

**Proposed Demolition of the Hennebique Building
Waterford North Quays
Environmental Impact Assessment
Screening Report**



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1.Introduction

Waterford City and County Council proposes the demolition of the Hennebique Building a nine storey, ten bay reinforced concrete warehouse built in 1905 and rated as nationally important by the NIAH on the North Quays in Waterford City. Formerly the R. and H. Hall Flour Mills, the reinforced-concrete flat-roofed warehouse dominates a central location within the North Quays Strategic Development Zone.

The site comprises the last remaining building of a former industrial complex formerly used as a flour mills and by agri-food group IAWS. This report is the screening assessment to determine if a full Environmental Impact Assessment is required for the proposed demolition works of the building at North Quays, Waterford City. An AA screening has also been prepared to assess the potential for significant effects from the proposed demolition works on the River Suir SAC.

2.Legislative Context

The EIA Directive 85/337/EEC, as amended aims to determine the likely significant effects of a project on the environment. EIA Screening determines whether an EIA is required for a specified project. Projects requiring mandatory EIA are listed in Schedule 5 of the Planning and Development Regulations 2001, as amended. In the case of development which is under these thresholds, planning authorities are required under Article 103 of the 2001 Regulations, (as amended) to request an EIS where it considers that the proposed development is likely to have a significant effect on the environment.

Under Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposed demolition works at North Quays are sub-threshold for EIA. The proposed works are thus being screened as per Schedule 7 of the regulations to determine if there is likely to be significant effects on the environment. Screening involves appraisal of impacts from the proposed demolition works according to three main criteria:-

1. Characteristics of the proposed development
2. Location of proposed development
3. Characteristics of potential impacts.

This report is written in accordance with guidelines provided in :

Guidelines on the information to be contained in an EIS, (EPA, 2002)

EIA, Guidance for Consent Authorities Regarding Sub-Threshold Development, (DoEHLG, 2003)

Transposition of 2014 EIA Directive (2014/52/EU) in the Lnad Use Planning & EPA Licencing System

Schedule 6 of the Planning and Development Regulations, 2001 (as amended), outlines the aspects of the environment likely to be significantly affected by a proposed development. These are: human beings, flora and fauna, soil and geology, water, air& climate, landscape,

material assets, cultural heritage and the inter-relationships between the range of environmental criteria. EIA screening involves assessment of these criteria to determine if the proposed demolition works are likely to significantly affect the environment.

3. Screening Assessment

Table 1. Characteristics of proposed development

Is the size and design of the proposed works significant ?	The proposed demolition involves a nine storey ten bay reinforced concrete warehouse. The building covers an area of approximately .067 ha.
Use of natural resources in particular land, soil, water and biodiversity ?	Demolition of a man-made structure on a brownfield site.
Will the works produce waste ?	The works will produce a large volume of demolition waste involving concrete and metal. The demolition process and treatment of waste will be subject to Best Available Techniques ¹ , a Waste Management Plan and the conditions of a Waste Permit where required.
Will the works create a significant amount of pollution ?	Application of Best Available Techniques and provisions of a Waste Management Plan shall ensure minimum risk of pollution to the local environment (water and air).
Will the works create a significant amount of nuisance ?	Demolition works will cause a temporary impact for local residents with noise and dust emissions.
Risk of major accidents and/or disasters relevant to the project including those caused by Climate Change ?	The proposed demolition works will be governed by a health and safety statement. Providing best practice is followed the risk of accidents which are significant in scale is considered low.
Risks to human health (water contamination , air pollution)	The proposed demolition works will be governed by a health and safety statement. Providing best practice is followed the risk to human health is considered low.
Potential for cumulative impacts with other existing and/or approved projects?	Clearance of the building facilitates re-development of the brownfield site. A Planning Scheme has been drafted for the site. Details of any planning application that may be made under the Planning Scheme would not be known until late 2018 and would be subject to EIA and AA screening.

