are a number of social houses located in Labre Park proper, on the north side of the street, 40m north of the proposed site boundary. It is proposed that as part of the overall re-development of the area that a number of new social housing developments will be constructed in Labre Park, on the southern side of the street.
- 2.3.3 The entire waste ground area has been segmented into three defined areas for development and the proposed CA site is one of these segments.
- 2.3.4 The site has the Grand Canal located along the southern boundary and Galback Stream located on the northern boundary running approximately from an east to west direction - see Plates 2.1 and 2.2 respectively. This stream takes surface water from industrial units to the west of the site and it will remain open i.e. will not be culverted at any stage. Drawing 24014-002 shows the locations of the main surface water bodies at the site.
- 2.3.5 A small drain runs parallel to the canal on the northern bank. This drain, formerly part of a by-pass system for the canal, now terminates in a marshy area, which is just outside the southern boundary of the site. Immediately east of the marshy area there is also an under surface drain which connects the canal and to the Galback stream. Formerly the canal by-pass drain connected to this drain. A manhole provides access to what was formerly the junction of the by-pass drain and the drain to the Galback Stream. See Drawing 24014-002 for location of drains.
- 2.3.6 The site is traversed by two 110KV overhead power lines and one 220KV power line. There are also a number of pylons carrying these lines located on the proposed site. Ref. Drawing 24014-001.

Sewer Details

- 2.3.7 A mains foul sewer runs parallel to the road along the middle of Labre Park. Another foul sewer runs under the site in an east west direction south of the Galback Stream. See Drawing 24014-003.

Water Services

- 2.3.8 A mains water supply runs east to west along Labre Park ca. 30m from the proposed site.

Site Access

- 2.3.9 There is currently no formal vehicular access point to the site. Pedestrian access may be gained at numerous locations from the southern side of the canal across the lock gates.

Plate 2.1: Grand Canal (facing east)



Plate 2.2: Galback Stream (facing west)



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Plate 2.3: Pylons on Site (facing east)



Plate 2.4: Pylons on Site (facing west)



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Plate 2.5: Memorial on site (see 2.3.10)



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Other Site Details

- 2.3.10 A number of power lines traverse the area where the proposed site is to be located. Within the site boundary there will be two pylons supporting a 220Kv line and one supporting an 110Kv line. See Plates 2.3 and 2.4
- 2.3.11 A memorial to commemorate the death of an individual found on the site exists inside the eastern boundary of the proposed site (see Plate 2.5). At present DCC are engaged in on-going discussions with the residents of Labre Park to have the memorial moved to another nearby location. The location of the memorial is illustrated on the proposed site layout Drawing 24014-001.

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2.4 Planning and Zoning of land at Proposed Site

1999 Dublin Development Plan

- 2.4.1 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."*
- 2.4.2 'Civic and amenity/recycling centre' is listed as a permissible use for land with Z7 zoning.
- 2.4.3 The southern side of the area where the proposed site is located, is bounded by the Grand Canal. The banks of the canal are zoned Z9 (out to ca. 10m from the bank). This designates land reserved for 'amenity/ open space lands'. The proposed site boundary will be at least 10m from the canal bank and therefore the site will not encroach onto the Z9 zoned land.

Draft Development Plan 2005 - 2012

- 2.4.4 While the 1999 Dublin Development plan is still in force a draft plan for the period 2005 - 2012 has been published. In the draft plan, the land on which the proposed development is to be constructed is zoned Z6. This zoning designates the land use objective as: *"To provide for the protection and creation of enterprise and facilitate opportunities for employment"*
- 2.4.5 'Civic and amenity/recycling centre' is listed as a land use 'Open for Consideration' for land with Z6 zoning.

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2.5 Alternative Sites Considered

