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AH: ICR (SASA)



**environmental affairs**

Department:  
Environmental Affairs  
REPUBLIC OF SOUTH AFRICA

Private Bag X 447 · PRETORIA · 0001 · Environment House · 473 Steve Biko Road, Arcadia, · PRETORIA  
Tel (+ 27 12) 399 9372

*[Handwritten signature]*

DEA Reference: 14/12/16/3/3/2/590

Enquiries: Nyiko Nkosi

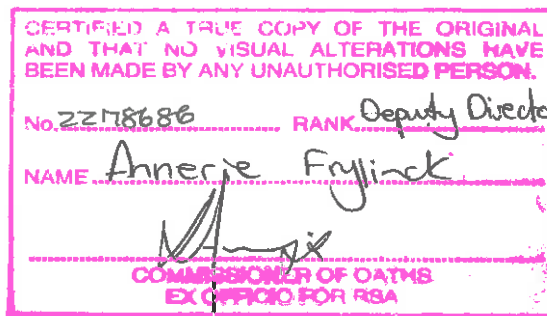
Telephone: 012-399-9392 E-mail: [nnkosi@environment.gov.za](mailto:nnkosi@environment.gov.za)

RECEIVED  
BY PPD ON  
24 JAN 2017

Mr Malusi Ganiso  
Department of Public Works  
Private Bag X65  
PRETORIA  
0001

Email: [Malusi.ganiso@dpw.gov.za](mailto:Malusi.ganiso@dpw.gov.za)

PER FACSIMILE / MAIL



Dear Mr Ganiso

**APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998: GN R. 543/545: THE CONSTRUCTION OF A MIXED LAND-USE DEVELOPMENT SITUATED ON PORTION 406 OF THE FARM PRETORIA TOWN AND TOWNLANDS 351 JR, SALVOKOP IN PRETORIA, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, GAUTENG PROVINCE**

With reference to the above application, please be advised that the Department has decided to grant authorisation. The environmental authorisation (EA) and reasons for the decision are attached herewith.

In terms of regulation 10(2) of the Environmental Impact Assessment Regulations, 2010 (the Regulations), you are instructed to notify all registered interested and affected parties, in writing and within 12 (twelve) days of the date of the EA, of the Department's decision in respect of your application as well as the provisions regarding the submission of appeals that are contained in the Regulations.

Should any person wish to lodge an appeal against this decision, he/she must submit the appeal to the appeal administrator, and a copy of the appeal to the applicant, any registered interested and affected party, and any organ of state with interest in the matter within 20 days from the date that the notification of the decision was sent to the registered interested and affected parties by the applicant; or the date that the notification of the decision was sent to the applicant by the Department, whichever is applicable.

Appeals must be submitted in writing in the prescribed form to:

Mr Z Hassam, Director: Appeals and Legal Review of this Department at the below mentioned addresses.

By email: [appealsdirector@environment.gov.za](mailto:appealsdirector@environment.gov.za)

*MS.*

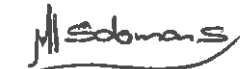
By hand: Environment House  
473 Steve Biko,  
Arcadia,  
Pretoria, 0083; or

By post: Private Bag X447,  
Pretoria, 0001;

Please note that in terms of section 43(7) of the National Environmental Management Act, 1998, the lodging of an appeal will suspend the environmental authorisation or any provision or condition attached thereto. In the instance where an appeal is lodged, you may not commence with the activity until such time that the appeal is finalised.

To obtain the prescribed appeal form and for guidance on the submission of appeals, please visit the Department's website at [https://www.environment.gov.za/documents/forms#legal\\_authorisations](https://www.environment.gov.za/documents/forms#legal_authorisations) or request a copy of the documents at [appealsdirector@environment.gov.za](mailto:appealsdirector@environment.gov.za).

