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:

- AWN. (2014) Diamond Innovations Ireland Operations (DIIO), (Exit Audit) Independent Closure Audit July 2014;
- Clifton Scannell Emerson Associates (CSEA) (2016) Balmoral Lands – Building A Due Diligence Report; and
- IGSL (2006) Report on a Site Investigation for Woodlands, Clonshaugh on behalf of Moylan Consulting Engineers. Report No. 1173.

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 Complete 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 commercial development and noted no exceedances.

The Complete Baseline Report (Attachment-4-8-3)noted that the historic use of the existing campus site by DIIO had resulted in isolated areas of contamination, however these were remediated prior to site closure. On the 28 April 2015 the EPA was satisfied that the licensable activities at the site had ceased and that the condition of the installation was not causing, or likely to cause, environmental pollution, and that the site of the activity was in a satisfactory state. The most relevant site investigation is found in the Clifton Scannell Emerson Associates (CSEA) (2016) Balmoral Lands – Building A Due Diligence Report as commissioned by CSEA prior to the development of the existing campus site. The aim of the site investigation was to provide a baseline soil quality assessment prior the commencement of any lease/purchase on the Existing Campus.

Site investigation and materials sampling was undertaken at the Extended Campus site on 21st September 2021 by Enviroguide Consulting Ltd in accordance with industry best practice guidelines as a waste categorisation exercise. Sixteen (16 no.) in situ soil samples were collected from eight (8 no.) trial pits using a mechanical excavator, to a maximum depth of 2.0 mbgl. There is no evidence of current or previous activities at the Extended Campus site that would cause impact to the underlying soil or groundwater in the area. All soil analysis shows that the extended campus is suitable for future use as a commercial development as per the LQM/CIEH S4ULs assessment criteria

The full results of this assessment are presented in the Complete Baseline Report (Attachment-4-8-3).

3.2 GROUNDWATER

The Baseline Report (Attachment-4-8-3) identified that relevant site investigation prior to development of the Existing Campus confirmed that there is no evidence of any residual contamination beneath the site. The Baseline Report (Attachment-4-8-3) identified that there is no evidence of current or previous activities at the Extended Campus site that would cause impact to the underlying soil or groundwater in the area. All soil analysis shows that the extended campus is suitable for future use as a commercial development as per the LQM/CIEH S4ULs assessment criteria

Annual groundwater monitoring at a number of new groundwater boreholes, yet to be installed, will be undertaken once the IE Licence is approved as outlined in Attachment 9.1.

3.3 SURFACE WATER

There are no surface water bodies on the site. Surface water quality is monitored periodically by the EPA at various regional locations along principal and other smaller watercourses. With reference to the site setting, the nearest downstream EPA monitoring station is situated along the Santry River to the south of the site.

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.

There is one water quality monitoring station located on the Santry River downstream of the proposed site which has quality ratings available within the last ten years. This monitoring location (Clonshaugh Road Bridge RS09S010300) obtained a Q rating of 2-3 - Poor Status (in 2019). There is also a station downstream on the River Mayne at the Hole-in-the-Wall Bridge. This also obtained a Q rating of 2-3 which also denotes a "poor" rating for the same period.

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 Mayne and Santry waterbodies as having '*Poor 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 in order 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.