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## INTRODUCTION

- 3.1 This chapter of the Environmental Impact Statement addresses the impact on the human environment of the existing quarry operations at the Huntstown Quarry Complex, Finglas, Dublin 11. The Environmental Impact Statement is prepared in support of an application by Roadstone Wood Ltd. for the continuance of use of quarrying activities and ancillary facilities beyond October 2014 as permitted by the current planning permission. The existing quarry and ancillary facilities operate under planning permission F03A/1430 (ABP PL06F.206789).
- 3.2 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*' and includes, but is not limited to consideration of the economic activities, existing amenities and sensitive receptors in the vicinity of the site.

## RECEIVING ENVIRONMENT

### Outline of Baseline Study and Methodology

- 3.3 The townlands of Coldwinters, Kilshane, Huntstown, Johnstown, Grange and Cappogue, in which the existing landholding lies, are located within the District Electoral Division (DED) of The Ward in north-west County Dublin, within the administrative area of Fingal County Council.
- 3.4 The baseline study of the above townland areas, with regard to human beings, comprised review of the census information (2002 and 2006) for The Ward DED, Fingal County and the Greater Dublin Area; Live Register Statistics from the Irish National Organization of the Unemployed and other local information sources.
- 3.5 A survey of existing residential housing in the vicinity of the site 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.
- 3.6 As the site lies 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.

### Site Context

- 3.7 The existing site straddles the townlands of Kilshane, Coldwinters, Johnstown, Grange, Cappogue and Huntstown in north-west County Dublin. The site 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 site is currently accessed from the R135 Regional Road, known locally as the North Road (the former N2 National Primary Road) to the east and the Kilshane Road to the west.

- 3.8 A small number of existing residences are located in close proximity to the existing site boundary. The nearest residential property is located approximately 170m west of the application boundary on the Kilshane Road. A further five residential properties are also located immediately to the west of the site along the Kilshane Road. Within 500m of the site there are a further six residences, all located to the east of the site along the North Road. The existing housing pattern in the vicinity of the site is shown on Figure 3.1.
- 3.9 The Regional Planning Guidelines for the Greater Dublin Area 2004-2016 identifies the site within the ‘Metropolitan’ area. Given its location in close proximity to designated Transportation Corridors, specifically the N2 Dual Carriageway / M2 Motorway between the M50 Motorway and Ashbourne, the site is in close proximity and within easy reach of designated ‘Consolidation Towns’ within the Metropolitan Greater Dublin Area.
- 3.10 The current zoning objective for the Huntstown Quarry complex identified by the Fingal County Development Plan 2011-2017 covers three zoning objective areas, those being; RU – to protect and promote agriculture and rural related enterprise; HI – to provide for Heavy Industry and GE – to provide opportunities for general enterprise and employment.

## Demography

- 3.11 The planning application area and landholding lie in the District Electoral Division (DED) of The Ward, which had a population of 5,181 people at the time of the 2006 Census. No data is available at present for the national census carried out on the 10<sup>th</sup> April 2011. This DED is relatively rural in nature and demographic trends in the area generally mirror those in Fingal and North County Dublin. Details of past and predicted demographic trends are provided in Tables 3-1 and 3-2 below:

**Table 3-1**  
**Recent Population Trends**

Area	2002	2006	Actual Change 2002 - 2006	% Change 2002 - 2006
The Ward DED	1,308	5,181	3,873	296%
Fingal County Council	196,413	239,992	43,579	22.2%
Dublin County and City	1,122,821	1,187,176	64,355	6%

**Source:** Census of Population 1996, 2002, C.S.O.

**Table 3-2**  
**Predicted Population Trends 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%

\*Source: Draft Regional Planning Guidelines for the GDA 2010 - 2022

- 3.12 Demographic trends for The Ward DED, Fingal and Dublin City and County for 2002 and 2006, shown in Table 3-1 above, indicate that, over this period, there has been a marked increase in the population of The Ward (almost 300%), with a more moderate increase in the population of Fingal (of 22%).
- 3.13 Current population projections estimate that the population of Fingal will rise to approximately 288,000 by 2016 and 310,000 by 2022. This projected population figure for 2022 would equate to 28.9% increase on official population figure contained in the 2006 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 will be an associated increase in demand for housing and community facilities within the Greater Dublin area.

