
Chapter 21

Material Assets:

Non-agricultural Properties

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21.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) identifies, describes and presents an assessment of the likely significant effects of the proposed N2 Slane Bypass and Public Realm Enhancement Scheme (hereafter referred to as the 'Proposed Scheme') on the topic of Material Assets: Non-agricultural Properties during both the construction and operational phases.

The assessment presented is informed by the following key chapters of the EIAR: **Chapter 4 – Description of the Proposed Scheme** and **Chapter 5 – Description of the Construction Phase**.

The term 'Material Assets' covers quite a wide scope as indicated in several key texts. The EPA Guidelines (2022) on the Information to be contained in Environmental Impact Assessment Reports states: "*Material assets can now be taken to mean built services and infrastructure. Traffic is included because in effect traffic consumes transport infrastructure.*" It further lists "*Built Services, Roads and Traffic, and Waste Management*" as typical topics for consideration under material assets. In the 2014 EIA Directive, 'Land' is also introduced as a specific factor to be identified, described, and assessed in an EIA. The Department of Housing, Planning and Local Government (DHPLG) Guidelines (2018) for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, outlines that information to be submitted and assessed as part of an EIAR in respect of land should include details of 'landtake' and land use requirements of the whole project during the construction and operational phases.

Given this wide scope, this EIAR has addressed 'Material Assets' through a number of separate chapters to ensure a robust consideration of Material Assets relevant to the Proposed Scheme. This **Chapter 21** considers the potential impacts in relation to the landtake associated with non-agricultural properties. Other 'material assets' are addressed in other specific chapters of the EIAR, namely:

- **Chapter 7 – Traffic and Transport:** Details of impacts relating to the road network and traffic movements;
- **Chapter 8 – Population:** Details of impacts relating to community aspects such as residential amenity and journey characteristics;
- **Chapter 9 – Noise and Vibration:** Predicted noise levels;
- **Chapter 10 – Air Quality:** Predicted air quality effects;
- **Chapter 11 – Human Health:** Predicted health effects;
- **Chapter 12 – Landscape and Visual:** Predicted visual intrusion and landscape effects, including on residential properties;
- **Chapter 20 – Material Assets: Agricultural Properties:** Details of impacts relating to landtake on agricultural properties and impacts on farming enterprises;
- **Chapter 22 – Material Assets: Utilities:** Details of impacts on utilities/ built services, comprising electricity lines, water, foul sewer, and telecommunications infrastructure; and
- **Chapter 23 – Material Assets: Resource and Waste Management:** Details of impacts relating to waste emissions and resource/materials management.

21.2 Methodology

21.2.1 Legislation, Policy and Guidance

21.2.1.1 Legislation

There is no specific legislation or guidance relating to the assessment of Material Assets: Non-agricultural Properties.

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21.2.1.2 Policy

The Proposed Scheme is located in the administrative area of Meath County Council (MCC) and the Meath County Development Plan 2021-2027 has been considered in the preparation of this chapter.

21.2.1.3 Guidance

There is no specific guidance relating to the assessment of Material Assets: Non-agricultural Properties. The impact assessment has therefore followed the overall methodology and guidance relating to the EIA process and preparation as set out in **Section 1.3.3 of Chapter 1 – Introduction**. The methodology and associated impact assessment have also had regard to the legislation and general guidance regarding the undertaking of an EIA as outlined in that chapter and as noted in **Section 21.1** above.

21.2.2 Zone of Influence

The zone of influence (Zol) for the non-agricultural material assets assessment are the lands required, both temporary and permanent, to deliver the Proposed Scheme, as well as the full extent of lands of affected landholders.

21.2.3 Sources of Information to inform the Assessment

This assessment of non-agricultural land and properties has been carried out by way of a combination of desk-based studies, public consultation days, landowner consultation, and site visits. A number of sources of information were used to inform the assessment as summarised in **Table 21-1**. Additionally, information was obtained directly from the affected landowners at public meetings and through a number of face-to-face meetings and property walkovers.

Table 21-1: Summary of Key Data Sources for Material Assets

Title	Source	Year
Meath County Development Plan (CDP) ¹	Meath County Council	2021 – 2027
GeoDirectory	Meath County Council	Q1 2023
Planning Applications	Meath County Council and MyPlan.ie	2017-2022
Landtake database and CPO Schedule	Property Registration Authority of Ireland (PRAI)	2021-2022
Orthophotography	Ordnance Survey Ireland (OSi)	2019
Other aerial photography	Google Maps	2022
	Google Earth	2021

21.2.4 Key Parameters for Assessment

The following aspects were considered in assessing the potential effects that the Proposed Scheme will have in relation to non-agricultural material assets:

- The degree of permanent landtake to be acquired from non-agricultural properties including dwellings, property curtilage, property boundaries and accesses; and
- The degree of temporary landtake of non-agricultural properties required to facilitate construction of the Proposed Scheme.

¹ The Meath County Development Plan 2021 – 2027 (MCC, 2021) and the Meath County Council ePlan system (MCC, 2022) were consulted for details on existing and future planning trends with regard to the development site and surrounding area.

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21.2.5 Assessment Criteria and Significance

The following tables (**Table 21-2** to **Table 21-5**) consider the sensitivity of the various non-agricultural properties and the effects that a loss of landholding, amenity, severance or division of retained land and/or removal of existing entrance may have on a property. The magnitude of impacts arising from the Proposed Scheme and the significance of impacts has also been considered. These assessments are broadly based on the requirements of the EPA Guidelines (2022).

Table 21-2: Definition of Terms relating to Environmental Sensitivity

Sensitivity	Non-agricultural Property
High	Occupied residential property Occupied commercial property Schools and hospitals/ health centres etc.
Medium	Unoccupied residential property Land zoned for development Public open space/ recreational space
Low	Derelict residential property Unzoned lands
Very Low	Roadbed/ Road Verge

Table 21-3: Definition of Terms relating to Magnitude of Impact

Magnitude of Impact	Non-agricultural Property
High	Large landtake and/or severance of the property where the use of the property cannot continue.
Medium	Large landtake and/or severance of the property requiring a considerable and/or permanent change in current character/ practices; use of the property can continue.
Low	Small to moderate landtake and/or severance. Small change in current character/ practices; use of the property can continue.
Very Low	Slight encroachment on the property that does not affect use of the property. No change in current character/ practices

The definitions for significance in **Table 21-4** are as defined in the EPA Guidelines (2022) with a description of the criteria as it relates to non-agricultural properties. **Table 21-5** outlines the matrix used for assessing the significance of the impact, taking account of the sensitivity of the receptor and the magnitude of the impact. These are broad criteria and professional judgement has been used to apply them to individual properties.

