



TRINITY WHARF DEVELOPMENT

Environmental Impact Assessment Report

Volume 2 Main Text

February 2019

List of Volumes Comprising this Environmental Impact Assessment Report

Volume 1 **Non-Technical Summary**

Volume 2 **Environmental Impact Assessment Report - Main Text**

Volume 3 **Figures**

Acknowledgements

This Environmental Impact Assessment Report (EIAR) has been prepared with inputs from the following team members:

Roughan & O'Donovan

Team Leaders, Report Authors and Scheme Designers

Wexford County Council

Overall Project Management

Scott Tallon Walker Architects

Scheme Designers, Overall Project Managers

AWN Consulting Ltd

Air Quality and Climate

Roughan & O'Donovan

Biodiversity, Soils and Geology, Hydrology, Hydrogeology, Population and Human Health, and Material Assets and Land

Cunnane Stratton Reynolds

Landscape and Visual

CRDS Archaeological and Historical Consultants

Archaeology, Architecture and Cultural Heritage

TABLE OF CONTENTS - VOLUME 2

Non-Technical Summary

Chapter 1 Introduction

1.1	Introduction to this Document.....	1/1
1.2	Overview	1/2
1.3	Environmental Impact Assessment Legislation.....	1/4
1.4	Scope of the Environmental Impact Assessment Report	1/6
1.5	Environmental Protection Agency (EPA) Guidelines.....	1/6
1.6	Non-Statutory Public Consultation Events	1/6
1.7	Difficulties Encountered.....	1/7

Chapter 2 Need for the Proposed Development

2.1	Introduction	2/1
2.2	Need for the Proposed Development	2/1
2.3	Policy Context	2/2
2.4	Existing Environment.....	2/16
2.5	Objectives of the Proposed Development.....	2/18

Chapter 3 Alternatives Considered

3.1	Legislative Requirements	3/1
3.2	Project Appraisal	3/1
3.3	Study Area	3/1
3.4	Do-Nothing Scenario	3/2
3.5	Alternative Sites Considered	3/3
3.6	Previous Planning Permissions	3/4
3.7	Alternative Layouts Considered.....	3/6
3.8	Design Development.....	3/29

Chapter 4 Description of the Proposed Development

4.1	Introduction	4/1
4.2	Location of the Proposed Development.....	4/1
4.3	Description of the Proposed Development	4/2
4.4	Construction Stage Methodology.....	4/33
4.5	Construction Environmental Plans.....	4/47

Chapter 5 Traffic Analysis

5.1	Introduction	5/1
5.2	Methodology.....	5/1
5.3	Baseline Environment / Existing Scenario	5/2
5.4	Predicted Impacts	5/13
5.5	Mitigation Measures	5/24
5.6	Residual Impacts.....	5/26

Chapter 6 Population and Human Health

6.1	Introduction	6/1
6.2	Methodology.....	6/2
6.3	Description of Receiving Environment	6/17
6.4	Description of Predicted Impacts	6/30

6.5	Mitigation and Monitoring Measures.....	6/45
6.6	Residual Impacts.....	6/47
6.7	Difficulties Encountered.....	6/47
6.8	Conclusion	6/47
6.9	References.....	6/48
Chapter 7 Biodiversity		
7.1	Introduction	7/1
7.2	Methodology.....	7/3
7.3	Desk Survey Results	7/13
7.4	Field Survey Results	7/22
7.5	Key Ecological Receptors.....	7/28
7.6	'Do-Nothing' Scenario	7/31
7.7	Description of Likely Impacts (Unmitigated).....	7/31
7.8	Mitigation.....	7/41
7.9	Residual Impacts on Key Ecological Receptors.....	7/50
7.10	Assessment of Cumulative Impacts.....	7/53
7.11	Ecological Enhancements	7/54
7.12	Conclusions.....	7/55
7.13	References.....	7/56
Chapter 8 Soils and Geology		
8.1	Introduction	8/1
8.2	Methodology.....	8/1
8.3	Description of Receiving Environment	8/2
8.4	Description of Potential Impacts	8/8
8.5	Mitigation and Monitoring Measures	8/8
8.6	Residual Impacts.....	8/10
8.7	Difficulties Encountered.....	8/10
8.8	References.....	8/10
Chapter 9 Hydrogeology		
9.1	Introduction	9/1
9.2	Methodology.....	9/1
9.3	Description of Receiving Environment	9/2
9.4	Description of Potential Impacts	9/4
9.5	Mitigation & Monitoring Measures	9/10
9.6	Residual Impacts.....	9/11
9.7	Difficulties Encountered.....	9/11
9.8	References.....	9/11
Chapter 10 Hydrology		
10.1	Introduction	10/1
10.2	Methodology.....	10/1
10.3	Description of the Receiving Environment	10/1
10.4	Description of Potential Impacts	10/4
10.5	Mitigation and Monitoring Measures	10/8
10.6	Residual Impacts.....	10/12
10.7	Difficulties Encountered.....	10/13
10.8	References.....	10/13

