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INTRODUCTION

- 3.1 This Environmental Impact Statement (EIS) provides supporting information to accompany a Planning Application to Fingal County Council by Roadstone Limited in respect of a proposed increase in the permitted intake rate for construction and demolition waste at its C&D waste recovery facility at the Huntstown Quarry Complex, North Road, Finglas, Dublin 11, from 24,950 tonnes per annum at the present time to 95,000 tonnes per annum in future.
- 3.2 No further C&D waste will be imported to the existing waste recovery facility, located on a 1.9 hectare site in the Central Quarry. The planning application provides for processing and off-site dispatch of C&D waste stockpiled at the existing facility in the near-term (2-3 years), following publication of End of Waste criteria for recycled aggregate. It also provides for
- (i) relocation of C&D waste recovery activities to a dedicated new long-term recovery facility on a 5.2 hectare site in the north-eastern corner of the Huntstown Quarry Complex and
 - (ii) construction of a hardstanding area, waste processing shed, surface water management infrastructure and upgraded internal access road at the new waste recovery facility.
- 3.3 The existing construction and demolition waste recovery facility at the Central Quarry was established in 2004 on foot of planning permission Ref. F02A/0602. The principal construction and demolition wastes recovered at the facility comprise concrete (ready-mixed blocks, slabs, reinforced), bricks and bituminous mixtures (principally hardened returns and road planings). The intake and export of materials from the existing C&D facility is limited to 24,950 tonnes per annum, below the threshold for mandatory Environmental Impact Assessment.
- 3.4 A waste permit in respect of C&D recovery activity at the Central Quarry was issued by Fingal County Council in 2002. The waste permit was subsequently renewed by the Council on two separate occasions in 2006 and 2010. Owing to the establishment of a licenced soil waste recovery facility at an adjacent site within Huntstown Quarry, C&D recycling activity will in future be regulated by way of an EPA waste licence, rather than a local authority waste permit.
- 3.5 The proposed development would take place in the context of the following extant permitted developments:
- the continuation of quarrying until 2034 and the backfilling and restoration of the North, West, South and Central Quarries (Fingal County Council Ref. No FW12A-0022 and An Bord Pleanala Ref. No. 06F.241693);
 - the recovery of soil waste in restoration operations at a rate of 1,500,000 tonnes per annum (Planning Permission Ref. FW16A/0120).
- 3.6 This chapter of the Environmental Impact Statement addresses the impact of the proposed development on human beings and the human environment.
- 3.7 In undertaking this study, regard has been had to the requirements of the EPA publication '*Guidelines on the Information to be Contained in Environmental Impact Statements*' for waste facilities. The chapter includes, but is not limited to, consideration of economic activities, existing amenities and sensitive receptors in the vicinity of the site.

RECEIVING ENVIRONMENT

Outline of Baseline Study and Methodology

- 3.8 The townlands of Huntstown, Kilshane and Johnstown, in which the existing and the proposed C&D waste recovery facility and the application site lie, are located within the Electoral Division (ED) of The Ward in north-west County Dublin and within the administrative area of Fingal County Council.
- 3.9 The baseline study of the Huntstown, Kilshane and Johnstown townlands, with regard to human beings, comprises a review of the census information (2002, 2006 and 2011) for The Ward ED, Fingal County and the Greater Dublin Area; Live Register Statistics from the Irish National Organization of the Unemployed and other local information sources. At the time of writing, the preliminary results of the 2016 Census had been published, including some information at the Electoral Division level.
- 3.10 A survey of existing residential housing in the local area was undertaken as part of this study. Ordnance Survey maps and aerial photography were also examined. Local knowledge of recent and potential future housing development in the area was also used to establish the local housing pattern.
- 3.11 As the site is located approximately 2.5km north-west of Finglas, this study will also have regard to Finglas and its immediate environs. It is considered that future development around Finglas will exert a strong influence on the lives of those currently living and working in and around the Huntstown area.