Table 21-4: Definition of Terms relating to the Significance of Effect Levels

Significance of Impact	Definitions	
	EPA (2022) Guidelines Definition	Non-agricultural Property
Imperceptible	An effect capable of measurement but without significant consequences.	Property and curtilage are not affected by the project, only roadbed/ road verge.
Not Significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.	Development encroaches on landholding but without significant consequences.
Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.	Development may encroach on a boundary causing a slight inconvenience but does not require a significant change to landholding or result in any significant reduction in residential amenity. Mitigation will overcome any impacts.
Moderate	An effect that alters the character of the environment in a manner that is	Development encroaches on more than one boundary of the site and/or encroaches on over

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Significance of Impact	Definitions	
	EPA (2022) Guidelines Definition	Non-agricultural Property
	consistent with existing and emerging baseline trends.	25% of the landholding/ curtilage only and/or is likely to modestly reduce the residential amenity of the site. Mitigation measures will overcome most impacts.
Significant	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.	This impact will significantly reduce the size of the landholding by less than 40% and/or encroaches close to a sensitive building so as to substantially affect its residential amenities. Considerable mitigation measures will be required to address impacts and not all impacts may be mitigated fully.
Very Significant	An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.	This impact will significantly reduce the size of the landholding by over 40% and/or encroaches close to a sensitive building so as to significantly affect its residential amenities. Considerable mitigation measures will be required to address impacts and not all impacts may be mitigated fully.
Profound	An effect which obliterates sensitive characteristics.	The acquisition of an entire landholding to facilitate the Proposed Scheme. Demolition of an occupied residential property.

Table 21-5: Matrix used for the Assessment of the Significance of the Impact

		Magnitude of Impact			
		Very Low	Low	Medium	High
Sensitivity of Receptor	Very Low	Imperceptible	Imperceptible or Not Significant	Not Significant or Slight	Slight
	Low	Imperceptible or Not Significant	Not Significant or Slight	Slight	Slight or Moderate
	Medium	Not Significant	Not Significant or Slight	Moderate or Significant	Significant or Very Significant
	High	Not Significant	Slight or Moderate	Significant or Very Significant	Very Significant or Profound

21.3 Description of Existing Environment (Baseline Scenario)

21.3.1 Current Baseline Environment

The study area for the Proposed Scheme is located in a rural setting and includes the village of Slane. Agriculture is the predominant land use however non-agricultural properties are present and comprise residential properties (including farmhouses), commercial properties, and development lands and sites.

There are 51 non-agricultural properties directly affected by the Proposed Scheme. These include 12 residential properties, two commercial properties, as well as the area crossed by the proposed bridge over the Boyne Navigation Canal, towpath, and River Boyne. The remainder of the landtake consists of portions

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of roadbed/ road verge and private access tracks/ laneways across various landholdings; see **Figure 21.1(a)-(c)**.²

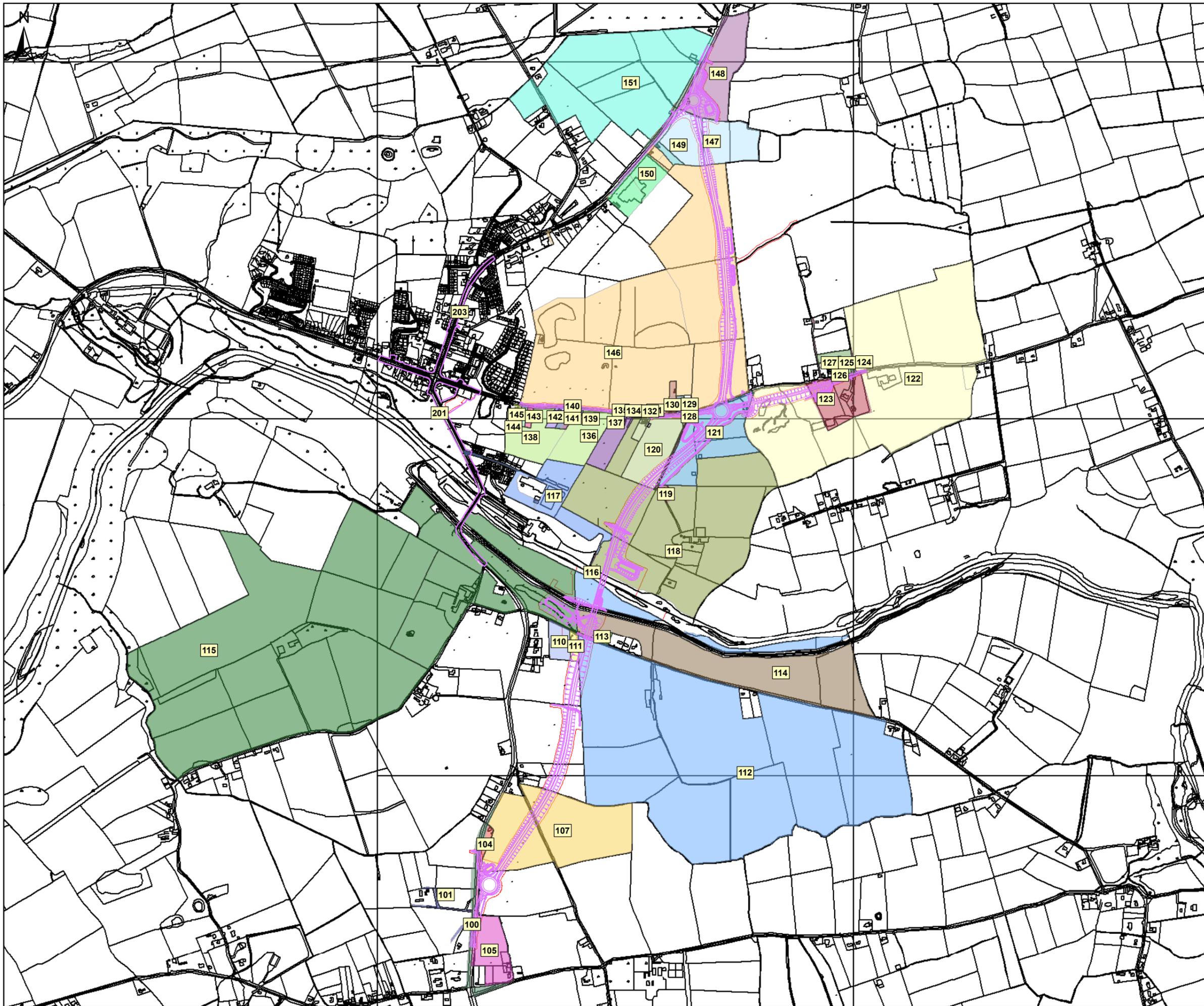
The majority of the route of the proposed mainline bypass traverses land zoned as 'RA – Rural Area' in the Meath CDP 2021-2027. Areas zoned as 'H1 – High Amenity' associated with the towpath are also included. The public realm enhancement proposals overlap with several objectives, mainly 'B1 – Commercial Town or Village Centre'.