- 2.5.1 The Dublin Draft Development Plan 2005 – 2012 cites that the City Council have identified and designated a number of Prime Urban Centres which “either have, or will have in the future the capacity to deliver on a range of requirements, the most important of which are:
- An increased density of development
 - A viable retail and commercial core
 - A comprehensive range of high quality community and social services
 - A distinctive spatial identity with a high quality physical environment”
- 2.5.2 The Ballyfermot area has been designated a Prime Urban Centre under reference number PUC6. (Ref Section 14.4.4 of the Draft Plan). The development of a Civic Amenity Facility in this area would specifically meet the objective of providing a ‘community and social’ service for the Ballyfermot area as well as servicing all other areas of south central district. In serving the local area, the facility will also adhere to the ‘Proximity principle’ as per National waste management policy, which states that waste should be treated or disposed of close to its source.
- 2.5.3 In looking for a suitable site in this area to locate the proposed facility, Dublin City Council established some criteria for choosing a site as follows:
- Already owned by the council
 - Not currently being utilised
 - Suitable size for proposed facility
 - Accessible by potential users
 - Poor potential for development
 - Potential for the proposed development to improve the site
- 2.5.4 The Labre Park site was considered to meet each of the above criteria. 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. The site has limited development potential given the presence of two 220Kv and one 110Kv electricity power lines and pylons on the site and the presence of underground services. To ensure safety matters related to the pylons and power lines have been fully considered, the ESB and ESB International (ESBI) Engineering Ltd. have been consulted in relation to the proposed development.
- 2.5.5 Given the current unmanaged 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.
- 2.5.6 Within the south central Dublin city area, a number of other sites where a Civic Amenity Facility might be located were considered. Details on these sites and their potential suitability are provided below.

Alternative Site 1: Cloverhill Road, Cherry Orchard, Dublin (GR O 077 330.5) (ref. Fig 2.2)

- 2.5.7 This site is located east of Cloverhill Road directly south of St. Oliver's Park and east of the Cherry Orchard Equine Centre. The site consists of a piece of land ca. 90m X 20m and an adjoining strip of land, ca. 120m x 10m, running parallel to a new local distributor road, connecting Cloverhill Road to Parkwest Avenue. The total area of the land available is ca. 3000 m², made up of the two adjoining areas described above consisting of ca.1,800 m² and ca. 1,200 m², respectively.
- 2.5.8 The area where this land is located is currently zoned Z13, the objective of which is 'to seek social, economic and physical rejuvenation of an area'. The zoning in the 2005 – 2012 draft development plan is Z14. The objective of this zoning is 'to seek social, economic and physical rejuvenation of an area with mixed use of which residential and "Z6" would be the predominant use. The locating of a Civic Amenity Facility in an area zoned either Z13 or Z14 is 'open for consideration.'
- 2.5.9 The land is owned by Dublin City Council and is currently not being utilised. The site, as it stands, currently has no suitable direct access from the road. As the site is currently un-managed a development such as that proposed, would potentially enhance the area.
- 2.5.10 Considering the criteria for choosing a site there are two key factors which mitigate against the use of this land for the proposed development. These are as follows:
- The size of the site - while the site could potentially accommodate a small local extended bring facility, it's size would be inadequate to provide the range of facilities planned for Labre Park.
 - Accessibility to potential users – a facility at this site would not include the large catchment area which would exist for a facility located at Labre Park. This site is located on the boundary of the Dublin City Council area and away from the centre of population in South Central Dublin which it is intended to serve.

Alternative Site 2: Cloverhill Road, Cherry Orchard, Dublin (GR O 075 333) (ref. Fig. 2.2)

- 2.5.11 This site is located on a strip of land between the M50 and Cloverhill Road. It is on the west side of Cloverhill Road directly opposite St. Oliver's Park. The public car park for Wheatfield Prison is located at the northern end of the site. The site is approximately ca. 40m X 250m which is ca. 10,000m².
- 2.5.12 The area where this land is located is currently zoned Z1 and in the 2005 – 2012 draft development plan it is also zoned Z1. The objective of this zoning is 'to protect, provide and improve residential amenities.' The locating of a Civic Amenity Facility in an area zoned Z1 is 'open for consideration.'
- 2.5.13 The land is owned by Dublin City Council, is not being utilised and is currently unmanaged. The site is accessible from Cloverhill Road.

2.5.14 Considering the criteria for choosing a site, as with the Site 1 described above, there is a key factors which mitigate against the use of this land for the proposed development as follows:

- Accessibility to potential users – a facility at this site would not include the large catchment area which would exist for a facility located at Labre Park. This site is located on the boundary of the Dublin City Council area and away from the centre of population in South Central Dublin which it is intended to serve.

Alternative Site 3: Bond Street, Dublin 8 (GR 140.5 336.5) (ref. Fig 2.3)

2.5.15 This site is located at the western end of Bond Street in an area of land owned by Dublin City Council. The total area of the land available is ca. 2,441m². The site is in a mixed residential, industrial and commercial area close to a halting site for the Travelling Community on one side and a school on the other side.