Planning Context

- 3.12 The application site is located within the Central Quarry and an area to the north-east of the Huntstown Quarry complex. The site straddles the townlands of Huntstown, Kilshane and Johnstown in north-west County Dublin. It is located approximately 2.5 km northwest of Finglas, 2km north-east of Corduff, and 3.5km north-east of Blanchardstown village, Dublin 15. The application site is currently accessed from the R135 Regional Road, known locally as the North Road (the former N2 National Primary Road) to the east.
- 3.13 A small number of existing residences are located in close proximity to the existing and proposed C&D waste recovery facilities. The nearest residential property to the existing C&D waste recovery facility is located approximately 930m east of the facility, along the R135 North Road. The nearest residential property to the proposed waste recovery facility is located approximately 329m to the north of the proposed site on the R135 North Road. A total of 5 No. residential properties are located within 500m of the proposed site along the R135 North Road and a further 36 No. properties are located between 500m and 1000m from the site. The existing housing pattern in the vicinity of the application site is shown on Figure 3.1.
- 3.14 A review of planning and land use designations published on the website www.myplan.ie by the Department of Environment, Community and Local Government website indicates that:
- there are no designated European or national nature or habitat conservation sites in the vicinity of the site. The nearest such sites are Broadmeadow / Swords Estuary Special Protection Area (SPA) and Malahide Estuary Special Area of Conservation (SAC) to the north-east

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and the Royal Canal proposed Natural Heritage Area (pNHA) to the south;

- the quarry complex is not designated a Natural Heritage Area (NHA) or a proposed Natural Heritage Area (pNHA);
- some areas of the Huntstown Quarry complex are at (low) risk of pluvial flooding, caused by ponding rainfall. This is due solely to the fact that surface water run-off collects at low points in the quarry voids and immediate off-site drainage is impeded;
- there are recorded monuments located along the northern boundary of the Huntstown Quarry complex (DU014-012001-, a church; DU014-012003- a holy well; DU014-012002-, a burial ground). There are also other recorded monuments located in the vicinity, but not within the Huntstown Quarry complex;
- there are no buildings identified on the National Inventory of Architectural Heritage in the immediate vicinity of the application site;
- the majority of address points recorded in the vicinity of the Huntstown Quarry Complex are commercial buildings. There are some residential properties identified along the North Road and the Kilshane Road.

3.15 The current Fingal County Development Plan (2011 – 2017) indicates that:

- the Huntstown Quarry Complex is partly zoned HI (heavy industry) and partly zoned RU (rural);
- there is a historic graveyard to the north of the quarry complex (though this may be erroneous, refer to Chapter 11 of this EIS);
- the quarry complex is not located in a Highly Sensitive Landscape;
- the quarry complex is located within the development boundary;
- the quarry complex is close to the airport, but it is not located within the inner public safety zone;
- it is located, however, partly within the inner airport noise zone, the outer public safety zone and the outer airport noise zone
- the landholding is the subject of Local Objective No. 450 (which stipulates that development should be limited by the capacity of road infrastructure);
- protected structure No. 663 (ruins of Kilshane Church and Holy Well) lies within the quarry complex and immediately beyond the application site (this structure was recently deleted from the Record of Protected Structures);
- an indicative metro route and stop is located to the south of the quarry complex;
- the surrounding lands are zoned for heavy industry (HI), general enterprise and employment (GE) and rural related development (RU);
- much of the quarry complex is designated a Nature Development Area;
- there are recorded monuments along the northern boundary of the quarry complex.

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- 3.16 Under the current Fingal County Development Plan 2011 – 2017, the Huntstown Quarry complex is the subject of two zoning objectives. The first provides for heavy industry¹ and the second seeks to “*protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage*”².
- 3.17 Lands immediately west and south of the quarry complex, lands to the south-east, around the junction of the M50 Motorway and the N2 Dual Carriageway, and lands to the east are zoned to facilitate general employment. Lands to the north-east of the quarry complex are zoned as greenbelt and form a boundary between urban and rural areas. A small area to the north-east is zoned to provide for distribution, warehousing, storage and logistics.
- 3.18 The Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022 identifies the site within the ‘Metropolitan’ area. Given its location in close proximity to transportation corridors as identified by the regional planning guidelines (specifically the N2 Dual Carriageway / M2 Motorway, the M50 Motorway and the N3 Dual Carriageway / M3 motorway), the Huntstown complex is located in close proximity to and within easy reach of designated ‘Consolidation Towns’ within the Metropolitan Area and ‘Large Growth Towns’ and ‘Moderate Sustainable Growth Towns’ within the Hinterland Areas