## Employment

- 3.14 A breakdown of the industry in which those at work are employed is provided below in Table 3-3. Employment by Industry in Fingal follows a national pattern with the highest participation in the clerical and government workers sector, professional sector and sales sector reflecting the generally urbanised nature of this area. The level of participations in other sectors of employment is either in line with the national average or slightly lower.

**Table 3-3**  
**Employment by Industry**

	Fingal		Greater Dublin		State	
Agriculture	1,211	1%	2,060	0.1%	88,414	4%
Manufacturing	11,000	9%	50,131	7.9%	245,234	12%
Building & Construction	7,402	6%	36,217	6%	183,429	9%
Clerical / Government	31,005	24%	139,063	22%	365,670	18%
Sales	19,800	15%	98,167	16%	284,164	14%
Communications	9,134	7%	38,247	6%	114,919	5%
Professional	22,217	17%	112,651	19%	342,414	16%
Services	12,361	10%	62,797	10%	224,964	11%
Other	14,591	11%	80,313	13%	230,918	11%

**Source:** Census of Population 2006, C.S.O.

- 3.15 According to the January 2011 Live Register statistics provided by the Irish National Organization of the Unemployed (INOU), there were 103,573 persons in County Dublin on the live register. This is down on the figure for July 2010 when there were 112,155. This figure is similar to that of January 2010 of 103,577 in January 2010 and slightly down from 104,390 in July 2009. This figure is in stark contrast to October 2006 when the number of unemployed stood at 37,834 persons. The current unemployment figure of 103,573 for County Dublin represents an increase of 174% on the October 2006 figure.
- 3.16 The main employment locations within 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 facilities are located in one industrial and commercial block to the west between the application site and Blanchardstown.

## Economic Activities

- 3.17 There are two principal types of economic activity prevalent in the Huntstown and Kilshane areas, namely
- Agriculture

- Industry

### *Agriculture*

- 3.18 The lands located immediately around the Huntstown Quarry complex are used for agricultural purposes, typically tillage and grazing. Most of the land surrounding Roadstone Wood's 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.

### *Industry*

- 3.19 There has been active extraction of limestone at the Huntstown Quarry complex dating back to the late 1960's. It is a long established activity and has provided employment in the area continually since its commencement right up to the present day. Quarrying, concrete batching activities and the production of blacktop are the main activities carried out at the site. Aggregate and concrete products from the site are dispatched across North County Dublin and into 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 Wood in the Dublin area and one of fourteen nationwide.
- 3.20 There is one other working quarry in the surrounding area, in Baytown townland approximately 1.5 kilometres north-west of Huntstown. That quarry is operated by Irish Asphalt Ltd.
- 3.21 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 quarry traffic. In October 2007 Viridian commissioned a second CCGT power plant of 400 MW capacity on the same site.
- 3.22 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 in these business parks.
- 3.23 There are also a number of small local enterprises, including garden centres, a car sales business, an equipment supplier, a golf centre and veterinary clinic, all of which are located along the North Road, close to the junction with the access road leading into the Huntstown Quarry complex. Business parks and local enterprise locations are identified in Figure 3.1.
- 3.24 Kilshane Cross Recycling Park, located to the north-east of the application site was developed in recent years by Fingal County Council. It is envisaged that this facility will provide for future treatment / composting of brown bin waste and for recycling of construction and demolition waste.