Yours sincerely



**Mrs Millicent Solomons**

**Acting Chief Director: Integrated Environmental Authorisations**

**Department of Environmental Affairs**

**Date: 15/12/2016.**

CC:	Ms Stephanie Cliff	Seedcracker Environmental	Email: <a href="mailto:stephweb@mweb.co.za">stephweb@mweb.co.za</a>
	Ms Justine Chan	GDARD	Email: <a href="mailto:Justine.Chan@gauteng.gov.za">Justine.Chan@gauteng.gov.za</a>
	Ms Rudzani Mukheli	City of Tshwane Metropolitan Municipality	Email: <a href="mailto:RudzaniM@Tshwane.gov.za">RudzaniM@Tshwane.gov.za</a>

**APPEALS PROCEDURE IN TERMS OF CHAPTER 7 OF THE NEMA EIA REGULATIONS, 2010 (THE REGULATIONS) AS PER GN R. 543 OF 2010 TO BE FOLLOWED BY THE APPLICANT AND INTERESTED AND AFFECTED PARTIES UPON RECEIPT OF NOTIFICATION OF AN ENVIRONMENTAL AUTHORISATION (EA)**

APPLICANT	INTERESTED AND AFFECTED PARTIES (IAPs)
1. Receive EA from the relevant Competent Authority (the Department of Environmental Affairs [DEA]).	1. Receive EA from Applicant/Consultant.
2. Within 12 days of date of the EA notify all IAPs of the EA and draw their attention to their right to appeal against the EA in terms of Chapter 7 of the Regulations.	2. N/A.
3. If you want to appeal against the EA, submit a notice of intention to appeal within 20 days of the date of the EA with the Minister of Water and Environmental Affairs (the Minister).	3. If you want to appeal against the EA, submit a notice of intention to appeal within 20 days of the date of the EA. with the Minister of Water and Environmental Affairs (the Minister).
4. After having submitted your notice of intention to appeal to the Minister, provide each registered IAP with a copy of the notice of intention to appeal within 10 days of lodging the notice.	4. After having submitted your notice of intention to appeal to the Minister, provide the applicant with a copy of the notice of intention to appeal within 10 days of lodging the notice.
5. The Applicant must also serve on each IAP: <ul style="list-style-type: none"> <li>• a notice indicating where and for what period the appeal submission will be available for inspection.</li> </ul>	5. Appellant must also serve on the Applicant within 10 days of lodging the notice, <ul style="list-style-type: none"> <li>• a notice indicating where and for what period the appeal submission will be available for inspection by the applicant.</li> </ul>
6. The appeal must be submitted in writing to the Minister within 30 days after the lapsing of the period of 20 days provided for the lodging of the notice of intention to appeal.	6. The appeal must be submitted to the Minister within 30 days after the lapsing of the period of 20 days provided for the lodging of the notice of intention to appeal.
7. Any IAP who received a notice of intention to appeal may submit a responding statement to that appeal to the Minister within 30 days from the date that the appeal submission was lodged with the Minister.	7. An Applicant who received notice of intention to may submit a responding statement to the appeal to the Minister within 30 days from the date that the appeal submission was lodged with the Minister.

**NOTES:**

1. **An appeal must be:-**
  - a) submitted in writing;
  - b) accompanied by:
    - a statement setting out the grounds of appeal;
    - supporting documentation which is referred to in the appeal; and
    - a statement that the appellant has complied with regulation 62 (2) or (3) together with copies of the notices referred to in regulation 62.

MS.



## environmental affairs

Department:  
Environmental Affairs  
REPUBLIC OF SOUTH AFRICA

Private Bag X447 PRETORIA 0001 Environment House · 473 Steve Biko Road, Arcadia· PRETORIA  
Tel(+27 12) 399 9372

Enquiries: Mr Ishaam Abader Telephone: 012 399 9330 E-mail: iabader@environment.gov.za

Mrs. Milicent Solomons  
Director: Strategic Infrastructure Development

Dear Mrs. Solomons

### **APPOINTMENT AS ACTING CHIEF DIRECTOR: INTEGRATED ENVIRONMENTAL AUTHORISATIONS FOR THE PERIOD 13 DECEMBER 2016 UNTIL 15 DECEMBER 2016**

I hereby inform you that I have decided to appoint you as the Acting Chief Director: integrated environmental authorisations for the period 13 December 2016 until 15 December 2016 while Mr. Sabelo Malaza is on Annual Leave.

All the correspondence and other documents that are usually signed by the Chief Director: Integrated Environmental Authorizations must be signed under Acting Chief Director: Integrated Environmental Authorisations during the above-mentioned period.

Your appointment in the above acting position remains subject to the provisions of the Public Service Act, 1994 (Proclamation No. 103 of 1994), as amended, the Government Employees Pension Fund Act, 1996 (Proclamation No. 21 of 1996), the regulations promulgated under these Acts and relevant circulars.

