

## **B General**

### **B.1 Applicant's details**

Shannon Vermicomposting Limited was incorporated in August 2000 and a copy of the Certificate of Incorporation is attached. The Directors of the company are Mr. Peter Ogg and Ms Claire Holdsworth. A map showing the land owned by Ms Claire Holdsworth is attached and the boundary of the land is mark in blue. The map is titled "land ownership map".

### **B.2 Location of activity**

A map showing the position of the site relative to Rathcabbin is attached plus a 1:2500 scale map showing the site, marked in red, that will be covered by the waste application. This map is titled "Site Plan Location".

### **B3 Planning Authority**

A copy of the current planning permission plus the current Waste Permit are attached at the back of Attachment B. A copy of the second planning application that has been submitted to North Tipperary Co. Council in June 2004 is included at the back of the folder.

### **B4 Sanitary Authority**

Not applicable to the site and the waste application.

### **B5 Notices and Advertisements**

Copies of the site notice and the advertisement that appeared in the Midlands Tribune on the 4<sup>th</sup> August 2004 are attached in Attachment B.

### **B6 Type of Activity**

The site is a waste recovery facility. The principal activity is the composting of biodegradable organic wastes as defined as Class 2 of the Fourth Schedule of S.I. 166 of 1998, i.e. Class 2 "Recycling or reclamation of organic substances which are not used as solvents (including composting and other biological transformation processes)". The other activities sought are Class 13 and Class 11. Class 13 "Storage of waste intended for submission to any activity referred to in

a preceding paragraph of this Schedule, other than temporary storage, pending collection, on the premises where such waste is produced” is required to cover the storage on site of waste amendment material, in particular wood chips, to be used in the composting process. Class 11 “Use of waste obtained from any activity referred to in a preceding paragraph of this Schedule” is sought to cover the use of the product of the composting process. This quality compost is a soil amendment material and should not be considered to be a waste material. However, Class 11 is sought to be included in the waste licence to avoid any confusion resulting from an interpretation or definition of the compost product.

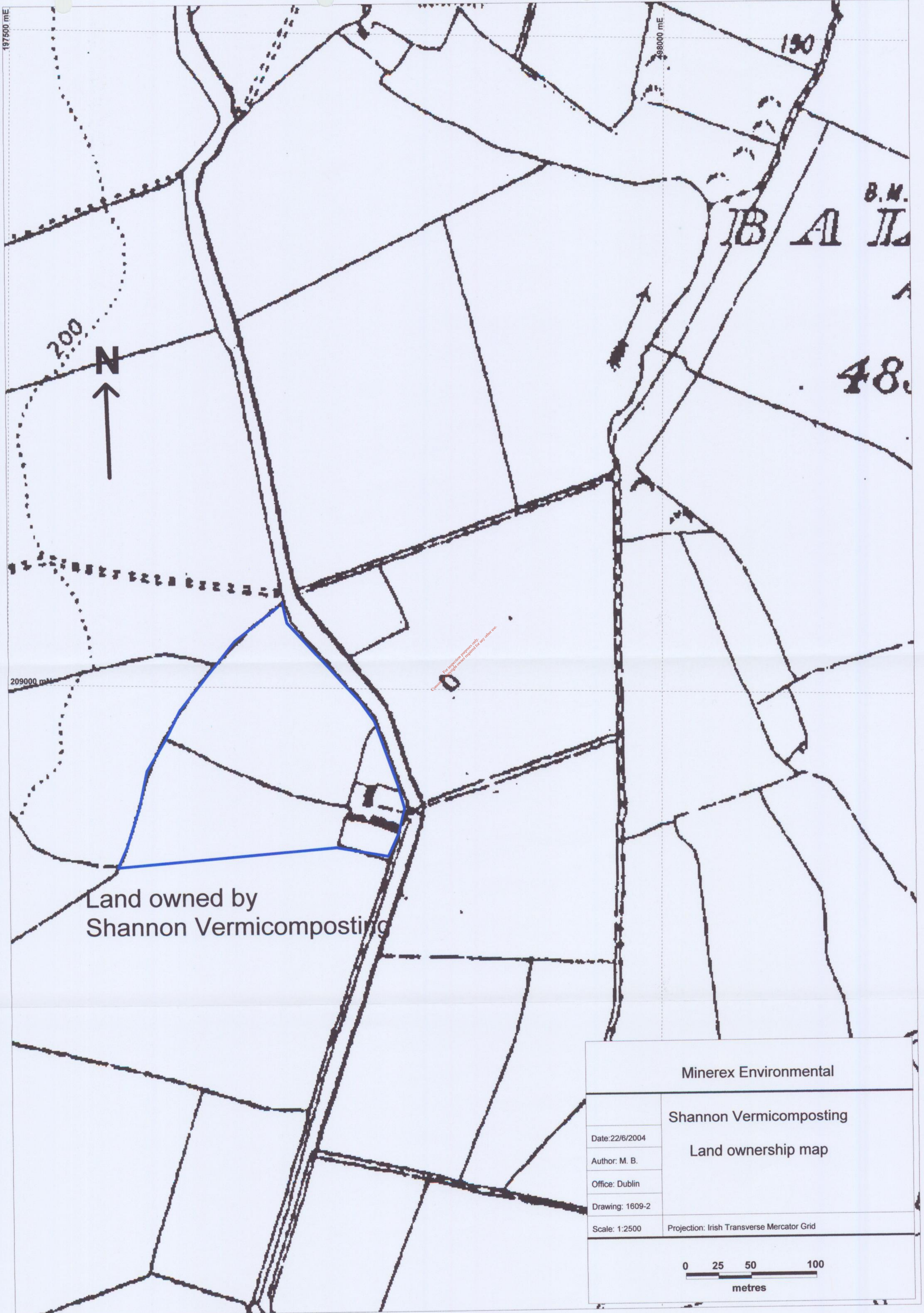
### **B9 Major Industrial Hazards Regulations**