¹ BAT is defined in Section 5 of Environmental Protection Agency Acts, 1992 and 2003, and Section 5(2) of the Waste Management Acts 1996 to 2005, as the “most effective and advance stage in the development of an activity and its methods of operation, which indicate the practical suitability of particular techniques for providing, in principle, the basis for emission limit values designed to prevent or eliminate or, where that is not practicable, generally to reduce an emission and its impact on the environment as a whole

Potential for combination of above factors to have significant effects	Low risk of significant effects
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Table 2. Location of Proposed Development

Potential of works to impact directly or indirectly on sites designated for nature conservation (NHA/SAC/SPA)	The site is adjacent to the River Suir SAC. AA screening has been carried out and has concluded no potential for significant effects.
Potential for impacts directly or indirectly on Habitats or Species listed on Annex 1 of the Habitats Directive	The site is adjacent to the River Suir SAC. No qualifying habitats occur in this part of the SAC. Otter are known to use the area but the site is not suitable for holts. AA screening has been carried out and has concluded no potential for significant effects.
Potential for impacts directly or indirectly on Species listed on Annex IV of the Habitats Directive	A Bat Survey was carried out on the building on July 10 th 2017. No evidence of bat usage or activity was detected.
Potential for impacts on breeding places of any species protected under the Wildlife Act ?	The site being tidal is not suitable for Otter holts. The building has potential for bird use in the absence of previous buildings demolished in 2016. Demolition works should not be carried out during the bird nesting season March 1 st -August 31 st .
Potential to impact directly or indirectly on any listed ACA in the City Development Plan ?	The site is not subject to an ACA designation in the City Development Plan.
Potential to impact directly or indirectly on any protected structure or recorded monuments and places of Archaeological Interest	The building is rated as nationally important by the NIAH on account of its technical interest. A 10 bay 9 storey reinforced concrete flat roofed warehouse built in 1905 designed by William Friel. The warehouse was only the second such building erected on the island of Ireland (the other is in Belfast). The building is of industrial heritage importance in terms of technical interest and sense of place for Waterford City's Industrial past. The building was used during the Civil War being occupied by pro-treaty fighters and there are bullet holes in the upper parts of the building fired by anti-treaty fighters from the South Quays.
Potential to impact directly or indirectly on Listed or scenic views or protected landscape in the City Development Plan ?	The removal of the building is a loss of a remnant of Waterford's industrial heritage from the riverfront setting of Waterford City.

Table 3. Characteristics of Potential Impacts

Human Beings	Demolition works will cause a temporary impact for local residents with noise and dust emissions.
Flora and Fauna	The building has limited use by birds as a nesting site. Demolition works should avoid the bird nesting season. The site is adjacent to the River Suir SAC. No qualifying habitats occur in this part of the SAC. Otter are known to use the area. AA screening has been carried out and has concluded no significant effects.
Soils and Geology	No protected geological sites will be impacted.
Water	Application of Best Available Techniques and provisions of a Waste Management Plan shall ensure minimum risk of pollution to adjacent River Suir. There is potential for deposition of dust to the watercourse following demolition works which could impact on light transmission to the aquatic environment. This impact will be short term and temporary in nature.
Air & Climate	Waterford lies in Zone C. EPA monitoring demonstrate compliance with the Air Quality Standards limit values for all pollutants with air quality classed as “good”. Demolition works will cause a temporary impact on air quality with dust emissions from demolition works. Given the open nature of the landscape and prevailing W/SW winds impacts on air quality shall be temporary and short term in nature.
Noise & Vibration	Demolition works will cause a temporary impact for local residents with noise from demolition works but will be short term in nature.
Landscape	Having being exposed for the first time in decades the removal of the Hennebique Building will constitute a loss of a remnant of Waterford’s industrial heritage from the riverfront setting of Waterford City. However the brownfield site will be re-developed under the North Quays Planning Scheme.
Material Assets	Demolition works will be subject to and regulated by a waste management plan and waste permit as required. Lands to the east and west of the site involve the rail line and land owned by the Port Authority. There will

	be no adverse impacts on these lands.
Cultural Heritage	The site contains a building rated as nationally important by the NIAH on account of its technical interest. The warehouse was only the second such building erected on the island of Ireland (the other is in Belfast). The building is of industrial heritage importance in terms of technical interest and sense of place for Waterford City's Industrial past. The building was used during the Civil War being occupied by pro-treaty fighters and there are bullet holes in the upper parts of the building fired by anti-treaty fighters from the South Quays.
Interaction of Foregoing	The most significant effect from the proposed works is the loss of a nationally important industrial heritage building.