In the execution of your duties and the exercising of the powers delegated to you, you will furthermore be subjected to the provisions of the Public Finance Management Act, compliance with the Promotion of Access to Information Act, Promotion of Administrative Justice Act, the Minimum Information Security Standard, Departmental Policies and other applicable legislations with the Republic of South Africa. You are therefore advised to make yourself familiar with the provisions of this legislations and policies and the amendments thereof. (Copies of Departmental policies can be obtained from the Human Resource Office).

Please accept my heartfelt gratitude for all your assistance on behalf of the department.

Yours sincerely

  
Mr. Ishaam Abader

DDG: LACE

Date:

9/12/2016

#### **ACKNOWLEDGEMENT**

I ACCEPT / ~~DO NOT ACCEPT~~ appointment as Acting Chief Director: integrated environmental authorisations

Signed: M Solomons

Date: 12/12/2016.



## environmental affairs

Department:  
Environmental Affairs  
REPUBLIC OF SOUTH AFRICA

# Environmental Authorisation

In terms of regulation 36 of the Environmental Impact Assessment Regulations, 2010

The construction of a mixed land-use development situated on portion 406 of the farm Pretoria Town and Townlands 351 JR, Salvokop in Pretoria, within the City of Tshwane Metropolitan Municipality, Gauteng Province

City of Tshwane Metropolitan Municipality

<b>Authorisation register number:</b>	<i>14/12/16/3/3/2/590</i>
<b>Last amended:</b>	<i>First issue</i>
<b>Holder of authorisation:</b>	<i>DEPARTMENT OF PUBLIC WORKS (DPW)</i>
<b>Location of activity:</b>	<i>GAUTENG PROVINCE: Within portion 406 of the farm Pretoria Town and Townlands 351JR</i>

This authorisation does not negate the holder of the authorisation's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.

MS

## Decision

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this environmental authorisation, that the applicant should be authorised to undertake the activities specified below.

Non-compliance with a condition of this authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 and the EIA regulations.

Details regarding the basis on which the Department reached this decision are set out in Annexure 1.

## Activities authorised

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act 107 of 1998) and the Environmental Impact Assessment Regulations, 2010 the Department hereby authorises –

### DEPARTMENT OF PUBLIC WORKS

(hereafter referred to as the **holder of the authorisation**)

with the following contact details –

Mr Malusi Ganiso  
Department of Public Works  
Private Bag X65  
PRETORIA  
0001

Tel: (012) 406 1035  
Cell: (076) 689 8270  
Email: [Malusi.ganiso@dpw.gov.za](mailto:Malusi.ganiso@dpw.gov.za)

to undertake the following activity (hereafter referred to as "the activity") indicated in Listing Notices 2 (GN R. 545):

Listed activities	Activity/Project description
<p><u>GN R. 545 Item 15</u></p> <p><i>Physical alteration of undeveloped vacant or derelict land for residential retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more;</i></p> <p><i>except where such physical alteration takes place for:</i></p> <p><i>(i) linear development activities; or</i></p> <p><i>(ii) Agriculture or afforestation where activity 16 in this Schedule will apply.</i></p>	<p>The National Department of Public Works has established the need to create a government precinct in Pretoria. This need emanates from client needs for office accommodation in particular head offices for various government departments. In partnership with the City of Tshwane, Salvokop is identified amongst other areas as an area where inner city regeneration efforts should be promoted.</p> <p>The main purpose of the project is to regenerate Salvokop to be part of an active central business node.</p> <p>The development will include a mixed land-use development accommodation. The site measures 33, 4269 hectares in extent.</p>

as described in the Environmental Impact Assessment report (EIAR) dated May 2016 at:

Portion 406 of the farm Pretoria Town and Townlands 351JR in Salvokop	Latitude	Longitude
Point of activity	25° 45' 39.49" S	28° 11' 10.56"E

- for the construction of a mixed land-use development situated on Portion 406 of the farm Pretoria Town and Townlands 351 JR, Salvokop in Pretoria, within the City of Tshwane Metropolitan Municipality, Gauteng Province, hereafter referred to as "the property".