Demography

- 3.19 The application site comprises the existing C&D waste recovery facility within the Central Quarry and an area of greenfield land in the north-eastern corner of the Huntstown Quarry complex, which is the site of the proposed C&D waste recovery facility.
- 3.20 The site is located in the townlands of Huntstown, Kilshane and Johnstown in the Electoral Division of The Ward. The Ward had a population of 5,181 people at the time of the 2006 Census, a population of 8,241 at the time of the 2011 Census and a population of 10,470 at the time of the 2016 Census.
- 3.21 This ED is relatively rural in nature and the growth in population greatly exceeds that of Fingal and the wider Dublin area generally. Details of past and predicted demographic trends are provided in Tables 3-1 and 3-2 overleaf:

¹ The objective vision is to “*Facilitate opportunities for industrial uses, activities and processes which may give rise to land use conflict if located within other zonings. Such uses, activities and processes would be likely to produce adverse impacts, for example by way of noise, dust or visual impacts. HI areas provide suitable and accessible locations specifically for heavy industry and shall be reserved solely for such uses.*”

² The objective vision is to “*Protect and promote the value of the rural area of the County. This rural value is based on: Agricultural and rural economic resources, visual remoteness from significant and distinctive urban influences and a high level of natural features*”.

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Table 3- 1
Recent Population Trends

Area	2002	2006	2011	2016	Actual Change 2011 - 2016	% Change 2011 - 2016
The Ward ED	1,308	5,181	8,241	10,470	2,229	27%
Fingal County Council	196,413	239,992	273,991	296,214	22,223	8.1%
Dublin County and City	1,122,821	1,187,176	1,273,069	1,345,402	72,333	5.7%

Source: Census of Population 2002, 2006, 2011 C.S.O.

Table 3- 2
Population Targets for Greater Dublin Area and Mid East Region

Area	2006 Census	2016	2022	% Change 2006 - 2022
Dublin City	506,211	563,513	606,110	19.7%
Dun Laoghaire / Rathdown	194,038	222,800	240,338	23.9%
Fingal	239,992	287,547	309,285	28.9%
South Dublin	246,935	287,341	308,467	24.9%
Kildare	186,335	234,422	252,640	35.5%
Meath	162,831	195,898	210,260	29.1%
Wicklow	126,194	164,280	176,800	40.1%
Greater Dublin Area	1,662,536	1,955,800	2,103,900	26.5%

Source: Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022

3.22 Demographic trends over the period 2002 and 2006 (as shown in Table 3-1 above) indicate that, over this period, there was a marked increase in the population of The Ward (almost 300%), with a more moderate increase in the population of Fingal (of 22%). The rate of growth in The Ward and Fingal decreased over the period 2006 – 2011, but remained comparatively high at 59.1% and 14.2%, respectively. The growth rate over the period 2011 and 2016 moderated significantly, but remains high at 27% in The Ward and 8% in Fingal.

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3.23 Current population projections estimate that the population of Fingal will rise to approximately 288,000 in 2016 and 310,000 by 2022. The projected population figure for 2022 would equate to a 28.9% increase on official population figures contained in the 2006 census, a c.13.1% on the population identified in the 2011 census and a 4.4% increase on the 2016 census. Significant population increases are also predicted for the other Dublin regions as well as the Mid East region over the period 2006 – 2022. In conjunction with this local and regional trend in population growth, there is likely to be an associated increase in demand for housing and community facilities within the Greater Dublin area.

Employment

3.24 According to the October 2016 Live Register³ statistics, there were 67,832 persons in County Dublin on the Live Register. This figure has dropped from 77,160 in October 2015 and 86,721 for the same month in 2014. The current figure is however in stark contrast to May 2006, when the number on the Live Register stood at 37,834 persons. The current Live Register figure of 67,832 for County Dublin represents an increase of 79% on the October 2006 figure, but also represents an improvement on more recent statistics.

3.25 A breakdown of the employment by industry is provided below in Table 3-3. Employment by industry in The Ward and Fingal follows a broadly regional pattern with the highest participation in the commerce and trade and professional services sectors being the most common category of industry. A higher proportion of employees are engaged in manufacturing in the Ward and Fingal than in the Dublin Region as a whole. These figures are based on the 2011 Census results, as equivalent 2016 Census results were not available at the time of writing.

