

16. Material Assets – Non – Agricultural

16.1 Introduction

The proposed road development will involve the acquisition of part, or all of a number of non-agricultural sites. This chapter of the EIS deals with the impact that the proposed road development will have on the various non-agricultural sites along the route. The various non-agricultural sites have been identified under the following categories:

- Residential Property – gardens, accesses, dwelling, derelict sites, etc.;
- Commercial Property – Forestry sites, quarries, etc.;
- Amenity/Recreational Areas – Large wooded areas, sporting facilities, etc; and
- Public Facilities – Churches etc.

16.2 Methodology

The impact on property is set out under the following headings:

- Sites to be acquired (SA);
- Sites Affected by Partial Acquisition of Curtilage (SAPAC); and
- Sites Affected by Altered Access Arrangements (SAAAA).

The impacts on Sites Affected by Partial Acquisition of Curtilage (i.e. the lands surrounding buildings within the site) has been assessed as minor, moderate and major, based on the following criteria:

- Minor: Loss of less than 10% of total curtilage area;
- Moderate: Loss of between 10% and 25% of total curtilage area; and
- Major: Loss of more than 25% of total curtilage area.

The non-agricultural properties affected by the proposed road development are shown on Figures 15.1 to 15.50 (Volume 2 – Book 2 of this EIS).

16.3 The Existing Environment

The existing land use across the majority of the proposed road development is agricultural in

nature (as discussed in Chapter 15 of this EIS). There are a number of non-agricultural sites (one-off houses, clusters of residential properties, commercial enterprises, areas of amenity or public facilities) scattered throughout the area crossed by the proposed route.

16.4 Predicted Impact

The non-agricultural sites (in whole or part), to be acquired in each section of the scheme are summarised in Tables 16.1 to 16.3. The information included in the tables is based on the records in the Land Registry in May 2004 and other information received from landowners. Furthermore, it should be noted that the area of land around farm houses is registered as agricultural land and any impacts on such lands is recorded in the preceding Chapter 15, Material Assets – Agriculture.

The number of residential properties directly affected in this section is 57, of which 13 are properties to be acquired (3 houses, 2 out-buildings, a site and 7 derelict buildings or groups of buildings). There will be 3 residential properties experiencing a major impact, 5 moderate and 36 minor.

There are 16 commercial properties impacted (including railway lines). There will be a site with agricultural outbuildings acquired, and the remaining 15 sites will each experience a minor impact.

There is 1 amenity/ recreational site impacted (football pitch used by Ormonde AFC in Blanchvillespark), which will be acquired as part of the road development.

There is 1 public facility (St. Beacon's Church), which will experience a moderate impact.

16.5 Proposed Mitigation Measures

Where an access to a property is affected, the access will be reinstated to match the existing. Further measures to compensate affected parties due to land acquisition, drainage works, reinstatement of boundaries and loss of facilities are part of the compensation under the compulsory purchase system.

16.6 Residual Impacts

The residual impacts of the proposed road development are related to land take, realigned access arrangements, injurious affect affection and disturbance. It is anticipated that the impacts noted above in Section 16.4 will be mitigated by the measures outlined in Section 16.5. On this basis, it is anticipated that the residual impacts will be reduced to not significant.

16.7 Limitations, Assumptions and Difficulties Encountered.

There were no specific additional limitations, assumptions or difficulties encountered.