The composting process at Shannon Vermicomposting Ltd is a natural process and the scale of the operation is small by general industrial standards. Neither the nature of the activity nor the scale of the operation would qualify it to be governed by Regulations 12 to 18 of EC (Major Accident Hazards of Certain Industrial Activities) Regulations 1986.

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# ***ATTACHMENT B1***

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Land owned by  
Shannon Vermicomposting

|                         |  |
|-------------------------|--|
| Minerex Environmental   |  |
| Shannon Vermicomposting |  |
| Land ownership map      |  |
| Date: 22/6/2004         |  |
| Author: M. B.           |  |
| Office: Dublin          |  |
| Drawing: 1609-2         |  |
| Scale: 1:2500           | Projection: Irish Transverse Mercator Grid |
|                         |  |

Number  
331877

# Certificate of Incorporation

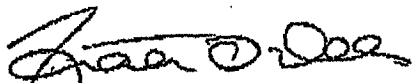
I hereby certify that

**SHANNON VERMICOMPOSTING LIMITED**

is this day incorporated under  
the Companies Acts 1963 to 1999  
and that the company is limited.

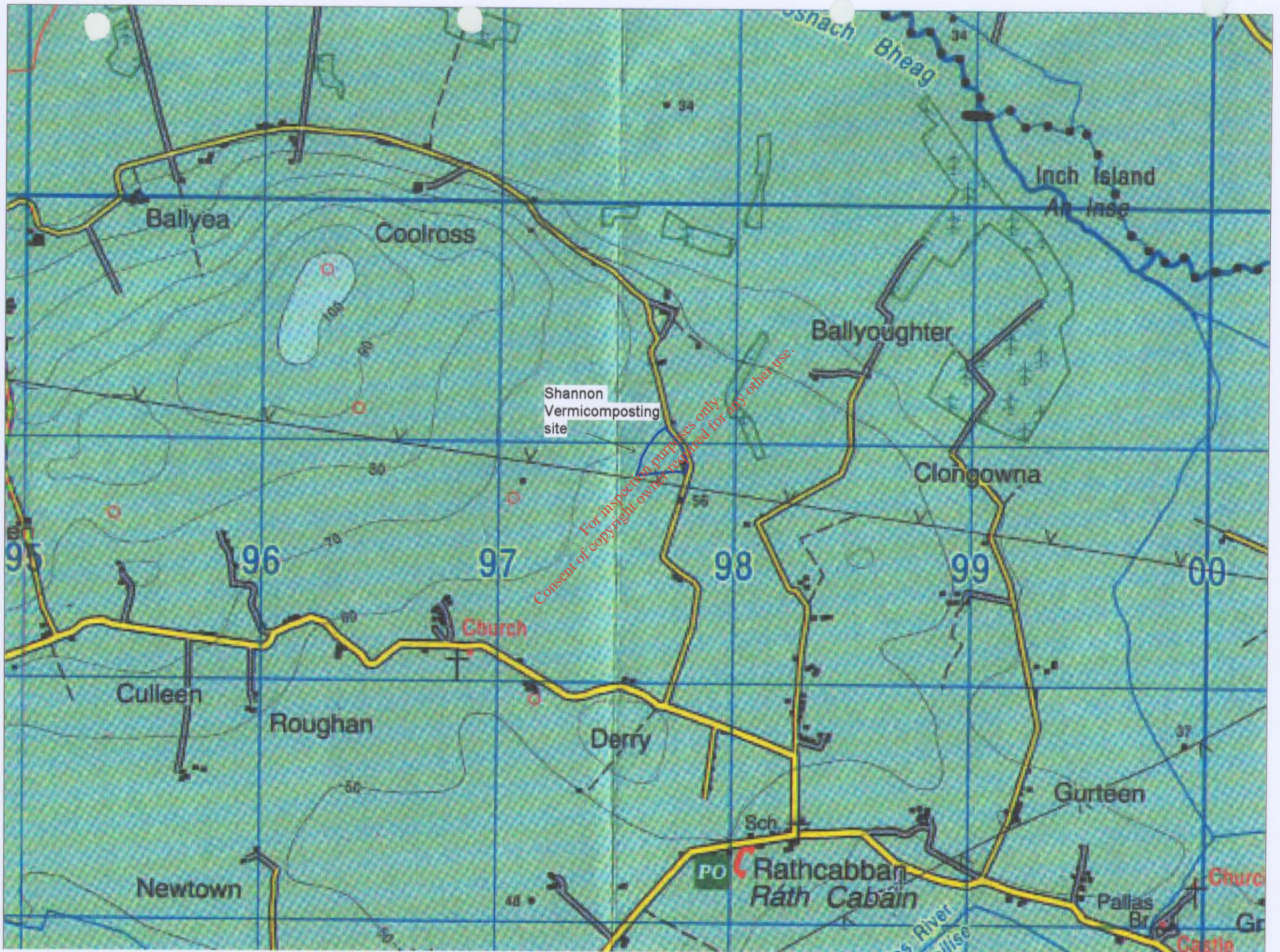
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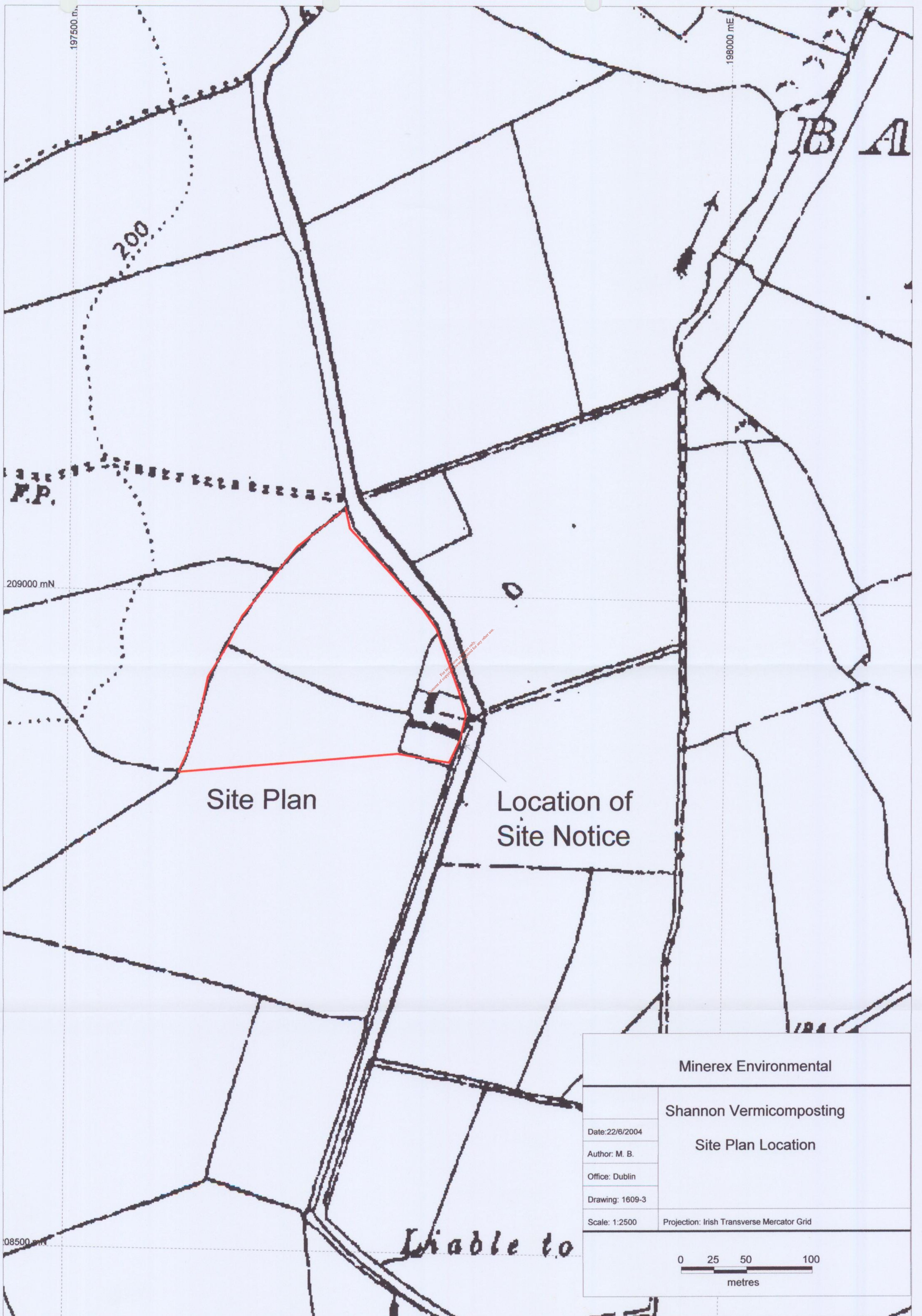
Given under my hand at Dublin, this  
Thursday, the 31st day of August, 2000

