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.

The 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 previously produced for the site and the results are summarised in Attachment 4.8.3; including:

- *'Disinvestment Site Assessment Tesco Distribution Warehouse, Greenhills Road, Tallaght, Dublin. For Tesco Ireland Ltd., Delta Simons Environmental Consultants 14th August 2008*',
- '*Ground Investigations Ireland Ltd. DUB 55 – Due Diligence, Greenhills Business Park Ground Investigation Report 31st July 2014'*,

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) review of the site history and available soil quality identified that a historic diesel spill occurred in 1998 at the site of Building A (former Tesco Distribution Centre). Remediation works were undertaken and the impacted sections of the site drainage system were blocked and flushed clean as part of the initial remediation. Intrusive site investigation works, trial pitting and the installation of a sump in the northwest of the site to enable the recovery of hydrocarbon contamination was completed.

Further site investigation in 2008 was undertaken, and confirmed that wide spread contamination was not identified at the site, localised elevated concentrations of hydrocarbons were identified in the north where an underground storage tank had been decommissioned and north-west corner of the site where the 1998 diesel spillage had occurred.

Delta Simons (2008) considered the site to be suitable for ongoing commercial land use without the need for further remedial works as the identified contamination was not considered a risk to the identified receptors.

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 emergency 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 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 hydrocarbon interceptors.

3.2 Groundwater

The Baseline Report identified that, based on available data (2008), groundwater contained within the superficial deposits at the site is of good quality across the majority of the site. VOC, SVOC compounds and EPH were detected at concentrations less than the laboratory detection limit and heavy metals concentrations were detected less than relevant limits. There was localised groundwater contamination identified in groundwater samples collected in the north and northwest of the former Tesco Distribution Centre site from WS-10 and the sump respectively.

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delivery area Any leakage outside of the delivery area would be contained within the hydrocarbon interceptors, and unlikely to reach ground water

3.3 Surface Water

The area is drained by the Tymon River which runs approximately 50 m south of the site flowing in an easterly direction toward Tymon Park. The River then flows northwards through Tymon Park crossing the beneath the M50 where it feeds into the River Poddle. The Poddle passes through Willington, Templeogue, Kimmage in a north-easterly direction towards the River Liffey. Storm water drainage from the site currently discharges to the attenuation systems on site prior to discharge to the existing storm water system along the Airton Road via Class 1 hydrocarbon interceptors and flow control devices. The stormwater discharges into the Tymon Rover which in turn feeds the River Poddle.

There are no streams on the site itself or along its boundaries. Stormwater run-off will be collected and discharged to the public storm sewer which eventually discharges to the Tymon River c. 50 meters to the south.

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.

With reference to the site setting, the nearest downstream EPA monitoring station on the River Poddle at 'the Prior Kimmage Road (RS09P030400). This monitoring location obtained a Q rating of 3 - Poor Status (in 2007).

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 Poddle and Dodder waterbodies as having '*Poor Status'* (Cycle Status 2007-2009 and Cycle Status 2013-2018 respectively) with a current WFD River Waterbody risk of '*At risk of not achieving good status' for both rivers.*

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 or parameters including; Total Particulate Matter (TPM), Carbon Monoxide (CO), Oxides of Nitrogen (NO_x) as NO_2, Sulphur Dioxide (SO_2), Stack Gas Temperature, Volume ($m^3.h^{-1}$), Oxygen (O_2), and Carbon Dioxide (CO_2). The latest testing was undertaken in 2021. The results of this monitoring demonstrate that the emissions from the emergency backup 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

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-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.