

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-Complete Baseline Report; including:

- Environmental Report For the Building C site located in the IDA Blanchardstown Business & Technology Park, ADSIL (16th May 2013)
- IDA Industrial Estate Snuggborough Road Dublin, Proposed Data Centre, IGSL Report No. 20963, Geotechnical Report July 2018' for Building D.

The baseline condition of the site is covered in Section 7.0 *Stage 5 – Environmental Setting* and Section 8.0 *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 the soil quality data is limited for the facility. However, based on available data, there is no evidence of contamination within the soils beneath the site.

The only relevant bulk hazardous substances (substances stored or used onsite and which are classified as hazardous by the EPA under the Groundwater Regulations and contained in bulk storage) is diesel for back up generators.

The risk prevention measures at the facility significantly reduce the potential for an environmental impact to soil or water to occur. These measures include bunded or

double contained vessels, dual-contained fuel pipe system (when underground), 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 and groundwater environment. 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. As the site is covered in hardstand, any spilled or leaked hydrocarbons, if not immediately contained will migrate through stormwater drainage system and subsequently be treated within the on site interceptors and attenuated within the attenuation ponds on site

3.2 Groundwater

The Baseline Report identified that based on available data, there is no evidence of contamination within the soils beneath the site. There was no historic known contamination of groundwater at the site.

3.3 Surface Water

Prior to development the site was drained by the Ballycoolen River approximately 150 meters to the southwest of the site and the Abbotstown River approximately 60 meters to the east of the site. The Ballycoolen river flows southwest, the Abbotstown River flows to the southeast, both rivers drain into the River Tolka at Mulhuddart and Abbotstown respectively. The River Tolka lies 1.7km south of the site and discharges to Dublin Bay.

Stormwater drainage from the site currently discharges to the attenuation ponds on site prior to discharge to the existing storm water system along the Business Estate Road via Class 1 hydrocarbon interceptors and flow control devices.

This stormwater main flows east to the man-made attenuation and detention structure (artificial lake) located in College Business Park, from here it drains westwards to the Ballycoolin Stream, the Ballycoolin Stream flows 1.2 km downstream in a southerly direction and confluences with River Tolka.

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.

The water quality monitoring stations located on the River Tolka downstream of the site have quality ratings available within the last twenty years. This monitoring location (Old Corduff Road Bridge RS09T010900) has a Q rating of 3, 'Poor' status (in 1994). The further downstream monitoring station (Abbotstown RS09T011000) obtained a Q rating of 3 which also denotes a "Poor" rating for River Tolka in 2019.

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 Tolka waterbody 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-Air Emissions Impact 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.

Air Emissions Monitoring has been undertaken by Air Scientific Ltd. on a selection of the emergency backup generators for a range of parameters including; Total Particulate Matter (TPM), Carbon Monoxide (CO), Oxides of Nitrogen (NO_x) as NO₂, Sulphur Dioxide (SO₂), Stack Gas Temperature, Volume (m³.h⁻¹), Oxygen (O₂), and Carbon Dioxide (CO₂). The latest testing was undertaken in 2021. The results of this monitoring demonstrate that the emissions from the emergency back up generators are within the parameters set out in the predictive emissions modelling undertaken for the site. Attachment-7-1-3-2-Air Emissions Impact.

3.5 Noise

Environmental noise surveys have previously been 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-Noise Emissions Impact Assessment 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 included Attachments, Attachment-7-1-3-2-Air Emissions Impact and Attachment-7-1-3-2-Noise Emissions Impact Assessment details the site condition in relation to Air and Noise.