**Table 3- 3
Employment by Industry**

	The Ward ⁴		Fingal ⁵		Dublin Region ⁶	
Agriculture, Forestry, Fishing	26	0.07%	993	1.2%	2,003	0.37%
Building and Construction	151	3.9%	2,194	2.65%	18,544	3.5%
Manufacturing Industries	386	10.2%	8,936	10.8%	39,522	7.12%
Commerce and Trade	1,056	27.9%	22,776	27.5%	164,565	30.4%
Transport and Communications	604	15.9%	16,670	20.1%	64,802	11.9%

³ The Live Register includes part-time workers (those who work up to three days a week), seasonal and casual workers entitled to Jobseeker's Benefit (JB) or Jobseeker's Allowance (JA).

⁴ <http://www.cso.ie/en/census/census2011smallareapopulationstatisticssaps/>

⁵ http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog_Type=CTY&Geog_Code=04

⁶ <http://www.cso.ie/en/census/census2011smallareapopulationstatisticssaps/>

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	The Ward ⁴		Fingal ⁵		Dublin Region ⁶	
Public Administration	184	4.86%	4,120	4.97%	35,343	6.5%
Professional Services	781	20.65%	18,467	22.3%	130,320	24.1%
Others	593	15.6%	8,582	10.37%	85,630	15.8%
Total	3,782		82,738		540,729	

Source: Census of Population 2011, C.S.O.

3.26 The main employment locations in the area surrounding the Huntstown Quarry complex are the business and technology campus facilities of Northwest Business Park, Ballycoolin Business Park, Millennium Business Park, Rosemont Business Park and Blanchardstown Corporate Park. All of these employment centres are located within a large industrial and commercial block which lies immediately to the west and south-west of the application site, between it and Blanchardstown / N3 Dual Carriageway.

Economic Activities

3.27 There are two principal types of economic activity prevalent in the local area around the Huntstown Quarry Complex, namely

- agriculture
- industry

Agriculture

3.28 Many of the lands located immediately around the Huntstown Quarry complex are currently used for agricultural activity and enterprise, typically tillage and grazing. Most of the land surrounding the Roadstone landholding, however, has been zoned for industrial development, and this is gradually displacing agricultural activity in the area. The exception to this is the land to the north-east, on the eastern side of the N2 Dual Carriageway, which remains zoned as greenbelt in order to demarcate the northern urban limit of Dublin City. Fingal County Council currently proposes to rezone some of this greenbelt land to warehouse and distribution in its draft development plan for the period 2017-2023.

Industry

3.29 There has been active extraction of limestone at the Huntstown Quarry Complex dating back to the late 1960s. It is a long established activity and has provided employment in the area continually since its commencement right up to the present day. Quarrying, aggregate production, concrete batching, asphalt production and masonry manufacture are the main activities carried out at the site. Aggregate and concrete products from Huntstown are dispatched across North County Dublin and to Counties Meath and Louth. There is also a retail stone paving outlet at the site which trades as Roadstone Retail and provides decorative stone and paving to the commercial and DIY markets. It is one of four retail centres operated by Roadstone in the Dublin area and one of fourteen nationwide.

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- 3.30 There is one other quarry in the surrounding area, located in the townland of Bay approximately 1.5 kilometres north-west of Huntstown. This quarry is owned by Irish Asphalt Ltd., although it is not currently in operation.
- 3.31 In 2002, Viridian successfully commissioned its first high efficiency 340 MW Combined Cycle Gas Turbine (CCGT) power plant in Ireland at Huntstown. The power plant is located within the Huntstown Quarry complex and shares an access road with traffic to the quarry and existing licensed soil waste recovery facility. In October 2007, Viridian commissioned a second CCGT power plant of 400 MW capacity on the same site.
- 3.32 In November 2013, Stream BioEnergy Limited obtained planning permission for construction of a Renewable Bioenergy Plant to generate up to 3.8MW of electricity from 90,000 tonnes of imported non-hazardous biodegradable waste per annum using Anaerobic Digestion (AD) technology at a site within the Huntstown Quarry complex. The planned facility, which has not yet commenced construction, is located on a 2.4 hectare site to the south of the Viridian power plant and shares the access road to the R135 North Road.
- 3.33 One of the main employment hubs of north-west Dublin lies west and south of Huntstown Quarry complex. This area includes the business and technology campus facilities of Northwest Business Park, Ballycoolin Business Park, Millennium Business Park, Rosemount Business Park and Blanchardstown Corporate Park. Many large distribution warehouses and multinational companies are located within these business parks.
- 3.34 There are also a number of small local enterprises and other organisations based in the vicinity of the application site and quarry complex, including a garden centre, a car sales business, a dog rehoming centre and a veterinary surgery, all of which are located along the North Road / R135 Regional Road. Business parks and local enterprise locations are identified in Figure 3.1.
- 3.35 Fingal County Council had previously planned to develop a waste recycling park at Kilshane Cross to the north-east of the application site, and although some site infrastructure was put in place, the development ultimately did not proceed as intended. This site is now for sale and it is understood that Fingal County Council no longer intends to develop a recycling facility at this location.