  
for Registrar of Companies

# ***ATTACHMENT B2***

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Site Plan

Location of Site Notice

*Liable to*

|                         |  |
|-------------------------|--|
| Minerex Environmental   |  |
| Shannon Vermicomposting |  |
| Site Plan Location      |  |
| Date: 22/6/2004         |  |
| Author: M. B.           |  |
| Office: Dublin          |  |
| Drawing: 1609-3         |  |
| Scale: 1:2500           | Projection: Irish Transverse Mercator Grid |
|                         |  |



# ***ATTACHMENT B3***

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Comhairle Chontae Thiobrad Arann (Thúaidh)  
**NORTH TIPPERARY COUNTY COUNCIL**  
**Courthouse, Nenagh.**



**Waste Management Act, 1996**

**Waste Management (Permit) Regulations, 1998**

**WASTE PERMIT**

Ref. No. In Register: WPFN 08

North Tipperary County Council, in exercise of the powers conferred on it by the Waste Management Act, 1996 and Waste Management (Permit) Regulations, 1998, hereby grants a Waste Permit to:

**Shannon Vermicomposting Ltd.**

**Coolross**

**Rathcabbin**

**Roscrea**

for premises at Coolross, Rathcabbin, Roscrea, Co. Tipperary in respect of waste activities specified in Class 2, 10, 11 and 13 of the Fourth Schedule to the Waste Management Act, 1996 and subject to the conditions set out in the attached Schedule.

This Waste Permit is granted for a period not exceeding three years and may be reviewed or revoked prior to then by North Tipperary County Council.

Signed on behalf of the said Council:

*Skerrin*

**Acting Director of Planning,  
Environment and Corporate  
Services**

Order No.: WP/TN/08

Date: 2nd August 2002

| Relevant Provisions            | Community Act  |
|--------------------------------|--|
| (1)                            | (2)  |
| Articles 2, 4 (b) and (c)      | Council Directive 75/439/EEC of 16 June, 1975 on the disposal of waste oils, as amended by Council Directive 87/101/EEC of 22 December, 1986 |
| Article 9 and 14               | Council Directive 75/442/EEC of 15 July 1995 on waste, as amended by Council Directive 91/156/EEC of 18 March, 1991                          |
| Articles 4, 5, 8, 9, 10 and 18 | Council Directive 80/68/EEC of 17 December, 1979 on the protection of groundwater against pollution caused by certain dangerous substances.  |
| Articles 2.2 to 2.4            | Council Directive 91/689/EEC of 12 December, 1991 on hazardous waste.  |

- 1.8 No substance shall be discharged from the facility in such a quantity as would exceed the concentration limits imposed for the specific substance in National or International legislation.

**REASON:** To clarify the scope of the Permit

## 2. SITE INFRASTRUCTURE

2.1 Within two months of the date of the grant of this permit, an identification board shall be provided and maintained on the facility so that it is legible to persons outside the main entrance to the facility. The minimum dimensions of the identification board shall be 1200mm by 750mm.