The authorised project will include the following mixed land uses:

Erven	Use Zone	Uses Permitted
4,9,10,11	Business 1	Business Building, Dwelling Units, Government Purposes, Guest-house, Institution, Light Industry subject to schedule 10, Parking site subject to schedule 10, Parking site subject to schedule 10, Places of refreshment, Residential building excluding boarding house, hostels and blocks of Tenements, Retail industry, Shop, Social Hall, Sport and Recreation club, Including places of amusement, Erf 4 Includes Places of amusement in addition to the standard inclusions under Business 1.
2,3	Educational	Places of Child Care, Places of Instruction, Place of public worship, Social Hall, Sport and Recreation Club including a clinic.
1,6,7, 8,13,14,16, 17	Government	Government Purposes –For the purpose of this scheme government purposes shall mean land and buildings designed or used for government offices, depots, workshops, stores, communication centers, conferencing facilities, meeting rooms, boardrooms, administrative facilities, police stations, post offices, public library, etc. and includes supporting services and incidental uses such as business buildings, places of refreshment, shops, parking garage, places of child care, etc.
5, 12,15	Private Open Space	Private open space.
18	Special for Infrastructure Works	Agriculture, Electricity station, Reservoir, Sewage Works.
19	Special	Government purposes, hotel, places of refreshment.



## Conditions of this Environmental Authorisation

### Scope of authorisation

1. The construction of a mixed land-use development situated on Portion 406 of the farm Pretoria Town and Townlands 351 JR, Salvokop in Pretoria, within the City of Tshwane Metropolitan Municipality, Gauteng Province located as per the above geographical coordinates is approved.
2. Authorisation of the activity is subject to the conditions contained in this authorisation, which form part of the environmental authorisation and are binding on the holder of the authorisation.
3. The holder of the authorisation is responsible for ensuring compliance with the conditions contained in this environmental authorisation. This includes any person acting on the holder's behalf, including but not limited to, an agent, servant, contractor, sub-contractor, employee, consultant or person rendering a service to the holder of the authorisation.
4. The activities authorised may only be carried out at the property as described above.
5. Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further authorisation in terms of the regulations.
6. This activity must commence within a period of five (05) years from the date of issue of this authorisation. If commencement of the activity does not occur within that period, the authorisation lapses and a new application for environmental authorisation must be made in order for the activity to be undertaken.
7. Commencement with one activity listed in terms of this authorisation constitutes commencement of all authorised activities.
8. The holder of an environmental authorisation must apply for an amendment of environmental authorisation with the competent authority for any alienation, transfer or change of ownership rights in the property on which the activity is to take place.

### **Notification of authorisation and right to appeal**

9. The holder of the authorisation must notify every registered interested and affected party, in writing and within 12 (twelve) calendar days of the date of this environmental authorisation, of the decision to authorise the activity.
10. The notification referred to must –
  - 10.1. specify the date on which the authorisation was issued;
  - 10.2. inform the interested and affected party of the appeal procedure provided for in Chapter 7 of the Environmental Impact Assessment Regulations, 2010;
  - 10.3. advise the interested and affected party that a copy of the authorisation will be furnished on request; and
  - 10.4. provide the reasons of the competent authority for the decision.
11. The holder of the authorisation must publish a notice –
  - 11.1. informing interested and affected parties of the decision;
  - 11.2. informing interested and affected parties where the decision can be accessed; and
  - 11.3. drawing the attention of interested and affected parties to the fact that an appeal may be lodged against this decision in the newspaper(s) contemplated and used in terms of regulation 54(2)(c) and (d) and which newspaper was used for the placing of advertisements as part of the public participation process.

### **Management of the activity**

12. The Environmental Management Programme (EMPr) submitted as part of the Application for EA must be amended and submitted to the Department for written approval prior to commencement of the activity. The following information must be included in the final amended EMPr to be submitted to the department for review and consideration:
  - 12.1. Heritage Conservation Management Plan;
  - 12.2. The recommendations and mitigation measures recorded in the EIAr dated May 2016;
  - 12.3. Final layout plan that reflect a 200m buffer zone as required by the Ridges Guideline Policy of the Gauteng Department of Agriculture and Rural Development (GDARD); and
  - 12.4. Relocation Action Plan.