There are no outstanding planning permissions that have not yet been activated in the area affected by the Proposed Scheme i.e. the Lands Made Available (LMA) for temporary and permanent landtake in the CPO.

21.3.2 Evolution of the Environment in the Absence of the Proposed Scheme

Should the Proposed Scheme not proceed, conditions relating to material assets identified within the Material Assets ZoI will continue in line with baseline trends. Some general improvements/ changes in the area may be experienced due to legislative and local policy-driven measures and mitigation. If the Proposed Scheme does not proceed, land and properties required for the Proposed Scheme will remain in existing use.

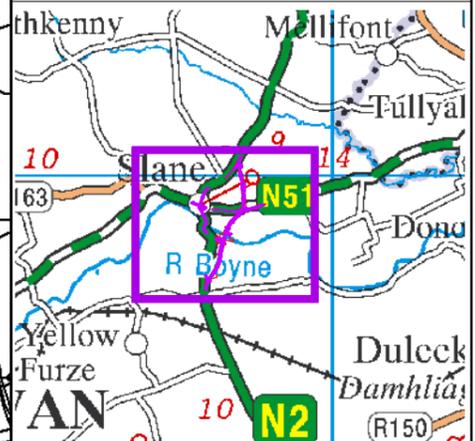
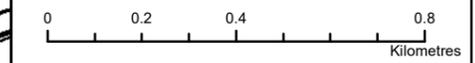
² Note: On these figures, the lands made available extends in some areas into landholdings which are not shown. These plots are agricultural land and are covered in **Chapter 20 – Material Assets – Agricultural Properties**.



Legend

- Proposed Scheme
- Proposed Scheme Boundary

Data Source: Land parcels sourced from the Property Registration Authority of Ireland (PRAI); vector mapping from OSI.



Client **Meath County Council**

N2 Slane Bypass and Public Realm Enhancement Scheme

Title **Figure 21.1(a)**

Non-agricultural Property Landholdings – Overview

rps West Pier
 Business Campus, T +353 (0) 1 4882900
 Dun Laoghaire, E ireland@rpsgroup.com
 Co Dublin, Ireland. W rpsgroup.com/ireland

Issue Details

File Identifier:
 MDT0806-RPS-00-N2-DR-Z-AG-3079

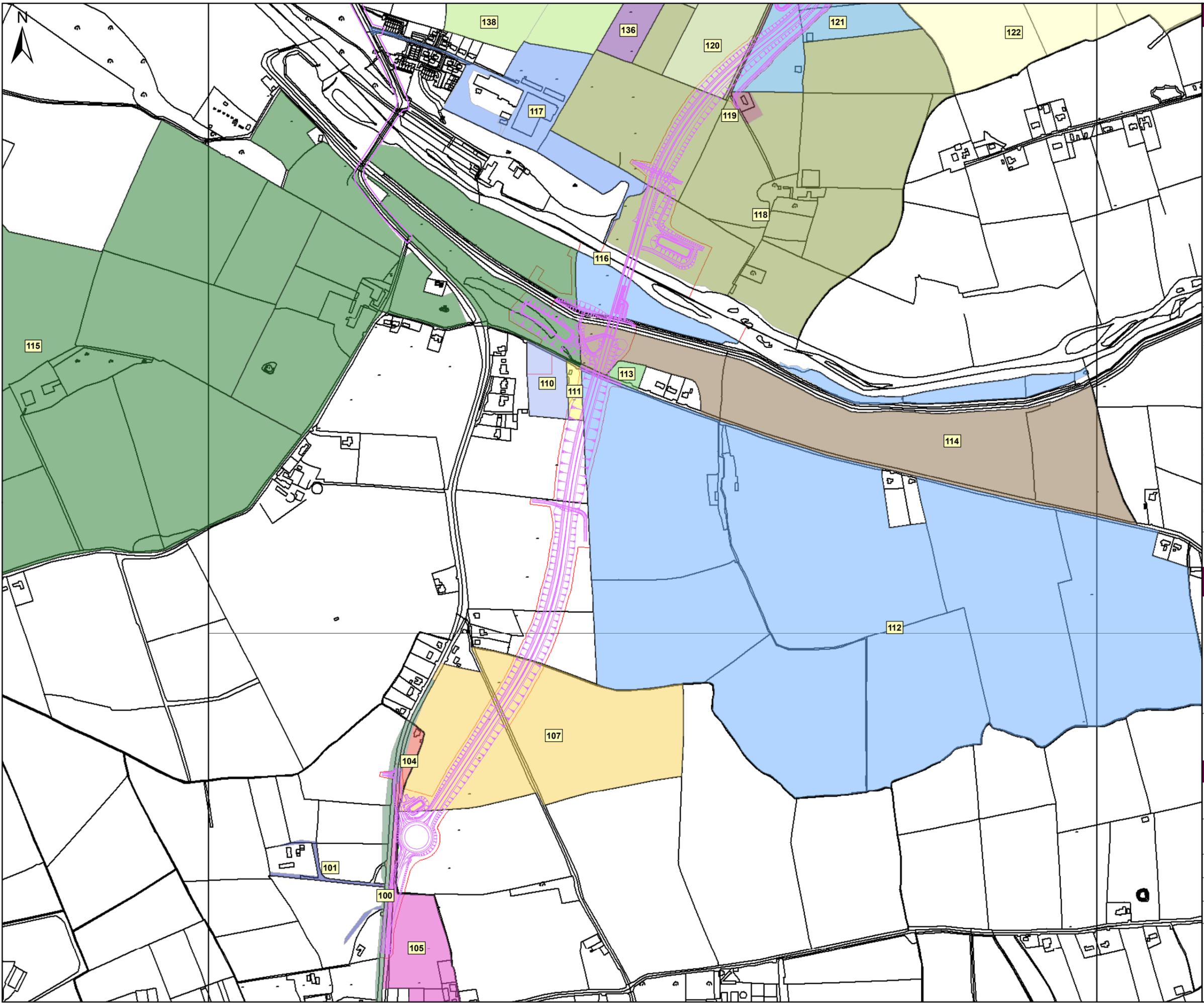
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A1	C01	MDT0806-RPS-01-PR-M2-C-XR9000 MDT0806-RPS-01-N2-M2-C-XM1001

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Approved:	AG	Projection:	ITM
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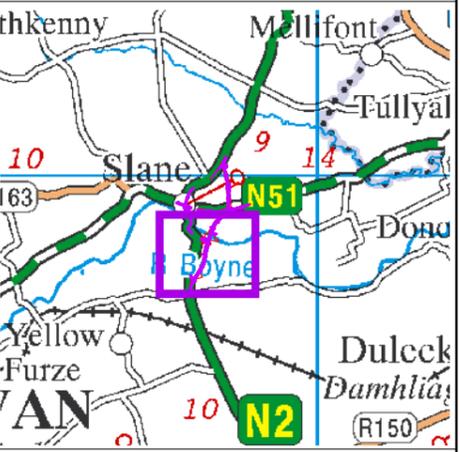
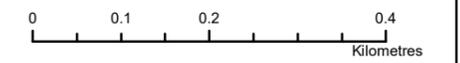
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Legend

- Proposed Scheme
- Proposed Scheme Boundary

Data Source: Land parcels sourced from the Property Registration Authority of Ireland (PRA); vector mapping from OSI.