The Board shall clearly show:

- a) The name and telephone number of the facility
- b) That the facility has a Waste Permit from North Tipperary County Council Waste Permit No. WPTN 08, granted on the date of the permit
- c) The normal hours of opening of the facility
- d) The name, address, telephone number of the permit holder

2.3 The site shall be enclosed with an adequate boundary fence, which shall be maintained in good repair at all times.

2.4 The gates to the facility shall be kept locked shut when the facility is unsupervised.

**REASON:** To provide adequate site infrastructure

## 3. WATER SUPPLY, STORMWATER AND FOUL EFFLUENT

3.1 All hydrants shall be marked with a pole mounted sign and unhindered access shall be maintained to them at all times.

- 3.2\* The drainage system for the facility shall be as indicated in the drawings accompanying the application of 17<sup>th</sup> June 2002.
- 3.3 All excess liquid from the vermicomposting process will be drawn down into a storage tank and recycled back into the irrigation system.
- 3.4 Storm water from all areas, which store waste, shall be collected and used in the vermicomposting facility. No water contaminated with waste shall discharge to ground or to a water course.

**REASON: To provide for the protection of the environment**

#### 4. MANAGEMENT OF THE ACTIVITY

- 4.1. A suitably qualified and experienced Facility Manager shall be designated as the person in charge. The Facility Manager or a suitably qualified and experienced Deputy shall be present during the operation of the facility. The name, address and telephone number of the Manager and his designated Deputy shall be supplied to North Tipperary County Council within one month of the grant of the permit.
- 4.2. The permit holder shall provide a copy of the permit to all relevant personnel working on the site.
- 4.3. The permit holder shall make a copy of this permit available at the facility for examination by any interested party.
- 4.4. Only the waste detailed in the permit application of the 17<sup>th</sup> July 2002 shall be accepted at the facility.
- 4.5. No hazardous waste, as described in the Waste Management Act, 1996, shall be accepted at the facility.
- 4.6. The quantity of wastes to be accepted at the facility shall not exceed 1,000 tonnes per annum, unless otherwise agreed in advance with North Tipperary County Council.
- 4.7. The facility may accept a maximum of 20 tonnes of waste per week unless otherwise agreed in advance with North Tipperary County Council.
- 4.8. Waste shall only be stored in the storage areas indicated on the drawings submitted as part of the application.
- 4.9. All waste arriving at the facility shall be subjected to a visual inspection. Materials other than those permitted shall be removed immediately to a dedicated waste quarantine area, which shall be separate from the other waste storage areas. Suspect waste not complying with the permit shall be disposed of (or recovered) at an alternative approved facility.
- 4.10. All waste delivered to the facility shall be processed on the day of delivery as detailed in permit application of the 17<sup>th</sup> July 2002. All processed waste shall be covered nightly.

- 4.11. In the event of a breakdown of the mechanical equipment used in the processing of the waste, no waste shall be received at the facility until such equipment is in full operational order.
- 4.12. Scavenging shall not be permitted at the facility.
- 4.13. Burning of waste or any other material shall not be permitted at the facility.
- 4.14. Waste shall only be accepted at the facility between the hours of 07.00 and 18.00 - Monday to Saturday, inclusive.
- 4.15. The noise level from all sources arising from the activity when measured at noise sensitive locations (i.e. dwelling houses) shall be kept below a level of 55dB(A) leq (30 minutes) during daytime and 55dB(A) at night.
- 4.16. The facility shall adhere to all conditions laid down in the Planning Permission granted to Shannon Vermicomposting Limited on 08<sup>th</sup> May 2002, application number PLC 24499.

**REASON:** To ensure that the activity is managed in an orderly manner and that acceptable standards are employed at the facility.

## **5. NOTIFICATION AND RECORD KEEPING**

- 5.1 Permit holder shall notify North Tipperary County Council, in writing, within 7 days of:
  - a) The imposition of any requirement on the permit holder by order under Section 57 or 58 of the Waste Management Act 1996 or
  - b) Any conviction of the permit holder for an offence prescribed under section 34 (5) or 40 (7) of the Waste Management Act, 1996.
- 5.2 The permit holder shall keep records of any of the following incidents:
  - a) Any emission that does not comply with the requirements of this licence.
  - b) Any fire or emergency.
  - c) All steps taken to control or minimise the emissions and/or emergency.
- 5.3 The permit holder shall notify North Tipperary County Council by both telephone and in writing as soon as practicable after the event as outlined in Condition 5.2. Notification of the incident shall include the relevant written record of the incident.
- 5.4 A written record shall be kept for each vehicle or load of waste. The following records should be kept in relation to each vehicle or load of waste:
  - a) The name of the carrier.
  - b) The vehicle registration number and registered owner.
  - c) The name of the producer/collector of the waste where appropriate.
  - d) A description of the waste.
  - e) The quantity of the waste recorded in tonnes.
  - f) The name of the person who received the loads or the vehicle.
  - g) Where loads are removed or rejected, details of the date of occurrence, the types of waste and the facility to which they were removed.