## Monitoring

13. The holder of the authorisation must appoint a suitably experienced independent Environmental Control Officer (ECO) for the construction phase of the development that will have the responsibility to ensure that the mitigation/rehabilitation measures and recommendations referred to in this authorisation are implemented and to ensure compliance with the provisions of the EMPr.
  - 13.1. The ECO must be appointed before commencement of any authorised activity.
  - 13.2. Once appointed, the name and contact details of the ECO must be submitted to the *Director: Compliance Monitoring* of the Department at [Directorcompliance@environment.gov.za](mailto:Directorcompliance@environment.gov.za).
  - 13.3. The ECO must keep record of all activities on site, problems identified, transgressions noted and a task schedule of tasks undertaken by the ECO.
  - 13.4. The ECO must remain employed until all rehabilitation measures, as required for implementation due to construction damage, are completed and the site is ready for operation.
  - 13.5. Records relating to monitoring and auditing must be kept on site and made available for inspection to any relevant and competent authority in respect of this development.

## Recording and reporting to the Department

14. All documentation e.g. audit/monitoring/compliance reports and notifications, required to be submitted to the Department in terms of this authorisation, must be submitted to the *Director: Compliance Monitoring* of the Department at [Directorcompliance@environment.gov.za](mailto:Directorcompliance@environment.gov.za).
15. The holder of the authorisation must submit an environmental audit report to the Department within 30 days of completion of the construction phase (i.e. within 30 days of site handover) and within 30 days of completion of rehabilitation activities.
16. The environmental audit report must indicate the date of the audit, the name of the auditor and the outcome of the audit in terms of compliance with the environmental authorisation conditions as well as the requirements of the EMPr.
17. Records relating to monitoring and auditing must be kept on site and made available for inspection to any relevant and competent authority in respect of this development.

### **Commencement of the activity**

18. The authorised activity shall not commence within twenty (20) days of the date of signature of the authorisation.
19. In terms of section 43(7), an appeal under section 43 of the National Environmental Management Act, 1998 will suspend the environmental authorisation or any provision or condition attached thereto. In the instance where an appeal is lodged you may not commence with the activity until such time that the appeal has been finalised.

### **Notification to authorities**

20. A written notification of commencement must be given to the Department no later than fourteen (14) days prior to the commencement of the activity. Commencement for the purposes of this condition includes site preparation. The notice must include a date on which it is anticipated that the activity will commence, as well as a reference number. This notification period may coincide with the notice of intent to appeal period.

### **Operation of the activity**

21. A written notification of operation must be given to the Department no later than fourteen (14) days prior to the commencement of the activity operational phase.

### **Site closure and decommissioning**

22. Should the activity ever cease or become redundant, the holder of the authorisation shall undertake the required actions as prescribed by legislation at the time and comply with all relevant legal requirements administered by any relevant and competent authority at that time.

### **Specific conditions**

23. The designs of all buildings and structures must be done in such a way that they do not intrude on the sight lines to and from the Freedom Park ridge development and Freedom Park Museum.

24. Heritage resources, sites or areas where heritage resources are clustered must not be deliberately de-contextualized, cut-off or alienated from the principal land uses, infra structural design, architectural and landscape design as identified and approved plan for the site.
25. A buffer zone must be created along the Nederlandsche Zuid-Afrikaansche Spoorweg Maatschappij (NZASM) village to lessen the negative visual, spatial, form and scale impact that the proposed development may have on the site.
26. All buildings older than 60 years must be recorded prior to execution of any site development or site preparation work.
27. The Heritage Conservation Management Plan for the proposed development must be done and be submitted to SAHRA for approval. Copies of the approved Heritage Conservation Management Plan must be submitted to the Department for record keeping.
28. All new buildings and structures must be designed in such a way that they do not intrude on sight lines to and from the Freedom Park ridge development and Freedom Park Museum development.
29. An Archaeological Watching Brief must be done during the construction phase.
30. If concentrations of archaeological heritage material and human remains are uncovered during construction, all work must cease immediately and the finding must be reported to the Heritage Specialist and to the South African Heritage Resources Agency.
31. An Architectural Historian must be appointed to undertake a detailed study of the affected residences located within the township boundaries, in order to determine their ages and heritage significance. This study must determine whether these houses must be preserved, or if they can be demolished; before any related development actions are undertaken.
32. The final layout report must reflect a 200m buffer zone as required by Ridges Guideline Policy of Gauteng Department of Agriculture and Rural Development (GDARD). Copies of the final layout report must be submitted GDARD and to this Department for record keeping.
33. The holder of the authorisation must engage the community members that would have to be resettled such as the Baghdad Informal Settlement and the tenants of the railway houses situated within the development zone.
34. A Relocation Action Plan must be undertaken as part of the resettlement process before commencement of construction activities. Proof of consultation and agreement with the affected communities must form part of the final Relocation Action Plan to be submitted to the Department for approval.
35. The Department of Human Settlement and City of Tshwane Metropolitan Municipality must be consulted during the drafting and finalisation of the Relocation Action Plan.