Existing Amenities

- 3.36 As previously noted, the area around the Huntstown Quarry Complex is predominantly rural in nature. The area has no churches, schools, retail outlets (apart from Roadstone's paving shop) or service industries.
- 3.37 There are a wide variety of recreational, social, community and sport facilities within 4km of the site in the Blanchardstown and Finglas areas, which are available to local residents in Huntstown, Kilshane and Johnstown townlands. These include golf courses at Elm Green, Hollystown and Sillogue, the national aquatic centre at Abbotstown and a range of football pitches, gyms and tennis courts located at both Blanchardstown and Finglas. There are also community and resource centres located at Blakestown in Blanchardstown and the Fingal Centre in Finglas.
- 3.38 The Fingal County Development Plan indicates that the townlands of Kilshane, Huntstown and Johnstown all within the designated low lying agricultural landscape character area. There are no protected views or prospects into or out of the application site identified in the Plan, nor are there any designated or

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proposed Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or proposed Natural Heritage Areas (NHAs) within or contiguous to Roadstone landholding. It is understood that a geological exposure of the contact between the Tober Colleen and Waulsortian formations at the Central Quarry was previously identified as a possible geological / geomorphological heritage feature by the Geological Survey of Ireland although, to date, no formal designation as an NHA has occurred. In recognition of the scientific value of this exposure, part of this rock face will be left exposed as part of the overall quarry restoration.

- 3.39 Records held by the National Monuments Service of the Department of Environment, Heritage and Local Government indicate that there are a number of national monuments within and in the immediate vicinity of Roadstone's landholding. At the northern end of the application site, the ruins of Kilshane Church, a graveyard and holy well (Ref. DU014-012) are identified as part of an extended archaeological site. There are no visible remains of these monuments remaining in situ and it has recently been deleted from the Record of Protected Structures in the Fingal County Development Plan.
- 3.40 Immediately east of Roadstone's landholding, the National Monuments Record (NMR) indicates that there is an enclosure (Ref. DU014-015) and ring fort (Ref. DU014-016) located in Coldwinter townland, on the opposite side of the North Road. These features are also included in the list of protected structures in the County Development Plan. A castle, motte (earthen mound) and bailey (courtyard) (Ref. DU014-013) is located north-east of the landholding in Newtown townland, while a fulacht fia (Ref. DU014-050), a Bronze Age cooking site, is located to the west in Grange townland.

Sensitive Receptors

- 3.41 There is significant separation distance between the existing C&D waste recovery facility and the proposed C&D waste recovery facility and potentially sensitive receptors. The most critical sensitive receptors in the vicinity of the application site comprise 5 No. residential properties which lie beyond the application site and within 500m of the application site boundary. These properties are identified in Figure 3-1. There are no residential properties located within 250m of the application site.
- 3.42 There are a number of established businesses located in Millennium Business Park, located immediately beyond the southern and south-western boundary of the quarry complex. As many of the established businesses within the business park are classified as heavy industry, in line with the land zoning, it is considered that, although closer, they are likely to be less sensitive to the permitted development and the proposed intensification of C&D waste recovery activities at the adjoining quarry complex.

IMPACT OF PROPOSED DEVELOPMENT

- 3.43 The previously approved C&D facility in the Central Quarry accepts C&D wastes generated by construction activity across North County Dublin and in Counties Meath and Louth. This application provides for an increase in the existing permitted rate of C&D recovery from 24,950 tonnes per annum to 95,000 tonnes per annum. It is proposed that once C&D wastes held at the existing recovery facility at the Central Quarry are processed, activity will be relocated to the new facility within a period of 2-3 years.

