3.10 Material Assets

3.10.1 The Existing Environment

The location of the proposed development is considered to be suitable for the following reasons:

- The processing facility does not require any major modifications to the existing electricity supplies, water or telecommunications in the area.
- The proposed development will reduce the need to transport larger volumes greater distances for treatment and disposal.
- The site is located in an industrial area and has a recycling facility as its nearest neighbour.
- The development will not cause a decrease in adjoining property values given that there is an already established waste transfer facility on the site and also immediately adjacent to the site.

3.10.2 Potential Impacts

The facility site and immediate surroundings are not designated as a Natural Heritage Area or a proposed candidate Special area of Conservation, nor is it designated under any of the other nature conservation or landscape designations currently used in Ireland.

Property values are expected to be unaffected by the proposed development. This has been an industrial area since the early 1960's and this facility has been in operation since 2004. Therefore the proposed development is unlikely to have any negative impact on property values in the locality. The extra traffic movements may cause slight disruption to road users but any impact caused by this is expected to be countered by the extra employment created on the site.

3.10.3 Proposed Mitigation Measures

The main potential impact on material assets on the area relate to an overall reduction in the residential quality as a result of environmental nuisances (odour, litter, vermin, birds, noise, insects and pests, and dust). As the facility is situated in an industrial area with the nearest dwelling located some 180m from the site, it is not anticipated that there will be any impact on material assets.
Since 2004 the facility has been operated with measures to control environmental nuisance in place and this Environmental Management System was awarded ISO 14001 and is operated to this standard, thus ensuring that environmental control measures are constantly being reviewed and updated to ensure that the facility operates at the very highest environmental level.

3.11 Interaction of the Foregoing

3.11.1 Introduction

All environmental factors are inter-related to some extent. As defined in the Environmental Protection Agency 'Guidelines on the information to be contained in Environmental Impact Statements' accumulative effect is defined as 'the addition of many small impacts to create one larger, more significant impact'. A synergistic impact occurs where 'the resultant impact is of greater significance than the sum of its constituents'
The significant impacts of the proposed operations and the measures proposed to mitigate these impacts have been detailed in this report. However in any development with the potential for environmental impact, there is also the potential for interaction/inter-relationships between the impacts of the different environmental aspects. The result may either exacerbate the magnitude of the impact or may in fact ameliorate it.

3.11.2 Potential Impacts

There is potential for the interaction between the impacts of the proposed development within and adjacent to the proposed development. Atmospheric and noise emissions from the facilities have the potential to impact on human beings in the vicinity of the site. Impacts from dust and odour have the most significant on the proposed facility.

Human Beings/Fauna

Waste facilities have the potential to attract unwanted fauna such as rats, flies and birds (particularly gulls and crows). These species can impact on humans from both a health and nuisance point of view. Mitigation measures to protect against these potential impacts are proposed in this EIS to include environmental nuisance control, humans, fauna, after which effects on the local community are expected to be insignificant.

Human Beings/Water

Contamination of groundwater beneath the site could impact on water quality. Mitigation measures to ameliorate these potential impacts are proposed in the chapters dealing with Soils and Geology and Hydrogeology and Hydrology.

Human Beings/Air

Dust emissions, noise emissions and odour from the facility have the potential to impact on human beings in the vicinity of the site. Impacts from dust, odours are addressed in the chapter dealing with Air Quality, whereas noise impacts on humans addressed in the section on noise. Mitigation measures are proposed for each potential impact and the likely significant effects on the population are expected to be minor.

Water/Flora and Fauna

Contamination of surface water has the potential to impact on the water quality of streams and rivers. This impact has the potential to affect the aquatic life of these water courses. Mitigation measures are detailed in the relevant chapters.

Water/Soil

Soil beneath the site can act as a pathway for contaminants reaching both the groundwater and surface water. Mitigation measures and monitoring controls are detailed in the relevant chapters.
While there is potential for the impacts to interact/inter-relate and result in a cumulative impact, it is deemed unlikely that any of these cumulative impacts will result in significant environmental degradation.

3.11.3 Proposed Mitigation Measures

The facility will be operated to the Best Available Techniques (BAT) as per EPA recommendations and under conditions of the Waste Licence. All information is available to interested parties and a complaints register is maintained. The EPA carry out regular environmental audits, which demonstrate how the facility is performing. These measures result in interaction in all environmental criteria.
Compliance monitoring is carried out as per regulatory conditions and is reported on as part of the Annual Environmental Report. These reports are available to interested parties and will allay public concerns as to the operation of the site and will result in a positive interaction with respect to human beings.