- 5.5 The permit holder shall maintain a written record of all complaints of an environmental nature relating to the operation of the activity. Each such record should give details of the following:
- a) Time and date of the complaint.
  - b) The name of the complainant.
  - c) Details of the nature of the complaint.
  - d) Actions taken in response to the complaint and the outcome of such actions.
  - e) The response made to each complainant.

**REASON: To provide for the notification of incidents, to update information on the activity and to provide for the keeping of proper records**

## 6. ENVIRONMENTAL NUISANCES

- 6.1 The permit holder shall at a minimum of one week intervals, inspect for nuisances caused by vermin, litter or odours. A record should be kept of all inspections and any actions taken as a result of these inspections.
- 6.2 All litter on the site and its environs should be removed and appropriately disposed of on a daily basis.
- 6.3 Any waste placed on or in the vicinity of the facility other than in accordance with the requirements of the permit shall be removed by the permit holder immediately such waste is discovered.
- 6.4 The public road shall be kept free from any debris caused by vehicles entering or leaving the facility. Any such debris shall be removed without delay.
- 6.5 The permit holder shall ensure that all open top vehicles delivering waste to the facility are suitably netted or otherwise covered as appropriate to ensure that no debris can fall from the vehicles.
- 6.6 A reputable vermin control company shall be employed to service and monitor the site.

**REASON: To provide for the control of nuisances**

## 7. ANNUAL ENVIRONMENTAL REPORT

- 7.1 The permit holder shall submit to North Tipperary County Council's Environment Section, the Annual Environmental Report for the preceeding calendar year by no later than February 28th of each year.
- 7.2 The Report will include details of:
- a) The management and staffing structure of the facility
  - b) Details of any impositions or convictions as outlined in Section 6.1 of this permit

- c) Quantity and composition of all waste accepted at the facility during the year (incl. no. of vehicles accepted on site).
- d) Details of all loads rejected at the facility.
- e) Details of all effluent samples taken during the year.
- f) Tank and bund testing and inspection report.
- g) Reportable incidents as in 5.2.
- h) Details of all vermin control activities during the year.
- i) Details of all complaints.
- j) In addition, the permit holder shall include in the report a written summary of his compliance with all of the conditions attached to the permit.

**REASON:** To provide for the proper management, reporting and assessment of the activity on an ongoing basis

## 8. FINANCIAL CONTRIBUTION

- 8.1. The permit holder shall pay an annual contribution of €380.00 to North Tipperary County Council towards the costs of inspecting, monitoring or otherwise performing any functions in relation to the permit activity. The permit holder shall pay to North Tipperary County Council this amount not later than January 31st of each year. The amount payable in subsequent years shall be updated in accordance with changes in the consumer price index from the date of the grant of permit to the renewal date.
- 8.2. In the event that the frequency or extent of monitoring or other functions carried out by the Council need to be increased for whatever reason the permit holder shall contribute such sums as are determined by the local authority to defray costs.


**REASON:** To provide for adequate financing for monitoring of the activity

|                  |   |                            |                      |
|------------------|---|----------------------------|----------------------|
| <b>To:</b>       | Planning Department                           | <b>Date &amp; Time:</b>    | Thurs, July 29, 2004 |
| <b>Company:</b>  | North Tipperary County Council                | <b>Document Ref.:</b>      | 1609-173             |
| <b>Fax. No.:</b> | 067-33134                                     | <b>Copies to:</b>          | Peter Ogg            |
| <b>From:</b>     | Michael Boland                                | <b>Total Pages (incl):</b> | 1                    |
| <b>Project:</b>  | Shannon Vermicomposting Ltd.                  |                            |                      |
| <b>Subject:</b>  | Notification of Application for Waste Licence |                            |                      |

Dear Sir

I write of behalf of our client, Shannon Vermicomposting Limited, to inform North Tipperary County Council that Shannon Vermicomposting Limited will be applying to the Environmental Protection Agency (EPA) for a waste licence to compost by the vermicomposting process up to 20,000 tonnes per annum at its facility at Coolross, Rathcabbin, Co. Tipperary. The application will be submitted to the EPA during the week starting 2<sup>nd</sup> August 2004.