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- 3.44 The location and intensity of associated environmental impacts at receptors will vary as the existing C&D waste recovery facility is relocated to the north-eastern corner of the quarry complex. The proposed mitigation and monitoring programme and the separation distance from sensitive receptors will ensure that potential impacts remain within acceptable levels.
- 3.45 Ultimately, all of the impacts of a development on the environment impinge upon human beings. Direct impacts relate to matters such as water and air quality, noise, and changes to landscape character. Indirect impacts relate to such matters as flora and fauna and cultural heritage.
- 3.46 The impact of the proposed increase in the rate C&D waste recovery and the relocation of the facility in the short-to-medium term on human beings and socio-economic factors is addressed in the following sub-sections by means of an appraisal of the impacts of the proposed development on the environment in general, of which human beings are an integral part. The proposed increase in the rate of recovery activities at the application site also have the potential to generate a number of direct and indirect impacts on the relevant socio-economic baseline characteristics of the surrounding area.

Residential Amenity

- 3.47 Potential negative impacts on human beings and the amenity of the surrounding area arising from the proposed development relate mainly to potential nuisance from noise, dust, traffic, and visual impacts. All such impacts will effectively dissipate upon termination and/or suspension of the waste recovery activity.

Dust and Noise Related Impact

- 3.48 Detailed assessments of the potential impacts of the proposed development on air quality and the noise environment are detailed in Chapters 8 and 9 of this EIS. The potential for the proposed increase in waste intake and the relocation of the facility to generate additional dust and noise impacting local residential property has been assessed having regard to baseline monitoring data and modelling potential impacts using accepted methodologies.
- 3.49 Impacts are most likely to arise at those properties fronting onto the North Road. A number of mitigation measures are recommended to ameliorate any potential adverse impacts, principally through good housekeeping and the adoption of best operational practices, including processing of inert C&D wastes within a covered structure. Existing perimeter screening berms, enclosure of crushing and screening activities in a dedicated recovery shed and the separation distance between dust and noise sources and sensitive receptors all provide significant attenuation of dust and noise emissions likely to be generated by the increase in, and relocation of, C&D waste recovery activity.
- 3.50 The assessments presented in Chapters 8 and 9 of this EIS indicate that existing and/or proposed mitigation measures to ameliorate potential adverse impacts, will minimise potential dust and noise impacts experienced at nearby sensitive receptors and ensure that no significant adverse residual dust and noise impacts arise from the proposed development.

Traffic

- 3.51 The projected increase in the rate of C&D recovery will not have a significant impact on traffic movements and on overall traffic flows in and out of the quarry complex, particularly in the context of the recently permitted increase in backfilling operations at Huntstown Quarry. An assessment of these impacts, taking due account of planned development and potential increases in output levels from established and permitted aggregate and concrete production activities at Huntstown quarry are assessed in Chapter 13 of this Environmental Impact Statement
- 3.52 The Traffic Impact Assessment outlined in Chapter 13 indicates that the increase in HGV traffic movements as a result of the proposed increase in C&D waste intake will not have a significant adverse impact on traffic safety or on the capacity of roads and junctions surrounding the Huntstown quarry complex.
- 3.53 Given established land uses and existing traffic levels along the R135 North Road and N2 Dual carriageway immediately to the east, it is considered that the increased traffic movements generated by the proposed development will not result in any significant adverse residual impacts on the residential amenity of properties along the designated access and egress routes.
- 3.54 At the end of the quarrying and related operations, there will be a long-term, permanent reduction in HGV traffic movements over the local road network leading to and from the Huntstown quarry complex, with consequent improvement of the human environment.

Labour Market and Employment

- 3.55 The proposed intensification of activity will have a very minor positive impact in respect of employment levels. It is envisaged that the number of dedicated staff directly employed at the C&D waste recovery facility is likely to increase from 1 No. full time equivalents (FTE) at present to possibly 2 No. FTE once the projected increase in waste intake and recovery materialises.
- 3.56 The increased throughput at the C&D waste recovery facility will also help to develop greater economies of scale, enhance the overall viability of the recovery facility and will incentivise and grow demand for recycled aggregate.
- 3.57 Although there will also be an increase in haulage related activity at the Huntstown recovery facility, this would be more reflective of the general level of activity in the construction and development sectors rather than as a direct consequence of the proposed intensification of activity at the recovery facility.