Client **Meath County Council**

N2 Slane Bypass and Public Realm Enhancement Scheme

Title **Figure 21.1(b)**

Non-agricultural Property Landholdings – Detail 1 of 2

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 Co Dublin, Ireland. W rpsgroup.com/ireland

Issue Details

File Identifier:
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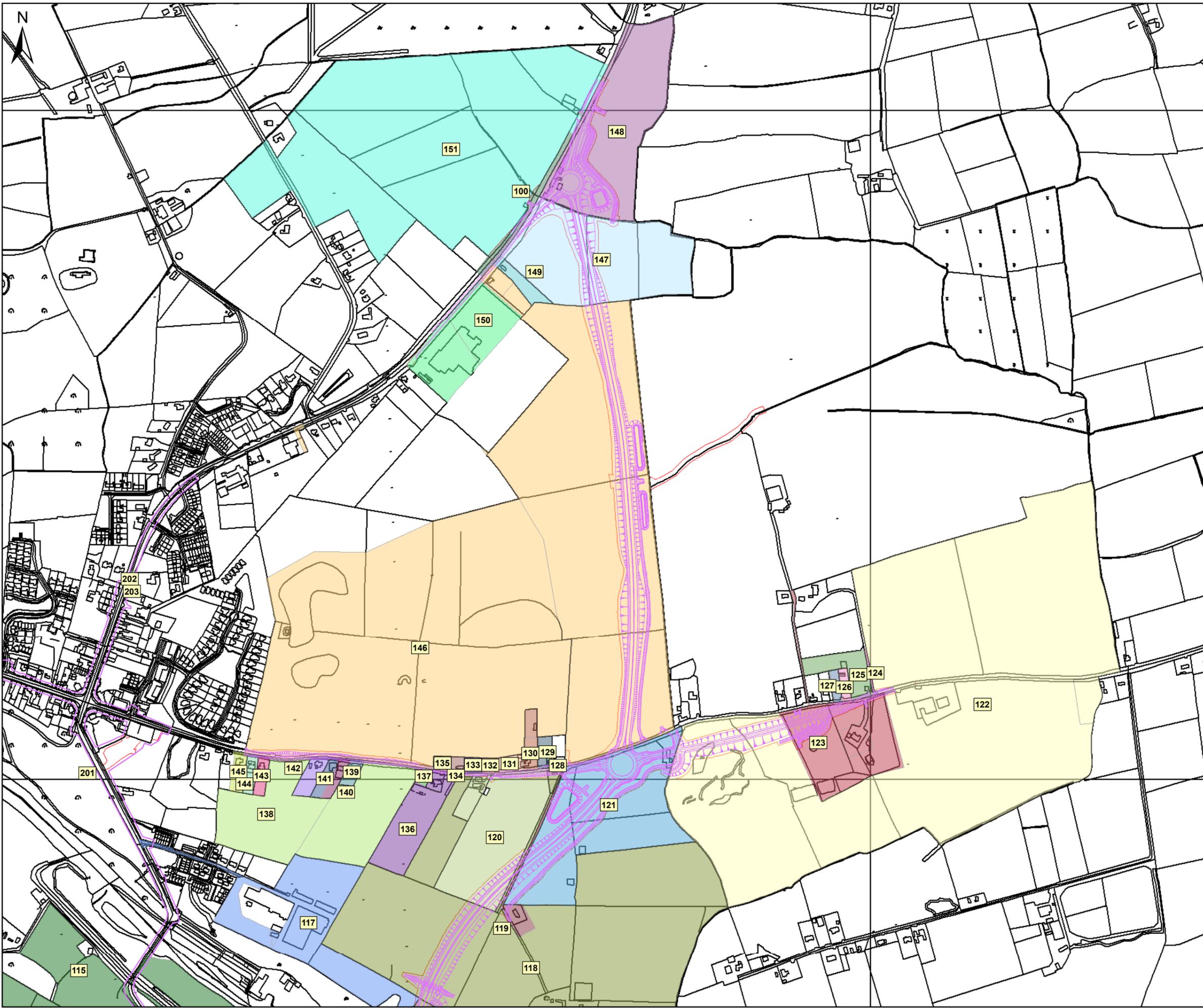
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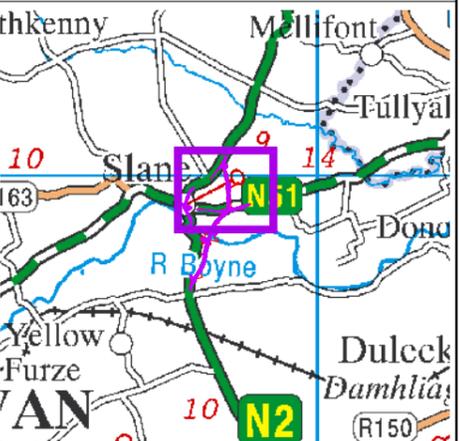
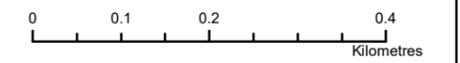
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Legend

- Proposed Scheme
- Proposed Scheme Boundary

Data Source: Land parcels sourced from the Property Registration Authority of Ireland (PRA); vector mapping from OSI.



Client **Meath County Council**

N2 Slane Bypass and Public Realm Enhancement Scheme

Title **Figure 21.1(c)**

Non-agricultural Property Landholdings – Detail 2 of 2

RPS West Pier
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Issue Details

File Identifier:
 MDT0806-RPS-00-N2-DR-Z-AG-3079

Status: A1	Rev: C01	Model File Identifier: MDT0806-RPS-01-PR-M2-C-XR9000 MDT0806-RPS-01-N2-M2-C-XM1001
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21.4 Description of Likely Significant Effects

Sections 21.4.1 and 21.4.2 provide a description of the likely significant effects of the Proposed Scheme on non-agricultural properties in cumulation with other existing development in the area. A description of the likely significant effects in cumulation with other approved development i.e., development not yet built, is presented in **Section 21.4.3** based on the detailed methodology for CIA included in **Chapter 25**.