Yours sincerely

  
Michael Boland M.Sc., PGeo, EurGeol

Minerex Environmental Limited  
Taney Hall  
Eglinton Terrace  
Dundrum  
Dublin 14  
Phone 01-2964435  
Fax 01-2964436  
Email [mike.boland@minerex.ie](mailto:mike.boland@minerex.ie)  
Web site [www.minerex.ie](http://www.minerex.ie)

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1609-84  
1609-57

NORTH TIPPERARY COUNTY COUNCIL

PLANNING AND ENVIRONMENT SERVICES

PLANNING APPLICATION REPORT

APP.NO. PLC/24499

PROPOSAL Mushroom Farm at Coolross, Rathcabbin

1. LOCATION AND SITE DESCRIPTION/PLANNING HISTORY

Site located on west side of back road to north of Rathcabbin. Little other development in the locality.

At present there is a dwelling at the site along with a small farmyard area and some sheds.

2. PLANNING POLICIES

Rural area

3. CONSULTATIONS/OBSERVATIONS

Area Engineer: No objection.

Environment section no objection subject to conditions

4. APPRAISAL

The poly-tunnels proposed are some 3 meters in height and subject to the proposed landscaping as shown on the submitted plan the details of which can be dealt with by condition.

The Environment Section recommend a number of environmental conditions which can be imposed on the decision.

5. RECOMMENDATION. GRANT permission subject to conditions as indicated on the attached schedule.

*H.F. Wright*  
H.F. WRIGHT  
EXECUTIVE PLANNER

28/3/02

Main employment at the site  
would be part time - i.e. picking  
as a minimum with (equivalent)

NORTH TIPPERARY COUNTY COUNCIL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963  
TO 1999

REF: PLC/24499

APPLICANT: Shannon Vermicomposting Ltd., C/o J. J. Lewis, 4  
Silverview, Nenagh.

DEVELOPMENT: 10 no. mushroom tunnels, 10 no. vermi composting tunnels  
to produce organic fertiliser known as worm cast compost to supply mushroom  
tunnels, site works & car parking.

LOCATION: Coolross, Rathcabbin, Roscrea

Having considered the above application supporting documents, I hereby recommend  
that Permission be GRANTED/REFUSED to applicant, subject to the following  
conditions and/or for the following reason:

SCHEDULE

- ① No surface water runoff from the development shall be  
allowed on to the public road.  
REASON: In order to prevent flooding and damage to the  
public road.
- ② Prior to commencement of development a scheme of  
landscaping so as to screen the poly tunnels shall be  
submitted to and agreed in writing by the Planning  
Authority. The scheme shall include native deciduous  
trees and shrubs and shall be implemented during the  
first planting season following commencement of  
development.  
REASON: In the interest of visual amenity.
- ③ Prior to the bringing into use of the development  
the car parking and hardstanding areas within  
the site shall have been laid out in a suitable  
surface suitable for the parking of cars.  
REASON: In order to avoid undue demands for  
off-site car parking.

Soiled water/compost from the enterprise shall not discharge or be discharged onto a public road or onto any roadside drain

REASON: In the interests of public health

Haulage of effluent and slurry along a public road shall be carried out using a watertight container and in a manner which will avoid the creation of a nuisance, disagreeable and unsafe conditions for pedestrians and residents and a traffic hazard for other road users.

REASON: In the interests of public health

All buildings and ancillary works relating to this application shall be built in accordance with Department of Agriculture, Food & Forestry relevant specifications i.e. S 108, S123, S120, S150, S151.

REASON: In the interests of orderly development

Spent mushroom compost shall be either, utilized in the proposed vermicomposting process with any surplus being disposed of through the services of a licensed waste disposal/recycling contractor, or, shall in its entirety, be fully disposed of through the services of said contractor.

REASON: In the interest of public health

Wormcast compost, produced on site, shall be utilized in the proposed mushroom growing process, with any surplus being disposed of through the services of a licensed waste disposal/recycling contractor, or, as an off-site commercial product.

(b) Waste compost bags/timber pallets shall be stored on site prior to collection by a licensed waste recovery contractor.

(c) Containers of insecticides, herbicides, pesticides and other toxic chemicals used in crop production shall be safely and securely stored in a service building and such containers shall be decontaminated by washing ( 3 rinses ) before collection for disposal by licensed waste contractor. Details of the service building shall be agreed with the planning section.