## Existing Amenities

- 3.25 As previously noted, the general Huntstown area is predominantly rural in nature. It has no churches, schools, retail outlets (apart from Roadstone's own paving shop) or service industry.
- 3.26 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 Coldwinters, Kilshane, Huntstown, Johnstown, Grange and Cappogue 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.
- 3.27 The current Fingal County Development Plan 2011-2017 indicates that the site lies 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 proposed Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or proposed Natural Heritage Areas (NHA's) within or contiguous to Roadstone Wood's landholding. It is understood that a geological exposure of the contact between the Tober Colleen and Waulsortian formations at the central quarry has been 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.
- 3.28 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 Wood'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. These features are also included in the list of protected structures in the Fingal County Development Plan. There are no visible remains of these monuments remaining in situ.
- 3.29 Immediately east of Roadstone Wood'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 west of it, in Grange townland.

## Sensitive Receptors

- 3.30 The most critical sensitive receptors in the vicinity of the application site comprise of thirteen private residential properties, along with the Millennium Business Park which lie within 250m of the application site boundary. These properties are identified in Figure 3-1. Eleven other residential properties, a dog kennelling business along with the Northwest and Rosemont Business



Parks are located at a greater distance from the application site (up to 500m) as identified in Figure 3-1.

### IMPACT OF EXISTING QUARRY OPERATIONS

- 3.31 This current planning application, as set out in paragraph 1.3 above, essentially seeks to;
- Continue, for a period of 35 years, the extraction, crushing, screening and processing of rock in the south, central, north and west quarry areas (giving a total overall extraction area of 55.9 hectares).
  - Continue all authorised crushing, screening and processing, all of the plant, concrete batching, block yard, blacktop production, paving display areas and all buildings in the central processing area.
  - Restoration of the worked-out extraction areas, including for 5 years after the cessation of quarry activities.
- 3.32 The location and intensity of associated environmental impacts will be in line with that currently experienced at the site.
- 3.33 Ultimately, all of the effects of a development on the environment impinge upon human beings. Direct effects relate to matters such as water and air quality, noise, and changes to landscape character. Indirect effects relate to such matters as flora and fauna.
- 3.34 The impact of the continuance of use of the quarry on human beings is addressed in the following sub-sections by means of an appraisal of the effects of the development on the environment in general, of which human beings are an integral part.

### Employment & Economic Development

- 3.35 The need for the continued operation of the quarry development is driven by the continued demand for the company's aggregate products. The continued operation of the quarry development, beyond 2014 will have a positive impact by providing continued long term sustainable employment for a work force of c.49 personnel directly employed at the site and a further 12-15 personnel employed in associated and downstream activities.
- 3.36 The socio-economic benefits of the continued quarry development are all the more pronounced when considered in the context of the 174% increase in unemployment in the Fingal area since October 2006.
- 3.37 As set out in Section 2 of the EIS, the continued development will enable Roadstone Wood Ltd. to continue to supply a range of products to its extensive client base throughout Ireland.
- 3.38 The continued operation of the development will make a significant positive contribution to the local economy in terms of economic development and investment, both in terms of employment and ongoing servicing and maintenance.



### Dust & Noise Control

- 3.39 Potential negative impacts on human beings and amenity of the area arising from the continued development relate mainly to potential nuisance from noise, dust, traffic, and visual issues.
- 3.40 Recommendations have been made for the control of dust arising from the continued operations; refer to EIS Section 8 'Air Quality'.
- 3.41 The potential for the proposed development to generate dust has been assessed qualitatively with reference to the location of sensitive receptors and the local climate.
- 3.42 Recommendations have been made for the control of noise arising from the continued operations; refer to EIS Section 9 'Noise and Vibration'.
- 3.43 Effective on-site management adopting best practice and established technologies will ensure that there is no dust or noise nuisance as a result of the proposed development.
- 3.44 The impacts of dust and noise have been dealt with elsewhere in this EIS, Sections 8 & 9 respectively. The assessments have shown that the existing and proposed mitigation measures will ensure that no significant adverse dust and noise impacts will result from the continued operation of the development.
- 3.45 The site boundaries together with perimeter screening berms and the separation distances between dust and noise sources and receptors provide significant attenuation of dust and noise generated by operations and therefore minimise the potential impacts that may be experienced at nearest sensitive receptors.