The impact interactions between non-agricultural properties and other environmental factors are identified and described in **Chapter 26** and assessed throughout **Sections 21.4.1 to 21.4.3**.

The effects of Proposed Scheme on non-agricultural properties are generally considered and assessed under two main headings:

- **Temporary acquisition** which are those lands required for a temporary period only; and
- **Permanent acquisition** associated with the operational new road and which includes landtake and severance which is permanent, as well as acquisition for e.g. easements, way-leaves etc.

The effects of the Proposed Scheme have been discussed with the individual landowners and/or their agents during design development.

21.4.1 Construction Phase

In effect, all of the land required (both temporary and permanent) to deliver the Proposed Scheme, will be acquired prior to construction and impacts will therefore commence at that the construction stage.

21.4.1.1 Temporary Acquisition

For lands temporarily required for construction, the principal construction impacts will be landtake, interruptions to property accesses (for example where a driveway might be resurfaced to align with new road levels) or temporary loss of use of a premises while works are underway. The construction of roundabout junctions and crossings in particular may impact on access to properties. The effects of temporary access are primarily a function of the activity being undertaken on the property but also the property usage and the time of occurrence.

The temporary landtake for the scheme includes the temporary acquisition of 0.65 ha from eight non-agricultural landholdings. An assessment of the impact of the temporary landtake associated with the Proposed Scheme on non-agricultural property is presented in **Table 21-6**.

In addition, non-agricultural property may also be affected by noise, dust, construction traffic and associated impacts on visual and residential amenities during the construction phase as follows:

- **Noise:** There will be an increase in novel noises during the construction of the Proposed Scheme elements. The significance of this impact will depend upon the activity taking place around and within the property;
- **Dust:** Without mitigation, the activity of construction machinery can generate dust in the immediate vicinity of the Proposed Scheme. The proliferation of dust has a nuisance value and may impact on the activity on a property;
- **Construction Traffic:** There will be an increase in construction traffic along local roads during the construction phases of the Proposed Scheme, which has the potential to cause nuisance to existing local residential and commercial traffic;
- **Landscape/ Residential Amenity:** There will be changes to some residential views and amenity as a result of construction works: and
- **Material Assets: Utilities:** There is potential for planned and unplanned service interruptions (e.g. to electricity supply), and/or severance/disturbance of services as part of the construction works (e.g. to facilitate diversion or undergrounding of services).

These related construction impacts are assessed, along with measures to mitigate the effects, which are outlined throughout this EIAR but are contained mainly in **Chapter 7 – Traffic and Transport, Chapter 8 – Population, Chapter 9 – Noise and Vibration, Chapter 10 – Air Quality and Chapter 11 – Human Health, Chapter 22 – Material Assets: Utilities**.

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21.4.1.2 Permanent Acquisition

The Proposed Scheme will involve the permanent landtake of approximately 7.6 ha from 48 non-agricultural landholdings. This includes five (5 no.) dwellings which have to be acquired with/ without demolition as follows:

- **CPO 113:** Occupied private dwelling at Rossnaree Road, approx. Ch. 1125 – acquire;
- **CPO 118:** Derelict gate lodge at N51 West, approx. Ch. 700 – acquire and demolish;
- **CPO 119:** Occupied private dwelling adjacent to the proposed bypass, approx. Ch. 825 – acquire and demolish during construction;
- **CPO 121:** Occupied private dwelling at N51 East, approx. Ch. 75 – acquire and demolish; and
- **CPO 148:** Uninhabited dwelling and nearby agricultural buildings at the northern roundabout tie-in – acquire and demolish.

An assessment of the impact of the Proposed Scheme on non-agricultural properties is presented in **Table 21-6**.

The area of land required for the Proposed Scheme does not have a significant effect when considered at a national or regional level. However, from a local or individual perspective, landtake can be significant. This is particularly the case for existing dwellings and commercial businesses. The impact on the dwellings to be fully acquired and/or demolished will be significant (see **Table 21-6**) and can only be mitigated through compensation under the statutory CPO process.

With respect to land use, the Proposed Scheme is not considered to have a significant built footprint; the permanent loss of land use types including residential and commercial, is proportionately low when considered in the context of the overall footprint.

With respect to demolitions and the soil/stone excavated as part of the earthworks for the Proposed Scheme, the materials and demolition wastes arising from same are dealt with as part of the cut/fill balance detailed in **Chapter 5 – Description of the Construction Phase** as well as **Chapter 23 – Material assets: Resource and Waste Management**.

21.4.2 Operational Phase

All landtake required to deliver the Proposed Scheme will be addressed prior to or during the at construction stage through the CPO process and associated methodology for assessment of compensation.

Ongoing inspection and maintenance of the infrastructure, including the proposed Boyne bridge and ancillary elements such as noise barriers and landscaping, will be facilitated primarily through lands permanently acquired for the Proposed Scheme. For one property, access will have to be achieved through an easement wayleave to be acquired across third party lands.

No significant operational phase impacts are predicted with regard to material assets: non-agricultural properties.

Operational interrelated impacts in terms of traffic amenity, noise and vibration air quality, health and landscape effects are assessed and the measures to mitigate the effects are outlined throughout this EIAR but are contained mainly in **Chapter 7 – Traffic and Transport**, **Chapter 8 – Population**, **Chapter 9 – Noise and Vibration**, **Chapter 10 – Air Quality**, **Chapter 11 – Human Health** and **Chapter 12 – Landscape and Visual** and **Chapter 23 – Material assets: Resource and Waste Management**.

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Table 21-6: Assessment of the Impact of Landtake on Non-agricultural Properties ^(Note 1)