Chapter 11 Landscape and Visual

11.1	Introduction	11/1
11.2	Methodology.....	11/1
11.3	Study Area	11/8
11.4	Description of Receiving Environment	11/9
11.5	Description of Potential Effects.....	11/35
11.6	Mitigation & Monitoring Measures	11/63
11.7	Residual Effects	11/64
11.8	Difficulties Encountered.....	11/64

Chapter 12 Noise & Vibration

12.1.	Introduction	12/1
12.2.	Methodology.....	12/1
12.3.	Assessment Criteria	12/2
12.4.	Noise Model	12/7
12.5.	Construction Impact Assessment	12/9
12.6.	Construction Impact Assessment Conclusions	12/11
12.7.	Operational Phase.....	12/11
12.8.	Operational Impact Assessment.....	12/15
12.9.	Noise and Human Health	12/16
12.10.	Mitigation Measures	12/17
12.11.	Residual Impacts.....	12/18
12.12.	Difficulties Encountered.....	12/18
12.13.	Conclusion	12/17

Chapter 13 Air Quality & Climate

13.1	Introduction	13/1
13.2	Methodology.....	13/3
13.3	Baseline Environment	13/6
13.4	Predicted Impacts	13/10
13.5	Mitigation Measures	13/20
13.6	Residual Impacts.....	13/21
13.7	Monitoring	13/21
13.8	Difficulties Encountered.....	13/22
13.9	References.....	13/22

Chapter 14 Archaeology & Cultural Heritage

14.1	Introduction	14/1
14.2	Methodology.....	14/1
14.3	Description of Receiving Environment	14/4
14.4	Description of Predicted Impacts	14/13
14.5	Mitigation and Monitoring Measures	14/14
14.6	Residual Impacts.....	14/16
14.7	Difficulties Encountered.....	14/16
14.8	References.....	14/17

Chapter 15 Architectural Heritage

15.1	Introduction	15/1
15.2	Methodology.....	15/1
15.3	Description of Receiving Environment	15/3
15.4	Inventory of Architectural Heritage	15/11

15.5	Description of Potential Impacts	15/21
15.6	Mitigation and Monitoring Measures	15/22
15.7	Residual Impacts.....	15/22
15.8	Difficulties Encountered.....	15/22
15.9	References.....	15/22

Chapter 16 Material Assets and Land

16.1	Introduction	16/1
16.2	Methodology.....	16/1
16.3	Description of Receiving Environment	16/2
16.4	Description of Potential Impacts	16/4
16.5	Mitigation and Monitoring Measures.....	16/9
16.6	Residual Impacts.....	16/9

Chapter 17 Interrelationships, Accidents & Cumulative Effects

17.1	Introduction	17/1
17.2	Methodology.....	17/1
17.3	Interrelationships.....	17/3
17.4	Major Accidents and Disasters	17/9
17.5	Cumulative Impacts.....	17/16
17.6	Conclusion	17/20

Chapter 18 Mitigation Measures

18.1	Introduction	18/1
18.2	General Mitigation and Monitoring Measures	18/1
18.3	Mitigation and Monitoring Measures for Traffic and Transport.....	18/6
18.4	Mitigation and Monitoring Measures for Population and Human Health.....	18/7
18.5	Mitigation and Monitoring Measures for Biodiversity.....	18/9
18.6	Mitigation and Monitoring Measures for Soils and Geology	18/15
18.7	Mitigation and Monitoring Measures for Hydrogeology	18/17
18.8	Mitigation and Monitoring Measures for Hydrology	18/18
18.9	Mitigation and Monitoring Measures for Landscape and Visual	18/22
18.10	Mitigation and Monitoring Measures for Noise and Vibration.....	18/23
18.11	Mitigation and Monitoring Measures for Air Quality and Climate.....	18/24
18.12	Mitigation and Monitoring Measures for Archaeological and Cultural Heritage	18/25
18.13	Mitigation and Monitoring Measures for Architectural Heritage.....	18/27
18.14	Mitigation and Monitoring Measures for Material Assets and Land.....	18/27