Details of where such storage shall take place at the site shall be submitted to and agreed in writing by the Planning Authority prior to commencement of development

(d) Names, addresses of waste disposal/recovery contractors and for details of alternative methods of waste disposal shall be submitted to and the Planning Office for approval prior to development taking place. agreed in writing by the P.A. prior to the commencement of development

REASON: In the interest of public health

8. Oil storage tank(s) on site shall be placed in oil tight bunds and bases of impervious construction, of capacity 110% of the volume of largest tank within bund. Fill and draw pipes shall also be enclosed within the bund.

REASON: In the interest of public health

SIGNED: H.F. Wright  
ASSISTANT/EXECUTIVE PLANNER

DATE: 28/03/02

SIGNED: P.O. Holleran  
SENIOR EXECUTIVE ENGINEER,  
PLANNING & DEVELOPMENT SECTION

DATE: 28/3/02

RECOMMENDATION AGREED - PREPARE ORDER IN ACCORDANCE WITH THE ABOVE.

SIGNED: P. Pfeffer  
DIRECTOR OF SERVICES

DATE: 3/4/02

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# ***ATTACHMENT B5***

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# APPLICATION TO THE EPA FOR A WASTE LICENCE

Notice is hereby given in accordance with Waste Management Acts, 1996 to 2003 and Articles 5 and 6 of the Waste Management (Licensing) Regulations 2004 (S.I. 395 of 2004), that Shannon Vermicomposting Limited, Coolross, Rathcabban, Co. Tipperary is applying to the Environmental Protection Agency for a Waste Licence to compost 20,000 tonnes of biodegradable organic waste in respect of its proposed vermicomposting at Coolross, Rathcabban, Co. Tipperary. National Grid Ref. E197710 N208950.

The relevant waste disposal and waste recovery activities, as per the Third and Fourth Schedules of the Waste Management Act, 1996, as substituted by sections 54 and 55 of the Protection of the Environment Act, 2003, to which this application relates are::

## **Third Schedule - Waste Disposal Activities -**

None”

## **Fourth Schedule - Waste Recovery Activities**

Principal activity

**Class 2** “Recycling or reclamation of organic substances which are not used as solvents (including composting and other biological transformation processes).

Other activities

**Class 11** “Use of waste obtained from any activity referred to in a preceding paragraph of this Schedule”

**Class 13** “Storage of waste intended for submission to any activity referred to in a preceding paragraph of this Schedule, other than temporary storage, pending collection, on the premises where such waste is produced”

A copy of this application for a waste licence and further information relating to the application as may be furnished to the Agency in the course of the Agency’s consideration of the application will as soon as is practicable after receipt by the Agency, be available for inspection or purchase at the headquarters of the Environmental Protection Agency, Johnstown Castle Estate, Co. Wexford.

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# The Tribune

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**midlandads@eircom.net**

7/8/04

## APPLICATION TO THE ENVIRONMENTAL PROTECTION AGENCY FOR A WASTE LICENCE

Notice is hereby given in accordance with the Waste Management Acts 1996, to 2003 and Articles 5 and 6 of the Waste Management (Licensing) Regulations 2004 (S.I. 395 of 2004) that Shannon Vermicomposting Limited, Coolross, Rathcabbin, Roscrea, Co. Tipperary is applying to the Environmental Protection Agency for a Waste Licence to compost 20,000 tonnes of biodegradable organic waste in respect of its proposed vermicomposting facility at Coolross, Rathcabbin, Roscrea, Co. Tipperary. National Grid Ref. E197710 N208950.

The relevant waste disposal and waste recovery activities, as per the Third and Fourth Schedules of the Waste Management Act 1996, as substituted by sections 54 and 55 of the Protection of the Environment Act 2003 to which this application relates are:

Third Schedule (Waste Disposal Activities):  
None

Fourth Schedule (Waste Recovery Activities):

Principal Activity

Class 2: 'Recycling or reclamation of organic substances which are not used as solvents (including composting and other biological transformation processes).

Other Activities

Class 11: "Use of waste obtained from any activity referred to in a preceding paragraph of this Schedule".

Class 13: "Storage of waste intended for submission to any activity referred to in a preceding paragraph of this Schedule, other than temporary storage, pending collection, on the premises where such waste is produced".

A copy of this application for a waste licence and further information relating to the application as may be furnished to the Agency in the course of the Agency's consideration of the application will as soon as is practicable after receipt by the Agency, be available for inspection or purchase at the headquarters of the Environmental Protection Agency, Johnstown Castle Estate, Co. Wexford.

7/8/04