2.5.16 The area where this land is located is currently zoned Z1, the objective of which is 'to protect, provide and improve residential amenities'. The zoning in the 2005 – 2012 draft development plan is Z10. The objective of this zoning is 'To consolidate and facilitate the development of inner suburban sites for mixed use development of which office, retail and residential would be the predominant uses. The locating of a Civic Amenity Facility in an area zoned either Z10 is 'open for consideration.'

2.5.17 The land is owned by Dublin City Council and is currently not being utilised. The site could potentially be accessed from Bond Street. As the site is currently derelict a development such as that proposed, would potentially enhance the area.

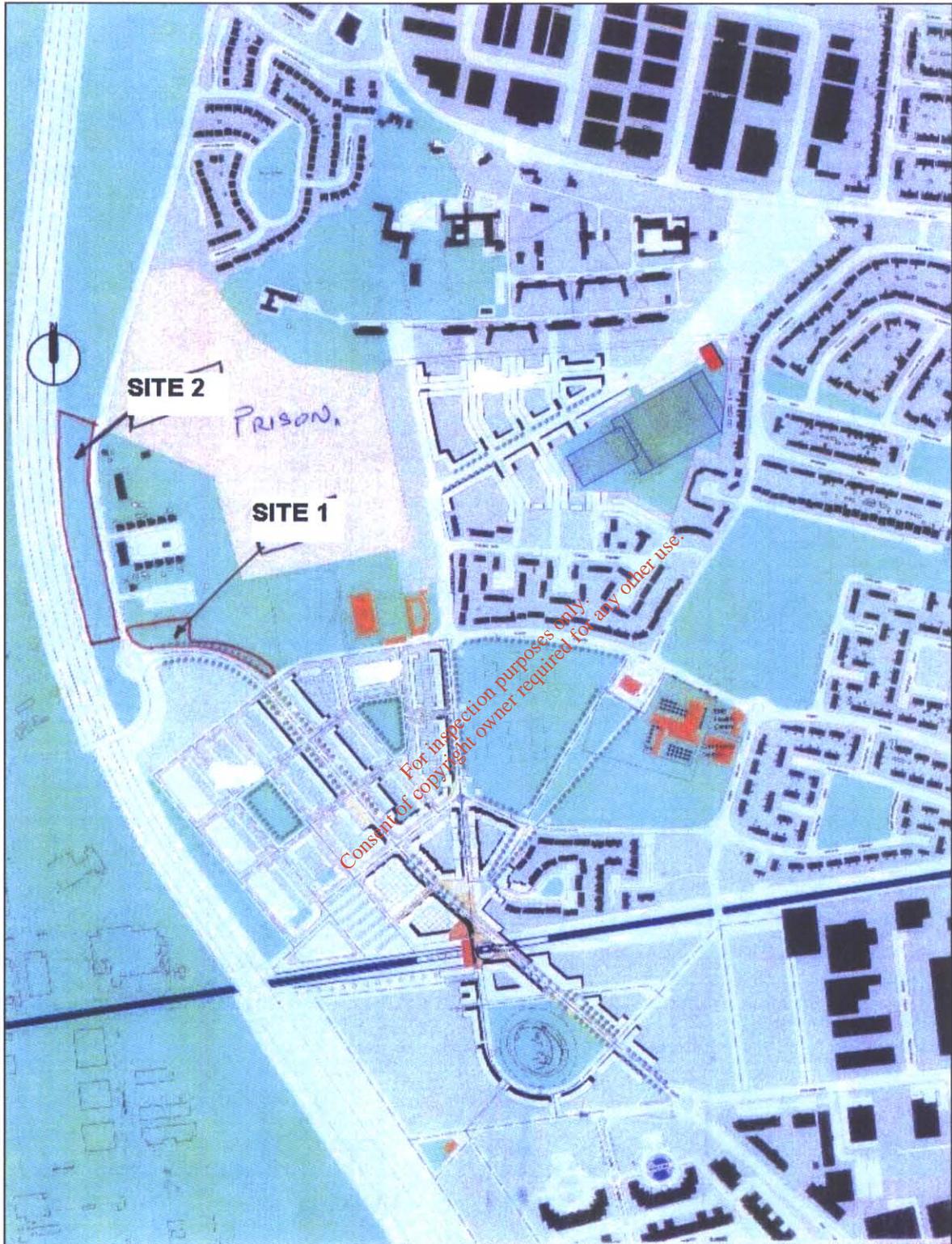
2.5.18 As with Site 1 considered above, and considering the criteria for choosing a site, there is a key factor which mitigates against the use of this land for the proposed development as follows:

- The size of the site – the site would be inadequate to provide the range of facilities planned for the Labre Park site but it is better suited for use as a manned Bring Centre and future consideration will be given to this.