### Traffic

- 3.46 The Traffic Assessment provided in Section 13 of the EIS has concluded that the application site is well located in terms of access to the strategic highway network and all HGV traffic would be routed on roads considered suitable to accommodate frequent HGV movements.
- 3.47 In overall terms, it is concluded that the development proposals would have minimal impact in terms of transportation and highways, and would be not significant in terms of the EIA Regulations.

### Landscape & Visual Impacts

- 3.47 The vast majority of the proposed extraction works will take place within the existing footprints of the north, western, central and south quarry of the Huntstown complex. The impact on the landscape will therefore be minor.
- 3.48 None of the extraction works will be visible from any location outside the development site and there will therefore be no visual impact on any views from the surrounding landscape.
- 3.49 The proposed restoration of the quarry voids by infilling with inert material and returning the site to a beneficial agricultural and ecological land use will have a positive impact on the landscape.

- 3.50 None of the restoration works will be visible from any location outside the development site and there will therefore be no visual impact on any views from the surrounding landscape.

### Birds

- 3.51 Without effective management, the development has the potential to attract birds during the operational and restoration phases which may pose a hazard of bird strikes to aircraft using Dublin airport.
- 3.52 Adequate information will be contained within the restoration proposals for the site to prevent the restored site from attracting birds. The creation of large bodies of standing water will be discouraged so as not to attract birds and hence lead to the hazard of bird strikes for aircraft using Dublin airport.

### Interaction with other Environmental Receptors

- 3.53 As mentioned above, all environmental factors ultimately impact upon, and interact with human beings. These impacts are discussed in detail in the relevant sections of this Environmental Impact Statement.

### MITIGATION MEASURES

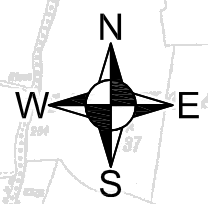
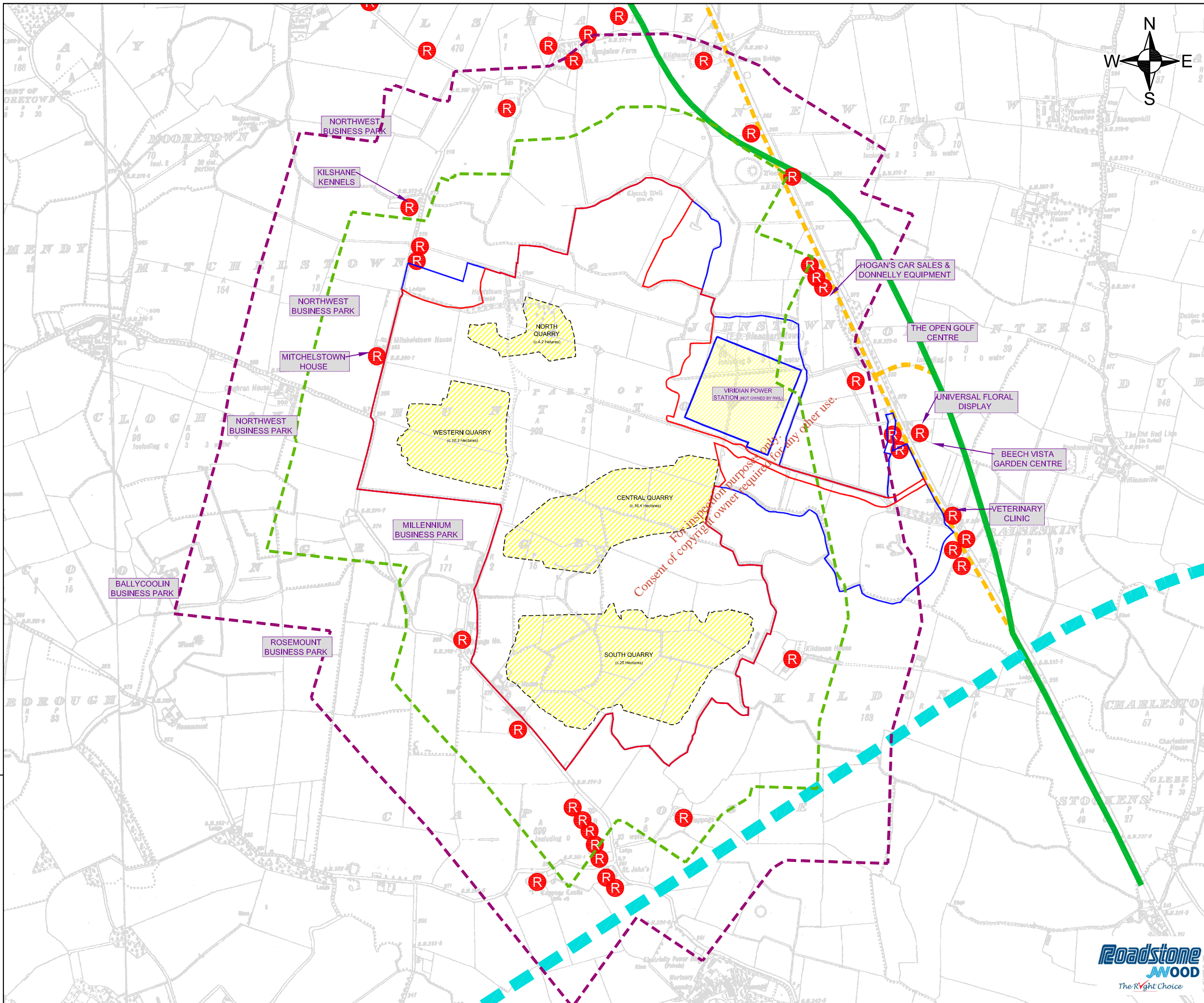
- 3.54 The following sections of this EIS provide an assessment of the potential impacts and mitigation measures to ensure that such impacts are eliminated and/or minimised.
- Surface & Groundwater – Section 6
  - Odour & Dust – Section 8
  - Noise & Vibration – Section 9
  - The Landscape – Section 10
  - Roads and Traffic – Section 11
  - Material Assets – Section 12
- 3.55 The existing / proposed mitigation measures are described under each of the EIS Sections listed above.
- 3.56 The development will be controlled by appropriate conditions attached to any planning permission granted by Fingal County Council.