Land Use

- 3.58 The proposed relocation of the existing C&D waste recovery facility would result in the loss of greenfield land within the Huntstown Quarry complex. It would also facilitate the continued permitted extraction of aggregates at the Central Quarry and would expedite the completion of restoration of operations at the Central Quarry.
- 3.59 The completion of aggregate extraction and the ultimate restoration of the Central Quarry by backfilling to original ground level would result in long-term benefits to the landscape and a reduction in the visual impacts of quarry voids. An assessment of landscape and visual impacts associated with the proposed development is presented in Chapter 10 of this EIS.

- 3.60 The site of the relocated C&D waste recovery facility will ultimately be restored as agricultural grassland and would also become available for potential redevelopment thereafter, subject to planning zonation and/or planning permission.

Interaction with other Environmental Receptors

- 3.61 As mentioned above, all environmental factors ultimately impact upon, and interact with human beings to some degree or other. These impacts are discussed in detail in the relevant Chapters of this Environmental Impact Statement as follows:

- Chapter 6 – Hydrology and Hydrogeology
- Chapter 8 – Air Quality
- Chapter 9 – Noise
- Chapter 10 - Landscape
- Chapter 12 - Material Assets
- Chapter 13 - Traffic

Cumulative Impacts

- 3.62 Other than the recent grant of planning permission for an anaerobic digestion (AD) plant at the Huntstown quarry complex and the recently permitted increase in the rate of backfilling operations, there are no other planned developments in the vicinity of the application site which have the potential to have any significant adverse cumulative impacts on the local environment.
- 3.63 The only impact associated with the proposed AD plant and the increase in the rate of backfilling operations which has the potential for significant cumulative impact is that of traffic. This is assessed and discussed in the traffic impact assessment presented in Chapter 13 of this EIS. That assessment concludes that the proposed development would not have any significant adverse cumulative impact on junction capacity and traffic safety along the R135 North Road or across the local road network, in conjunction with previously permitted development.
- 3.64 It is considered in light of the available assessments that the proposed increase in the rate of and the relocation of the C&D waste recovery facility will not have any significant adverse cumulative impact on human beings.

MITIGATION MEASURES

- 3.65 Mitigation measures to be adopted during the C&D waste recovery operations will relate primarily to minimising any impacts of the project on surrounding sensitive receptors (primarily associated with noise, dust and traffic). These measures are discussed in the following chapters of this EIS:
- Chapter 8 – Air Quality
 - Chapter 9 - Noise
 - Chapter 10 - Landscape
 - Chapter 12 - Material Assets
 - Chapter 14 - Traffic

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- 3.66 In addition, to the proposed mitigation measures, it is anticipated that impacts associated with the proposed intensification of recovery activity could be controlled by further conditions attached to any planning permission granted by Fingal County Council and/or conditions attached to any waste licence review undertaken by the Environmental Protection Agency.
- 3.67 In view of the continued rock extraction, processing, backfilling and concrete / asphalt production activities at the Huntstown Quarry complex, the existing grant of planning permission for a C&D waste recovery, the established C&D waste recovery operations and the existing EPA waste licence and local authority waste permit, it is anticipated that intensification of established waste recovery activities will not give rise to any significant adverse impact on human beings. As detailed elsewhere in this EIS, C&D waste recovery activities will continue to be subject to ongoing monitoring to ensure compliance with emission limit values (ELV's) set by planning and/or waste licensing consents.