2.6 Alternative Processes Considered

2.6.1 This proposal is for a Civic Amenity Facility which is primarily used for the collection of domestic recyclable materials and civic amenity bulky wastes. The methodologies for, collection of such materials are quite standard and the proposed processes at this site are similar to those at other Civic Amenity facilities. There are no alternative processes described in this document as there are no other viable processes for this activity.

Figure 2.2: Alternative Sites 1 & 2



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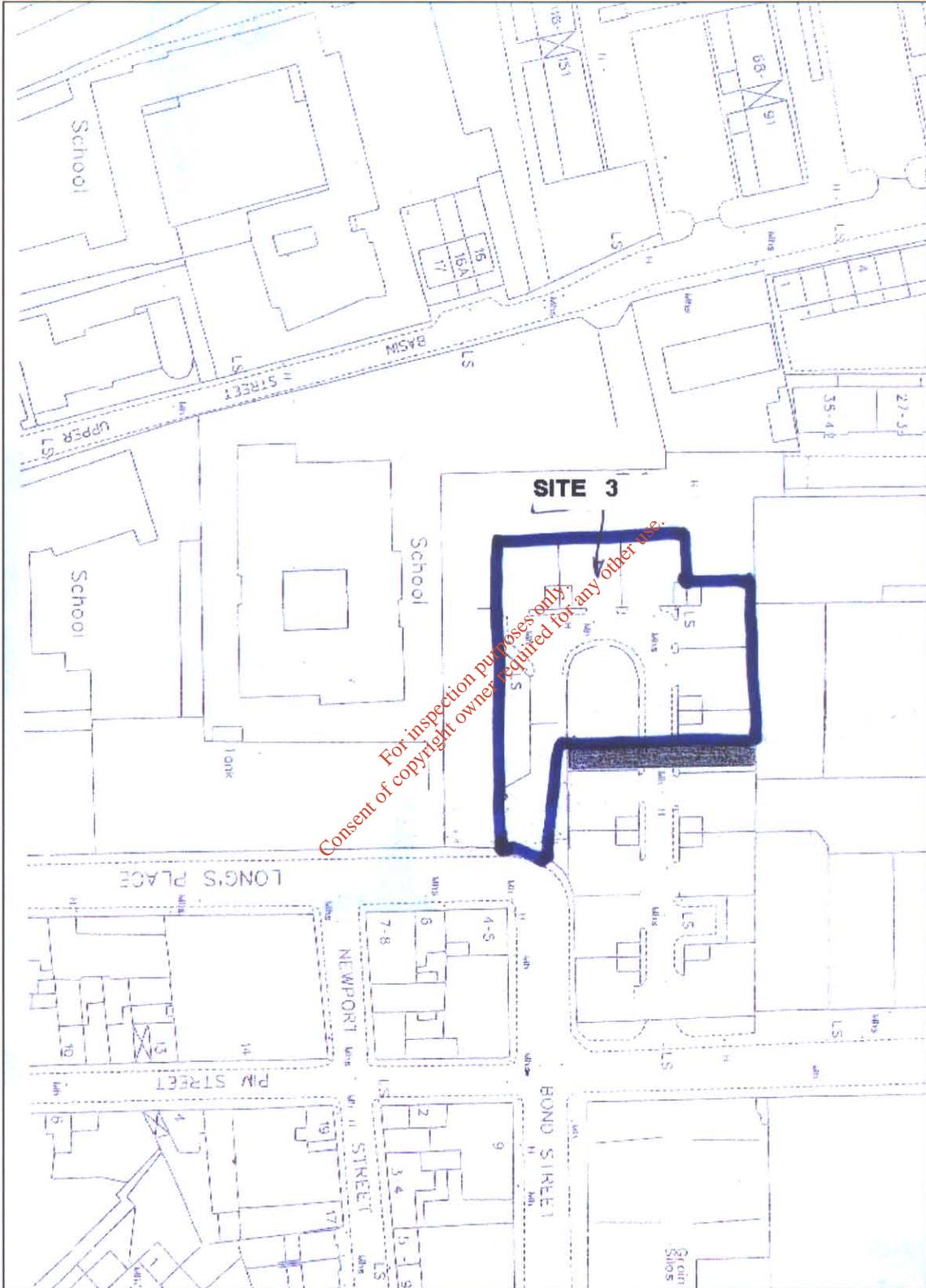
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Figure 2.3: Alternative Site 3



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