## FIGURES

Figure 3-1  
Local Residential & Businesses Plan

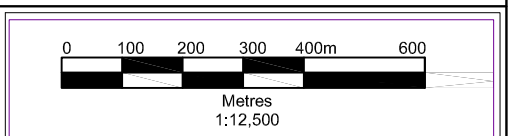
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- NOTES**
1. EXTRACT FROM 6 INCH ORDNANCE SURVEY DIGITAL SHEET NO'S. DN010, DN011, DN013, DN014 & MH051
  2. ORDNANCE SURVEY IRELAND LICENCE NO. SU 0000712 (C) ORDNANCE SURVEY & GOVERNMENT OF IRELAND
  3. TOPOGRAPHIC SURVEY PREPARED BY FUGRO BKS BASED ON MAY 2009 AERIAL PHOTOGRAPHY

- LEGEND**
- ROADSTONE WOOD LTD. LANDHOLDING (c. 211 ha)
  - PLANNING APPLICATION AREA (c.167.5 ha)
  - QUARRY EXTRACTION AREAS
  - 250m OFFSET FROM APPLICATION AREA
  - 500m OFFSET FROM APPLICATION AREA
  - N2 DUAL CARRIAGEWAY
  - NORTH ROAD (R135)
  - LOCAL ROAD
  - LOCATION OF NEAREST RESIDENCES



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**ROADSTONE WOOD LTD.**  
**ENVIRONMENTAL IMPACT STATEMENT**  
 CONTINUANCE OF USE  
 HUNTSTOWN QUARRY,  
 NORTH ROAD, FINGLAS, DUBLIN 11  
**LOCAL RESIDENTIAL AND  
 BUSINESS LOCATIONS**

**FIGURE 3-1**

Scale: 1:12,500 @ A3      Date: FEBRUARY 2012