Table 16.1 Existing Sites and Impacts – Waterford Bypass to King’s River

CPO Ref No.	Chainage	Description	Reason for Acquisition	Area of Land Acquired (m ²)	Effect	Impacts
RESIDENTIAL						
104	2+140	Garden	In line of Mainline	2,060	SAPAC	Major
345	0+500	Garden	Side Road at CH. 5+060	4,550	SAPAC	Major
341	0+375	Garden	Side Road at CH. 7+060	150	SAPAC SAAAA	Minor
136	9+160	Derelict Building	In line of Mainline	43 *	SA	To be Acquired
138	0+578	Garden	Side Road at CH. 9+650	190	SAPAC	Minor
139	0+500	Access and Garden	Side Road at CH. 9+650	180	SAPAC SAAAA	Minor
140	0+460	Garden	Side Road at CH. 9+650	20	SAPAC	Minor
144	0+530	Access to Residence	In line of Mainline	80	SAAAA	Minor
152	0+040	Access and Garden	R704 (West) at CH. 10+720	120	SAPAC SAAAA	Minor
159	0+160	Access and Garden	R704 (East) at CH. 10+720	110	SAPAC SAAAA	Minor
161	0+285	Garden	R704 (East) at CH. 10+720	30	SAPAC	Minor
173b	N/A	Garden	N9 / LS8270 junction improvements	70	SAPAC	Minor
175	14+450	Garden and Outbuilding	In line of Mainline	3,060	SAPAC	To be Acquired
346	15+000	Garden and Access	Side Road at CH. 14+960	190	SAPAC SAAAA	Minor
181	16+020	Derelict Buildings	In line of Mainline	85 *	SA	To be Acquired
202	21+350	Development Land	In line of Mainline	1,040	SAPAC SAAAA	Moderate
207	0+100	Access and Garden	Side Road at CH. 21+560	470	SAPAC SAAAA	Minor
209	0+060	Access and Garden	Side Road at CH. 21+560	170	SAPAC SAAAA	Minor

Table 16.1 (Cont'd) Existing Sites and Impacts – Waterford Bypass to King's River

CPO Ref No.	Chainage	Description	Reason for Acquisition	Area of Land Acquired	Effect	Impacts
210	0+100	Access and Garden	Side Road at CH. 21+560	10	SAPAC SAAAA	Minor
219b	23+420	Garden	In line of Mainline	110	SAPAC	Minor
221	23+500	Garden	In line of Mainline	2,220	SAPAC	Major
329	26+800	Access and Garden	Side Road at CH. 27+170	340	SAPAC SAAAA	Minor
249	0+440	Access and Garden	Side Road at CH. 31+120	150	SAPAC SAAAA	Minor
250	0+480	Garden	Side Road at CH. 31+120	10	SAPAC	Minor
251a	0+440	Access and Garden	Side Road at CH. 31+120	40	SAPAC	Minor
302	11+890	Garden	In line of Mainline	640	SAPAC	Minor
317	0+460	Garden	Side Road at CH. 31+120	20	SAPAC	Minor
340	0+000	Garden and Acquisition of Derelict Building	Side Road at CH. 20+140	3,060	SA	To be Acquired
COMMERCIAL						
173a	0+000	Yard	Side Road at CH. 14+060	120	SAPAC	Minor
192	N/A	Yard	Access Track at Mainline CH. 19+460	5,640	SAPAC SAAAA	Minor
323a	2+100	Railway track	In line of Mainline	1,350	SAPAC	Minor
323b	16+120	Railway track	In line of Mainline	1,340	SAPAC	Minor
PUBLIC FACILITIES						
148/2	0+155	Lands and Access at St. Beacon's Church	Side road at 10+110	2,020	SAPAC SAAAA	Moderate

Notes: * Excludes agricultural lands

Table 16.2 Existing Sites and Impacts – King’s River to Ballyquirke (Incl Kilkenny Link Road)

CPO Ref No.	Chainage	Description	Reason for Acquisition	Area of Land Acquired (m ²)	Effect	Impacts
RESIDENTIAL						
Part of 254/4	0+020	Derelict Buildings	Side Road at CH. 31+700	85 *	SA	To be Acquired
264	0+380	Garden	N10 (North) at CH.35+280	40	SAPAC SAAAA	Minor
274	0+320	Garden	Side Road at CH. 36+240	40	SAPAC SAAAA	Minor
277	0+320	Access and Garden	Side Road at CH. 36+240	50	SAPAC SAAAA	Minor
294	42+820	House and Garden	In line of Mainline	2,530	SA	To be Acquired
299	44+150	Access and Garden	In line of Mainline	1,360	SAPAC SAAAA	Minor
305	46+150	Derelict Buildings	In line of Mainline	150 *	SA	To be Acquired
310	46+870	Garden	In line of Mainline	30	SAPAC	Minor
311	0+050	Access and Garden	Side Road at CH. 46+620	130	SAPAC SAAAA	Moderate
312	0+000	Garden	Side Road at CH. 46+620	200	SAPAC	Minor
314	0+630	Garden	R702 (East) at CH. 47+330	340	SAPAC	Minor
339	48+080	Garden	In line of Mainline	10	SAPAC	Minor
815	Link CH. 4+560	Garden	In line of Kilkenny Link Road	440	SAPAC	Moderate
814	Link CH. 4+500	Access and Garden	Side Road at Kilkenny Link Ch. 4+520	20	SAPAC SAAAA	Minor
836	Link CH. 4+560	Garden	In line of Kilkenny Link Road	280	SAPAC	Moderate
COMMERCIAL						
251e	Link CH.1+000	Proposed Road	In line of Kilkenny Link Road	1,820	SAPAC	Minor
285	39+100	Quarry	In line of Mainline	2,770	SAPAC	Minor
172	39+800	Quarry	In line of Mainline	1,810	SAPAC	Minor
323C	40+290	Railway track	In line of Mainline	1,082	SAPAC	Minor
323D	44+430	Railway track	In line of Mainline	1,560	SAPAC	Minor

