Attachment-4-8-4-Site Condition Report

1.0 INTRODUCTION

This attachment addresses the requirements for a Site Condition Report to be submitted as part of the application by ADSIL for an IE licence.

A Baseline Report (Attachment 4.8.3) has been completed in accordance with the European Commission guidance concerning baseline reports under Article 22(2) of Directive 2010/75/EU on industrial emissions.

The Agency's 2018 *Licence Application Form Guidance (Version 2)* states that a baseline report may fulfil the requirements of the site condition report. As such, this assessment outlines where the reader can find the required information in the Baseline Assessment as well as including the current site condition regarding air and noise quality.

2.0 PREVIOUS SITE REPORTS

There have been no prior Baseline reports or Site Condition reports completed for the site since ADSIL obtained ownership.

The following Environmental Site Investigation reports have been produced and the results are summarised in Attachment 4.8.3, including:

- Environmental Impact Assessment Report for the Proposed Data Storage Facility Development Grange Castle Business Park, Dublin 22; Marston Planning Consultancy (2020).
- DUB002 Technical Due Diligence Report dated 16th May 2019; OCSC (2019)
- Environmental Site Assessment Report dated 6th June 2019. Prepared for Amazon Web Services (AWS); OCSC (2019)

The baseline condition of the site is covered in Section 7.0 *Stage 5 – Environmental Setting* and Section 9.0 *Stage 7 – Site Investigation* of the Soil and Groundwater Water Baseline Assessment (Attachment 4.8.3). In these sections, summary details of the soil, ground and groundwater quality are discussed in relation to current quality standards. This includes details of all the major and minor surface water features in the area along with current quality status of these where applicable.

3.0 ENVIRONMENTAL CONDITIONS OF THE SITE

3.1 Soil

The Baseline Report (Attachment 4.8.3) concluded after a review of the available information that the soil beneath the site as compared with the LQM/CIEH Suitable 4 Use Levels (S4UL) thresholds for residential areas noted no exceedances.

The Baseline Report noted that there is no evidence of any residual contamination beneath the site.

There is only bulk diesel storage proposed for the facility. However, the risk prevention measures planned at the facility significantly reduce the potential for an environmental impact to soil or water to occur. These measures include bunded and integrally bunded vessels, double lined drainage and containment systems and spill management procedures.

Source-pathway-receptor linkages were assessed for the bulk storage areas. It was concluded that there are no direct pathways to either the soil or groundwater environment. Interceptors are installed on the surface water drainage. A leakage from a bulk tank would be fully contained in the designated bund or the double skin lining of the tank, with leaks during delivery fully contained within the continuous hard stand delivery area. Any leakage outside of the delivery area would be contained within the drainage system.

3.2 Groundwater

The Baseline Report identified that there was no historic contamination of groundwater.

3.3 Surface Water

Prior to development the site was greenfield where surface water flows via overland drainage ditches and a surface water drain into the Baldonnell Stream and Griffeen River which ultimately outfalls into the River Liffey. Under the Water Framework Directive, the River Liffey has been designated as 'at Risk'.

The Baldonnell Stream runs roughly east to west through the northern part of the site. Based on the most recent water quality information 2010-2015 (EPA, 2019) the stream has been designated as having 'Good' chemical and fish status with 'Moderate' status overall.

The topographical survey discovered that two historical streams discharging to the River Griffeen downstream of the proposed development site have been diverted. These streams originated within the proposed development site and the adjacent greenfield. Running from south to north through the Microsoft land to the River Griffeen downstream. The diversion of the two historical streams, referred to in this report as the Baldonnell and unnamed stream, occurs within the development site which now runs along the southern boundary of the New Nangor Road until it discharges to the River Griffeen approximately 150m to the west.

The eastern reach is in its natural condition and runs at surface, for approximately 200 m, from the boundary with Boland's Grangecastle behind a vacant bungalow in an open ditch. The central 280 m reach has been realigned and runs again on the surface in a newly formed channel parallel to the Nangor Road. The final, western reach is in a 200 m culvert and continues westwards to outfall to the Griffeen River at a point southeast of the junction of the New Nangor and Baldonnell roads.

To the south of the subject lands there is two stormwater sewers, 450mm in diameter. They drain from east to west, then combine and turn north ultimately discharging into the Griffeen River. South Dublin drainage records do not indicate any storm water sewers crossing the subject lands.

The EPA assess the water quality of rivers and streams across Ireland using a biological assessment method, which is regarded as a representative indicator of the

status of such waters and reflects the overall trend in conditions of the watercourse. The biological indicators range from Q5 - Q1. Level Q5 denotes a watercourse with good water quality and high community diversity, whereas Level Q1 denotes very low community diversity and bad water quality.

Several water quality monitoring stations located on the Griffeen River downstream of the proposed site have Water quality ratings available within the last ten years. The monitoring location (GRIFFEEN - In Lucan Village RS09G010600) which is just north of Insert 7.7's scope obtained a Q rating of 3 - Poor Status (in 2019). The station "GRIFFEEN - First Bridge E. of Milltown" (RS09G010200) also has a status of poor and denotes the values at Lucan Village as this station is upstream of the proposed site.

In accordance with the WFD, each river catchment within the former ERBD was assessed by the EPA and a water management plan detailing the programme of measures was put in place for each. Currently, the EPA classifies the WFD Ecological Status for the Griffeen River as having '*Good Status'* (Cycle Status 2013-2018) with a current WFD River Waterbody risk score of 1a, '*At risk of not achieving good status'.*

3.4 Air

Ambient air quality monitoring was not undertaken as part of the preliminary assessment for this site. Reference has been made to the latest air quality monitoring programs that have been undertaken in recent years by the EPA.

Attachment 7.1.3.2 of this application provides a summary of the relevant air quality that has been used as a baseline for the air dispersion modelling completed for the project.

3.5 Noise

An environmental noise survey was conducted to quantify the existing noise environment. The survey was conducted in general accordance with guidance contained in the EPA NG4 publication and ISO 1996-2:2017 *Acoustics - Description, Measurement and Assessment of Environmental Noise -Determination of Sound Pressure Levels*. Specific details are set out in Attachment-7-1-3-2 of this application.

4.0 CONCLUSIONS

As stated in the EPA 2018 Licence Application Form Guidance (Version 2):

"If a baseline report is submitted as part of this applications this may also fulfil the requirements to describe the condition of the site".

The baseline report submitted with this application and the information included within this document fulfils this requirement in relation to soil, surface water and ground water. The Attachment 7.1.3.2 details the site condition in relation to Air and Noise.