36. No activities will be allowed to encroach into a water resource without a water use authorisation being in place from the Department of Water and Sanitation
37. A permit must be obtained from the relevant nature conservation agency for the removal or destruction of indigenous protected and endangered plant and animal species. Copies of permit must be submitted to the Department for record keeping.
38. No exotic plants may be used for rehabilitation purposes. Only indigenous plants, found within a 10km radius of the site, must be utilised.
39. The holder of the authorisation is required to inform the Department of Agriculture Forest and Fisheries and this Department should the removal of protected species, medicinal plants and "data deficient" plant species be required.
40. Vegetation clearing must be kept to an absolute minimum. Mitigation measures must be implemented to reduce the risk of erosion and the invasion of alien species.
41. Construction must include appropriate design measures that allow surface and subsurface movement of water along drainage lines so as not to impede natural surface and subsurface flows. Drainage measures must promote the dissipation of storm water run-off.
42. An integrated waste management approach must be implemented that is based on waste minimisation and must incorporate reduction, recycling, re-use and disposal where appropriate. Any solid waste shall be disposed of at a landfill licensed in terms of section 20 (b) of the National Environment Management Waste Act, 2008 (Act 59 of 2008).

### General

43. A copy of this authorisation and the approved EMPr must be kept at the property where the activity/ will be undertaken. The authorisation and approved EMPr must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property.
44. The holder of the authorisation must notify both the *Director: Integrated Environmental Authorisations* and the *Director: Compliance Monitoring* of the Department at [Directorcompliance@environment.gov.za](mailto:Directorcompliance@environment.gov.za), in writing and within 48 (forty eight) hours, if any condition of this authorisation cannot be or is not adhered to. Any notification in terms of this condition must be accompanied by reasons for the non-compliance.
45. National government, provincial government, local authorities or committees appointed in terms of the conditions of this authorisation or any other public authority shall not be held responsible for any damages or losses suffered by the holder of the authorisation or his successor in title in any

instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the holder of the authorisation with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

Date of environmental authorisation: 15/12/2016



**Mrs Milicent Solomons**

**Acting Chief Director: Integrated Environmental Authorisations**

**Department of Environmental Affairs**

## **Annexure 1: Reasons for Decision**

### **1. Information considered in making the decision**

In reaching its decision, the Department took, *inter alia*, the following into consideration -

- a) The information contained in the EIAr dated May 2016;
- b) The comments received from organs of state and interested and affected parties as included in the EIAr dated May 2016;
- c) Mitigation measures as proposed in the EIAr dated May 2016 and the EMPr;
- d) The information contained in the specialist studies contained within Appendix D of the EIAr; and
- e) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act 107 of 1998).

### **2. Key factors considered in making the decision**

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- a) The findings of all the specialist studies conducted and their recommended mitigation measures.
- b) The proposed development will uplift the aesthetic quality of the site, mainly due to its current degraded state and misuse of open space.
- c) The EIAr dated May 2016; identified all legislation and guidelines that have been considered in the preparation of the EIAr dated May 2016.
- d) The methodology used in assessing the potential impacts identified in the EIAr dated May 2016 and the specialist studies have been adequately indicated.
- e) A sufficient public participation process was undertaken and the applicant has satisfied the minimum requirements as prescribed in the EIA Regulations, 2010 for public involvement.



### 3. Findings

After consideration of the information and factors listed above, the Department made the following findings -

- a) The identification and assessment of impacts are detailed in the EIAr dated May 2016 and sufficient assessment of the key identified issues and impacts have been completed.
- b) The procedure followed for impact assessment is adequate for the decision-making process.
- c) The proposed mitigation of impacts identified and assessed adequately curtails the identified impacts.
- d) The information contained in the EIAr dated May 2016 is accurate and credible.
- e) EMPr measures for the pre-construction, construction and rehabilitation phases of the development were proposed and included in the EIAr and will be implemented to manage the identified environmental impacts during the construction process.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the environmental authorisation, the authorised activity will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the National Environmental Management Act, 1998 and that any potentially detrimental environmental impacts resulting from the authorised activity can be mitigated to acceptable levels. The environmental authorisation is accordingly granted.