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"ENVIRONMENTAL IMPACTS ASSESSMENT OF INDUSTRIAL ESTATE PROVIDING WITH MANAGERIAL PROCESS "

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### Abstract:

At this study, an environmental impact assessment establishment of Shahzand Industrial Estate in Arak at the central part of Iran was investigated. After collection of data and analysis of the findings, the positive and negative impacts resulted from establishment of the industrial estate were investigated, using the Leopold Matrix and Scaling checklist methods providing the managerial solutions in order to minimize the environmental harmful impacts. The existing environmental situation was investigated and then environmental impact alternatives were determined. This was done regarding to the amount and kind of predicted pollutions for industrial estate at the construction and operational phases. The environmental impact assessment of the investigated estate was studied at the three terms of immediate, direct and indirect impacts at the short, medium and long term. By expanding of Leopold Matrix to four parted matrix, in addition to amount, importance and extend of the impacts, the remaining duration of impact in the environment were assessed as a separate factor in environmental impact assessment. The results of the study with two alternatives, such as; No (performance of the project with no concern for environmental issue) and as yes (performance of the project with application of the environmental harmful impacts) were studied in construction and operation phases. The impact assessment of "NO" property resulted (-1065), therefore the execution of project was rejected, but after reducing the harmful impact performance which were resulted (+1095) has been accepted. Therefore, method of reducing harmful environmental impacts along with environmental management programs introduced and accepted in this study.

### Keywords:

[Industrial estates](#) . [four parted matrix](#) . [managerial trend](#)

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