CPO No.	Property Type	Overall Area of Land Affected (ha)	Impact Details (Landtake area given in ha and as % of overall plot)	Baseline Rating	Magnitude of Impact	Impact Significance – Pre-Mitigation	Mitigation (Other than compensation see Note 1)	Residual Impact
100a, 100b, 100e, 100f, 100g & 104b	Roadbed	2.122 (see Note 3)	Permanent acquisition (0.8311 ha, 39%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
100c & 104a	Residential		Permanent acquisition (0.0572 ha, 2.7%) of a small portion of house curtilage/part of the garden on the far side of the plot to the dwelling	High	Low	Slight	The boundary treatment will be reinstated to pre-construction condition unless otherwise agreed with the landowner.	No residual impact
101a	Private Access Track	0.403	Temporary acquisition (0.006 ha, 1.5%) of part of access track.	Low	Low	Slight	Access will be reinstated to pre-construction condition unless otherwise agreed with the landowner.	No residual impact
105b	Roadbed	4.051	Permanent acquisition (0.3565 ha, 8.8%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
107b	Private Laneway	16.651	Temporary acquisition (0.1553 ha, 0.9%) and permanent acquisition (0.0703 ha, 0.4%) of part of a private laneway.	Low	Low	Slight	New lane to be provided in the adjacent plot; refer to CPO 108 in Chapter 20 – Material Assets: Agricultural Properties.	No residual impact
110b	Roadbed	1.34	Permanent acquisition (0.0335 ha, 26.6%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
111b	Roadbed	0.415	Permanent acquisition (0.0151 ha, 3.6%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
112b	Roadbed	87.04	Permanent acquisition (0.0538 ha, 0.06%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
112g	Other – River Boyne		Permanent acquisition (1.2726 ha, 1.5%) of the River Boyne and riverbed traversed by the proposed bridge and to the width of the adjacent plot being acquired, excluding any fishing or navigation rights which will be temporarily extinguished during construction but will be fully reinstated post-construction.	Medium	Very Low	Not Significant	None required	No residual impact

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CPO No.	Property Type	Overall Area of Land Affected (ha)	Impact Details (Landtake area given in ha and as % of overall plot)	Baseline Rating	Magnitude of Impact	Impact Significance – Pre-Mitigation	Mitigation (Other than compensation see Note 1)	Residual Impact
113a & 113b	Residential	0.3755	Permanent acquisition (0.0195 ha, 5.6% landtake) of a small portion of the garden (113a) to facilitate the alignment of the bridge crossing, plus permanent acquisition (0.3051 ha, 81.25% landtake) of the remainder of the curtilage which includes the occupied dwelling (113b). The house will not be demolished and will remain habitable, as a noise berm, noise barrier and screening planting are proposed to be in place.	High	Medium	Significant	See Note 2 . The boundary treatment will be reinstated to pre-construction condition and access to the property will be retained. Also see mitigation in Chapter 9 – Noise and Vibration and Chapter 12 – Landscape and Visual .	Significant
113c	Roadbed		Permanent acquisition (0.0509 ha, 13.6% landtake) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
114b	Roadbed	17.858	Permanent acquisition (0.0431 ha, 0.24% landtake) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
115b	Roadbed	107.944	Permanent acquisition (0.0447 ha, 0.04%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
116a	Other – Canal	N/A (see Note 4)	Temporary acquisition (0.2762 ha) of the area of canal directly under the proposed bridge crossing, excluding any navigation rights which will be temporarily extinguished during construction but will be fully reinstated post-construction. Permanent acquisition of the airspace over the entirety of plot 116a from a level of 17.1 m Above Ordnance Datum Malin Head and above.	Medium	Very Low	Not Significant	None required	No residual impact
116b	Other – Towpath	N/A (see Note 4)	Temporary acquisition (0.232 ha) of the area of towpath directly under the proposed bridge crossing, excluding any rights of way which will be temporarily extinguished but will be fully reinstated post-construction. Permanent acquisition of airspace over entirety of plot 116b from a level of 18.5m Above Ordnance Datum Malin Head and above.	Medium	Very Low	Not Significant	None required	No residual impact
117a	Undeveloped Land	5.360	Permanent acquisition (0.0103 ha, 0.2%) of a very small part of land zoned as 'RA – Rural Area' in the Meath CDP 2021-2027 that is adjacent to the access track to a commercial property. As this is a small landtake comprising hedgerow and trees in proximity	Low	Very Low	Imperceptible	None required.	No residual impact

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CPO No.	Property Type	Overall Area of Land Affected (ha)	Impact Details (Landtake area given in ha and as % of overall plot)	Baseline Rating	Magnitude of Impact	Impact Significance – Pre-Mitigation	Mitigation (Other than compensation see Note 1)	Residual Impact
			to the track but not affecting the track itself, this does not cause severance/division or access issues.					
118e	Residential	38.52	Permanent acquisition (0.0911 ha, 0.24%) and demolition of a derelict gate lodge and its associated curtilage to facilitate the proposed N51 improvements. The building is overgrown inside and out with vegetation, has no roof.	Low	Low	Not Significant	None required; see Note 2	No residual impact
118f & 118g	Roadbed		Permanent acquisition (0.0475 ha, 0.12% landtake) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
118h	Other – River Boyne		Permanent acquisition (0.6702 ha, 1.7%) of the River Boyne and riverbed traversed by the proposed bridge and to the width of the adjacent plot being acquired, excluding any fishing or navigation rights which will be temporarily extinguished during construction but will be fully reinstated post-construction.	Medium	Very Low	Not Significant	None required	No residual impact
119a & 119e	Residential	0.458	Temporary acquisition (0.0336 ha, 0.7%) of a small portion of house curtilage (north-west corner of the garden) to facilitate the proposed bypass. Permanent acquisition of the remainder of the house curtilage (0.1153 ha, 25.2%) and demolition of the dwelling house (currently occupied). Further permanent agricultural landtake is also required for the proposed bypass; refer to CPO 118 in Chapter 20 .	High	High	Profound	See Note 2	Profound
119a, 119b & 119c	Part of Access Track		Temporary acquisition (0.0156 ha, 3.4%) and permanent acquisition (0.1503 ha, 32.8%) of part of existing access track to facilitate the proposed bypass.	Low	Low	Slight	Lane will be provided; see Chapter 20 – Material Assets: Agricultural Properties .	No residual impact
119d	Roadbed		Permanent acquisition (0.0033 ha, 0.72%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
120b & 120d	Residential	4.926	Temporary acquisition (0.0008 ha, 0.08%) of part of the driveway to the house, and a small corner of the garden, adjacent to the N51 to facilitate the N51 realignment works. Permanent acquisition (0.0081 ha, 0.16%) of the boundary wall and a sliver of the garden running the length of its frontage onto the N51 to facilitate the	High	Medium	Significant	The boundary treatment will be reinstated to pre-construction condition and access to the property will be retained.	Significant