Table 16.2 (Cont'd) Existing Sites and Impacts – King's River to Ballyquirke (Incl Kilkenny Link Road)

CPO Ref No.	Chainage	Description	Reason for Acquisition	Area of Land Acquired (m ²)	Effect	Impacts
323e	N/A	Railway track	Rathgarvan drain improvements	350	SAPAC	Minor
323f	N/A	Railway track	Rathgarvan drain improvements	300	SAPAC	Minor
AMENITY / RECREATIONAL						
Part of 318/1	48+150	Soccer Pitch	In line of Mainline	3,850	SA	To be Acquired

Notes: * Excludes agricultural lands

Table 16.3 Existing Sites and Impacts – Ballyquirke to Powerstown

CPO Ref No.	Chainage	Description	Reason for Acquisition	Area of Land Acquired	Effect	Impacts
RESIDENTIAL						
515	62+800	Derelict House	In line of Mainline	49 *	SA	To be Acquired
522	64+860	Garden	Access track off realigned L2625 Local Road at Ch. 0+200	42.7	SAPAA	Minor
524	64+840	Residential Development Land	Access track off realigned L2625 Local Road at Ch. 0+190	1,400	SA	To be Acquired
539	66+600	House entrance	Realignment of L6674 Local Road at Ch. 0+730 and Ch. 0+810	67	SAPAA	Minor
549	68+480	House entrance	Realignment of L7119 Local Road at Ch. 0+020 & 0+050	32	SAPAC	Moderate
558	69+200	Horse Paddock	Realignment of L3036 Local Road at Ch. 0+600 and junction with L7119 Local Road	63	SAPAC	Minor
572	71+230	Derelict House	Realignment of L3037 Local Road at Ch. 0+330	100 *	SA	To be Acquired

Table 16.3 (Cont'd) Existing Sites and Impacts – Ballyquirke to Powerstown

CPO Ref No.	Chainage	Description	Reason for Acquisition	Area of Land Acquired	Effect	Impacts
589	74+800	House entrance	Access to Drainage Measures off L3038 Local Road	30	SAPAA	Minor
591	75+030	House Curtilage	In line of Mainline	72	SAPAC	Minor
592	75+040	Out House	In line of Mainline	666	SA	To be Acquired
593	75+040	House	In line of Mainline	457 *	SA	To be Acquired
605	76+230	House	In line of Mainline	8,005*	SA	To be Acquired
709	N10 to N9 Link Road	House entrance	Realignment of N9	17	SAPAA	Minor
710	N10 to N9 Link Road	House entrance	Realignment of N9	17	SAPAA	Minor
COMMERCIAL						
521	64+800	Agricultural Outbuildings Buildings	In line of Mainline and Jordanstown Junction	7,497*	SA	To be Acquired
548	67+780	Access to Bord Gais facility	Realignment of L7117 Local Road at Ch. 0+190	145	SAPAA	Minor
562	69+220	Commercial yard	Realignment of L3036 Local Road at Ch. 0+620	582	SAPAC	Minor
323K	64+070	Railway track	Access to CPO Plot 520	90	SAPAC	Minor
323L	Junction 6 to N10 Link Road	Railway track	In line of Junction 6 to N10 Link Road	2,097	SAPAC	Minor

Notes: * Excludes agricultural lands