Table 4. Discussion of Potential Impacts

Will a large geographical area be impacted as a result of the proposed works ?	The North Quays SDZ covers an area of approximately 8.23 ha. The Hennebique building covers an area of approximately .067 ha.
Will a large population be impacted as a result of the proposed works ?	Demolition works will cause a temporary impact for local residents in Ferrybank with noise from demolition works but will be short term in nature.
Are any trans-frontier impacts likely to arise from proposed works?	No
Is the magnitude of impacts associated with the proposed works considered significant ?	No short term and temporary in nature
In considering the various aspects of the environment, would the impacts of the proposed development be considered significant ?	The only aspect to be significantly affected is built heritage re- demolition of a 1905 reinforced concrete warehouse rated as nationally important by the NIAH.
Is there a high probability that the effects will occur ?	Yes Subject of Part VIII Application
Will the effects continue for a long time ?	Permanent
Will the effects be permanent rather than temporary ?	Permanent
Will the impacts be irreversible?	No
Will it be difficult to avoid, or reduce or repair or compensate for the effects ?	The loss of the unique re-enforced concrete building will be permanent. The brownfield site will be subject to a planning scheme and will be returned to a multi-use urban development site.

4. Conclusion

The DoEHLG Guidance Document “Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development” notes that *“The greater the number of different aspects of the environment which are likely to be affected and the greater the links between the effects, the more likely it is that an EIS should be carried out. Where complexity of impacts is deemed to apply in the case of a specific sub-threshold development proposal, there should be a predisposition towards the preparation of an EIS”*.

In consideration of the above involving appraisal of characteristics of the proposed demolition, location of proposed demolition and characteristics of potential impacts it is concluded that while there is potential for impacts on human beings, water quality and air, the appropriate timing of proposed works, application of Best Available Techniques and the anticipated short term, temporary and local nature of the impacts will minimise potential significance of effects. AA screening has concluded no potential for significant effects on the River Suir SAC. The proposed demolition works will incur the loss of the 10 bay 9 storey reinforced concrete flat roofed warehouse built in 1905 and designed by William Friel. The building is of industrial heritage importance in terms of technical interest and sense of place for Waterford City’s Industrial past. An industrial heritage report was commissioned in July 2017 to document the industrial and social heritage interest of the building so that it is preserved by record prior to final agreement of demolition works for this site.

It is concluded that an EIS is not required for the proposed demolition works and the treatment of demolition waste may be appropriately addressed through the provisions of a Waste Management Plan and Waste Permit as may be required.



Figure 1. Site of proposed demolition works, North Quays, Waterford City in relation to sites of archaeological, built and natural heritage interest.

Appendix 1 Building Description

(National Inventory of Architectural Heritage www.buildingsofireland.ie)



View of building from the north east corner viewing the northern aspect of structure

“Flat concrete roof behind cornice parapet with steel railings over reinforced concrete construction with rendered dressings including three-storey piers to ground, first and second floor, two-storey piers to each two-storey section over on moulded stringcourses, horizontal bands to each floor, and moulded cornice to top floor. Square-headed window openings with no sills, and steel casement windows. Interior with reinforced concrete floors, and concrete beams on concrete piers having chamfered corners. Set back from line of road.”

An imposing building of national importance forming the centrepiece of an industrial complex located on the north wharf in Waterford City. Designed by William Friel (n. d.) employing an innovative construction system developed by François Hennebique (1842 - 1921) in 1892, the warehouse was only the second such building erected in the island of Ireland (a contemporary building survives in Belfast). Advanced construction techniques are masked by rendered details, producing a strikingly Modern geometric design, a distinctive feature in the landscape.”