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CPO No.	Property Type	Overall Area of Land Affected (ha)	Impact Details (Landtake area given in ha and as % of overall plot)	Baseline Rating	Magnitude of Impact	Impact Significance – Pre-Mitigation	Mitigation (Other than compensation see Note 1)	Residual Impact
			permanent realigned N51. Provision of a new footpath. This would bring the N51 with footpath closer to the dwelling. The existing position of the house is directly adjacent to the N51.					
120c & 120e	Roadbed		Permanent acquisition (0.0949 ha, 6.5%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
121d	Residential	7.823	Permanent acquisition (0.4081 ha, 5.2%) and demolition of occupied dwelling house and associated curtilage to facilitate the proposed N51 improvements and N51 roundabout.	High	High	Profound	See Note 2	Profound
121c & 121e	Roadbed		Permanent acquisition (0.1828 ha, 2.3%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
122c	Roadbed	46.09	Permanent acquisition (0.0859 ha, 0.19%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
123b, 123d & 123f	Roadbed	4.246	Permanent acquisition (0.1263 ha, 2.97%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
123a & 123e	Property Access		Temporary acquisition (0.0101 ha, 0.2%) and permanent acquisition (0.0069 ha, 0.16%) of part of private access track.	Low	Low	Slight	Provision of lane and reinstate existing field gate.	No residual impact
124a	Private Access Track	2.45	Permanent acquisition (0.0022 ha, 0.1%) of part of access track.	Low	Low	Slight	Reinstate existing field gate and access.	No residual impact
124b	Roadbed		Permanent acquisition (0.0051 ha, 0.21%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
125a & 125c	Private Access Track	0.863	Permanent acquisition (0.0078 ha, 0.9%) of part of two adjacent access tracks leading into the commercial premise and neighbouring field.	Low	Low	Slight	The existing access and boundary treatment will be reinstated to pre-construction condition unless otherwise agreed with the landowner.	No residual impact
125b & 125d	Roadbed		Permanent acquisition (0.0367 ha, 4.26%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
126a	Roadbed	0.150	Permanent acquisition (0.0123 ha, 8.2%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact

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CPO No.	Property Type	Overall Area of Land Affected (ha)	Impact Details (Landtake area given in ha and as % of overall plot)	Baseline Rating	Magnitude of Impact	Impact Significance – Pre-Mitigation	Mitigation (Other than compensation see Note 1)	Residual Impact
127a	Roadbed	0.155	Permanent acquisition (0.0155 ha, 10%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
128a	Roadbed	0.016	Permanent acquisition (0.016 ha, 100%) of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
129a	Roadbed	0.416	Permanent acquisition (0.0207 ha, 5%) of part of public road	Very Low	Very Low	Imperceptible	None required	No residual impact
130a	Roadbed	0.41	Permanent acquisition (0.0211 ha, 5.15%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
131a	Roadbed	0.213	Permanent acquisition (0.0396 ha, 18.6%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
132a	Roadbed	0.097	Permanent acquisition (0.0172 ha, 17.7%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
133a	Roadbed	0.144	Permanent acquisition (0.0225 ha, 15.6%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
134a	Roadbed	0.105	Permanent acquisition (0.016 ha, 15.3%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
135a	Roadbed	0.132	Permanent acquisition (0.0256 ha, 19.3%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
136a	Residence	0.416	Permanent acquisition (0.0029 ha, 0.7%) of boundary wall adjacent to the existing N51 as part of the proposed N51 realignment works and replacement of existing footpath.	High	Very Low	Not Significant	Existing access will be retained. The boundary treatment will be reinstated to pre-construction condition unless otherwise agreed with the landowner.	Not Significant
136b	Roadbed		Permanent acquisition (0.0379 ha, 9.1%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
137a	Residence	0.1	Permanent acquisition (0.0018 ha, 1.8%) of boundary wall adjacent to the existing N51 as part of the proposed N51 realignment works and replacement of existing footpath. Existing position of the house is close to the N51.	High	Low	Slight	Existing access will be retained. The boundary treatment will be reinstated to pre-construction condition unless otherwise agreed with the landowner.	Slight

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CPO No.	Property Type	Overall Area of Land Affected (ha)	Impact Details (Landtake area given in ha and as % of overall plot)	Baseline Rating	Magnitude of Impact	Impact Significance – Pre-Mitigation	Mitigation (Other than compensation see Note 1)	Residual Impact
137b	Roadbed		Permanent acquisition (0.015 ha, 15%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
138a & 138b	Roadbed	7.09	Permanent acquisition (0.164 ha, 2.31%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
139a	Roadbed	0.193	Permanent acquisition (0.0288 ha, 14.92%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
140a	Roadbed	0.219	Permanent acquisition (0.0199 ha, 9.09%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
141a	Roadbed	0.219	Permanent acquisition (0.0107 ha, 4.89%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
142a	Roadbed	0.380	Permanent acquisition (0.0291 ha, 7.66%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
143a	Roadbed	0.231	Permanent acquisition (0.0181 ha, 7.84%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
144a	Roadbed	0.225	Permanent acquisition (0.0145 ha, 6.44%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
145a	Roadbed	0.265	Permanent acquisition (0.0168 ha, 6.3%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
146b, 146d, 146e & 146f	Roadbed	33.415	Permanent acquisition (0.4241 ha, 1.27%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
147b	Roadbed	7.131	Permanent acquisition (0.1947 ha, 2.8%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
148e	Residential	7.004	Permanent acquisition (0.2882 ha, 4.1%) of a former dwelling and associated curtilage to facilitate the proposed northern roundabout tie-in. The building is currently uninhabited and in a state of disrepair. Agricultural lands, and nearby farm buildings/sheds are also to be acquired and demolished from this landholding; refer to CPO 148 in Chapter 20 .	Medium	High	Significant	None required; see Note 2	Significant
148b, 148d & 148f	Roadbed		Permanent acquisition (0.2409 ha, 3.44%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact

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149a	Roadbed	0.399	Permanent acquisition (0.0321 ha, 8.1%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
150a & 150b	Roadbed	3.197	Permanent acquisition (0.2966 ha, 14.4%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
151a, 151b & 151c	Road Verge & Roadbed	25.281	Permanent acquisition (0.1593 ha, 0.63%) of part of road verge.	Very Low	Very Low	Imperceptible	None required	No residual impact
201d, 201e & 201f	Roadbed	3.793	Temporary acquisition (0.0615 ha, 1.6%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
202a	Access Ramp/ Paved Area	0.075	Temporary acquisition (0.009 ha, 12%) of paved area and permanent acquisition (0.0048 ha, 6.4%) of adjacent part of an access ramp outside the Slane Health Centre, including existing stone-faced stepped wall to be removed.	Very Low	Very Low	Imperceptible	The access ramp and boundary wall will be reinstated to pre-construction condition unless otherwise agreed with the landowner.	No residual impact
202b	Roadbed		Permanent acquisition (0.0212 ha, 28.3%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact
203a	Residence	0.215	Temporary acquisition (0.0034 ha, 1.6%) and permanent acquisition (0.0005 ha, 0.2%) of a very small portion of house curtilage at the end of the driveway and adjacent to the existing N2, including existing stone-faced stepped wall to be removed. This is to facilitate the proposed public realm improvements and will involve realigning and regrading of the driveway entrance.	High	Very Low	Not Significant	The driveway entrance and boundary wall will be reinstated to pre-construction condition unless otherwise agreed with the landowner.	No residual impact
203b	Roadbed		Permanent acquisition (0.0073 ha, 3.4%) of part of public road.	Very Low	Very Low	Imperceptible	None required	No residual impact