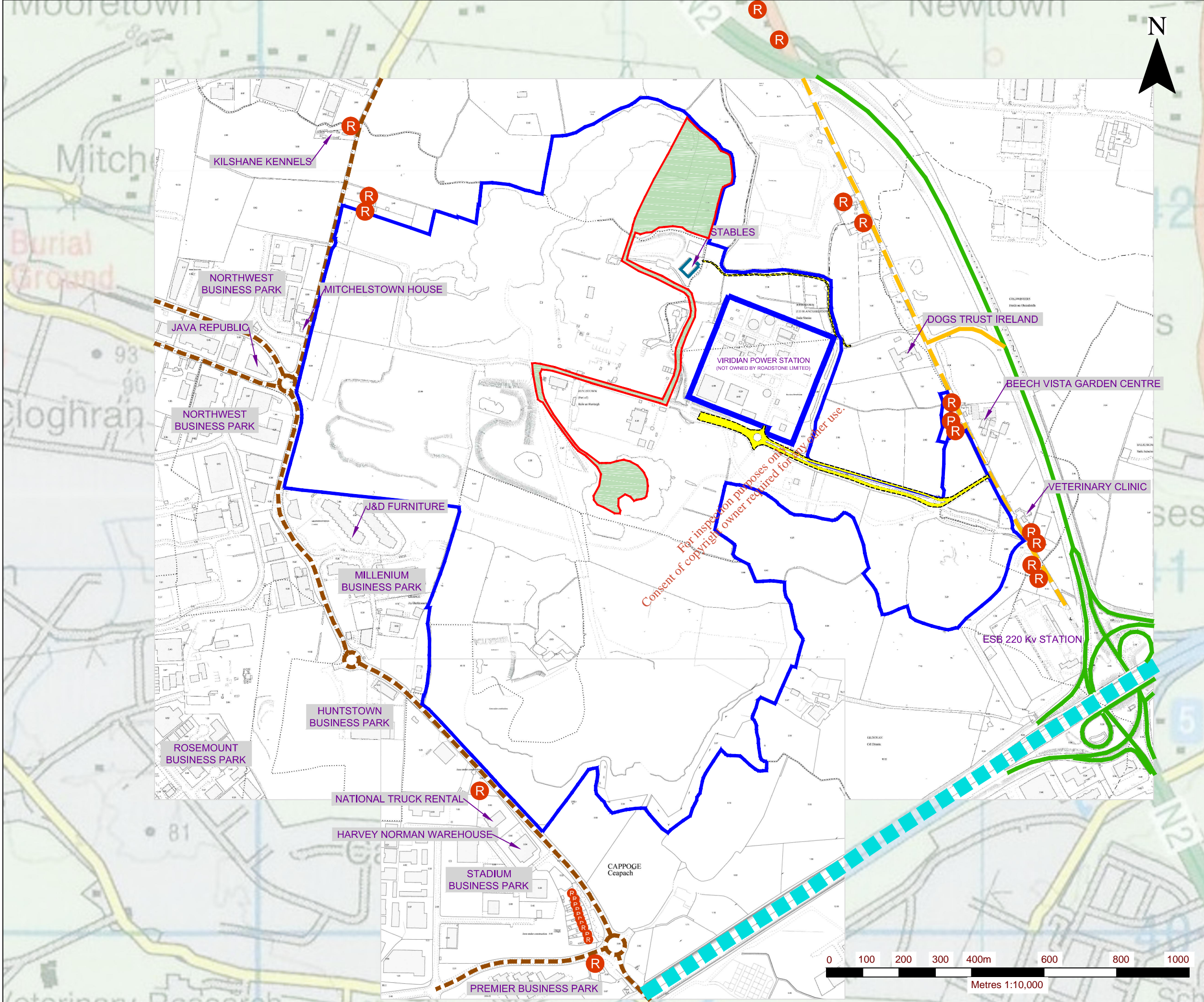
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FIGURES

Figure 3- 1
Local Residential and Business Locations

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0180.00166.0.FIG_3-1.Local Residential & Business Locations.dwg



NOTES

- EXTRACT FROM 1:2,500 ORDNANCE SURVEY DIGITAL SHEET NO'S. 3062-A, 3062-B, 3062-C, 3062-D, 3063-A, 3063-C, 3130-A & 3130-B.
- ORDNANCE SURVEY IRELAND LICENCE NO. SU 0000716 (C) ORDNANCE SURVEY & GOVERNMENT OF IRELAND

LEGEND

	ROADSTONE LIMITED LAND INTEREST (c. 200.3 ha)
	APPLICATION AREA (c. 8.27 ha)
	N2 DUAL CARRIAGEWAY
	NORTH ROAD (R135)
	LOCAL ROAD
	M50 MOTORWAY
	RIGHT OF WAY
	LOCATION OF NEAREST RESIDENCES

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ROADSTONE LIMITED
 ENVIRONMENTAL IMPACT STATEMENT
C&D WASTE RECOVERY FACILITY
 HUNTSTOWN QUARRY, FINGLAS, DUBLIN 11
LOCAL RESIDENTIAL & BUSINESS LOCATIONS

FIGURE 3-1

Scale 1:10,000 @ A3 Date DECEMBER 2016