Note 1:

- This table should be read in conjunction with **Figure 21.1(a)-(c)** (Landholdings), as well as the maps in **Volume 3**, drawing series **MDT0806-RPS-01-N2-DR-C-DM1000 – DM1003** (Engineering Drawings).
- A CPO reference of '1xx' represents landtake related to the proposed N2 bypass and N51 realignment works. A reference of '2xx' represents landtake related to the proposed public realm enhancement proposals in Slane village.
- References to a, b, c etc. relate to individual plots, or where plots are adjacent to each other, but the use is different e.g. residential, roadbed etc. As this chapter deals only with non-agricultural property landtake, where the referencing sequence is not contiguous, this indicates the CPO belongs to an agricultural property e.g. 100c (residential), 100d (agricultural), 100e (roadbed) etc. Refer to **Chapter 20 – Material Assets: Agricultural Properties** for details of impacts on agricultural properties and farming enterprises.

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CPO No.	Property Type	Overall Area of Land Affected (ha)	Impact Details <i>(Landtake area given in ha and as % of overall plot)</i>	Baseline Rating	Magnitude of Impact	Impact Significance – Pre-Mitigation	Mitigation <i>(Other than compensation see Note 1)</i>	Residual Impact
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- The blue shading in the table is used to denote very low impact from the landtake of roadbed/ road verge, which is a very low sensitivity property type.

Note 2:

Permanent and temporary landtake will be dealt with by way of compensation. Compensation is part of the CPO process and is not dealt with in the EIAR.

Note 3:

Landholding 100 denotes plots of land owned by MCC but is not specific to the Slane area; the total plot area of landholding 100 is therefore nominally defined for the purposes of this assessment as an estimate of plot areas around the Slane environs known to be in the ownership of MCC. The actual 'total plot area' would encompass both known and unknown areas of land in the ownership of MCC located throughout other parts of the county.

21.4.3 Cumulative Impact

A cumulative impact assessment (CIA) has been undertaken to consider potential for cumulative impact of the Proposed Scheme with other approved development. The detailed methodology for the CIA is described in **Chapter 25 – Cumulative Effects**. The assessment has considered cumulative sources and impact pathways which could impact on non-agricultural properties.

The projects listed in **Appendix 25.2** have been assessed. Each project has been considered on a case-by-case basis for screening in or out of this chapter's assessment based upon data confidence, effect-receptor pathways and the spatial/temporal scales involved. For Material Assets: Non-agricultural Properties, the main source of significant impacts is the nature and scale of the landtake from properties. The nature of the landtake effects associated with the Proposed Scheme are specific to individual landholdings and spatially localised to the footprint of the Proposed Scheme. The significant impacts identified relate to a small number of residential properties. Further, there are no outstanding planning permissions that have not yet been activated in the area affected by the Proposed Scheme.

As such, in consideration of the nature and type of projects listed in **Appendix 25.2**, it is considered that there is no potential for significant cumulative effects (positive or negative) to arise during either the construction or the operational phases of the Proposed Scheme with other approved projects for the topic of Material Assets: Non-agricultural Properties.

21.5 Mitigation Measures

21.5.1 Construction Phase

Mitigation measures have been considered on an individual property basis and details of specific measures that are required for individual properties are specified in **Table 21-6**. However, there are a number of measures that will be implemented by MCC and the contractor across all properties, and these are outlined as follows:

- Mitigation measures regarding traffic and transport, noise and vibration, air quality, and landscape and visual, as outlined in **Chapters 7, 8, 9, 10** and **12** respectively will be implemented.
- Existing accesses to property, including homes and businesses, to and from the public road network and wayleaves and routing for all existing services, including water, sewerage, electricity etc. will be maintained during construction of the Proposed Scheme; otherwise reasonable temporary access and routing for such services will be provided.
- All drains, cables, conduits, pipes, rights of way and wayleaves etc. where such services are severed by the CPO during construction of the Proposed Scheme will be maintained or replaced, unless otherwise agreed with the landowner.
- MCC shall undertake to replace (either along the same or alternative routes) all existing rights of drainage, rights of access to the public road network and easements across the lands to be acquired.
- Where necessary, suitable boundary fencing will be erected for the duration of the works. Any necessary permanent restoration of fences, walls, or hedges will be completed without unreasonable delay after works have concluded in the area.
- Prior to construction and subject to written agreement with the relevant property owners, property condition surveys will be undertaken in relation to all buildings/structures in use, located within 50 m of the extents of the landtake.
- Permanent and temporary landtake will be dealt with by way of compensation. Matters of compensation are dealt with through the CPO process.
- Boundary treatment for all lands permanently acquired will be provided unless otherwise agreed with the landowner.

21.5.2 Operational Phase

Similar to the construction mitigation measures mentioned previously, operational mitigation measures have been considered on an individual property basis and details of these measures are specified in the individual

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assessments in **Table 21-6**. However, there are a number of measures that will be implemented across all non-agricultural properties, where required, and these are outlined as follows:

- All drains, cables, conduits, pipes, rights of way and wayleaves etc. where such services are severed by the CPO during operation of the Proposed Scheme will be maintained or replaced, unless otherwise agreed with the landowner.
- MCC shall undertake to replace (either along the same or alternative routes) all existing rights of drainage, rights of access to the public road network and easements across the lands to be acquired.
- Where required, access to and from the public road network and way-leaves and routing for all existing services, including water, sewerage, electricity etc. will be provided to all severed properties.
- Where required, suitable fencing/ boundary treatment shall be provided along the boundary of the Proposed Scheme.
- The maintenance of this boundary fencing alongside the Proposed Scheme will be the responsibility of the local authority.
- Notice of any maintenance access requirements (via wayleave) will be given to landowners by MCC in advance of maintenance works commencing.

21.6 Residual Impacts

No residual impacts are anticipated following compensation and mitigation.

21.7 Monitoring

No specific monitoring is proposed for either the construction or operational phases.

21.8 Chapter References

DHPLG (2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment. Department of Housing, Local Government and Heritage, August 2018.

EPA (2022) Guidelines on information to be contained in the Environmental Impact Assessment Report. Environmental Protection Agency, May 2022.

EPA (2003) Advice Note on current practice in the preparation of Environmental Impact Statements

MCC (2022) Planning Applications – ePlan Portal. Available at: <https://www.meath.ie/council/council-services/planning-and-building/planning-permission/view-or-search-planning-applications>

MCC (2021) Meath County Development Plan 2021 – 2027. Online Mapping Portal. Available at: <https://meath.maps.arcgis.com/apps/instant/portfolio/index.html?appid=84a669c14a84416c92b3583ffd774e58>