ATTACHMENT A - NON TECHNICAL SUMMARY

This Non-Technical Summary has been prepared in accordance with Article 12(1)(u) of the Waste Management (Licensing) Regulations S.I. 395 of 2004. Sub-articles (a) to (t) of Article 12 are addressed below.

For clarity, the paragraph numbering is in accordance with the numbering of Article 12(1) (a) to (t).

Article 12(1)

(a) General Details

Cork City Council
City Hall
Cork

Tel: 021 4966222
Fax: 021 4414238

(b) Planning Authority

The proposed development is in the functional area of Cork City Council. However, in accordance with the relevant planning legislation, Cork City Council is applying to An Bord Pleanála for approval.

(c) Sanitary Authority

The proposed development will discharge to a combined sewer which is under the control of:

Water Services Section
Cork City Council
City Hall
Cork

Tel: 021 4966222
Fax: 021 4414238

(d) Location

The proposed facility is located in the townlands of Ballintemple and Ballinlough, within Cork City. The National Grid reference for the site is:

E 1703 N 0710

(e) Nature of the Development

The proposed layout of the facility is illustrated on Drawing 2006-011-09-005.

This waste licence application is for establishment of an inert landfill at Beaumont Quarry for the importation of 250,000 tonnes of inert waste (construction and demolition type materials) over a 2-3 year period. A maximum of 125,000 tonnes of material will be imported to the site per annum.

The proposed waste for landfilling at the Beaumont site will be sourced from various developments around the city centre. If contractors wish to landfill inert waste at Beaumont Quarry, in-situ sampling (i.e. at the site where the material is being excavated) will be required (by the Contractor) prior to its removal from the source location. This will determine its suitability for disposal at Beaumont Quarry. Proof of sampling by an independent laboratory will be required by the landfill Site Manager prior to the waste being accepted at the Beaumont site.

The proposed site covers a total area of approximately 3.5 ha. This site was quarried during the 1960's for limestone rock. There has been no restoration of the site and consequently the quarrying activities have left a void in the landscape. The quarry could be described as waste ground. It is currently overgrown with trees, shrubs and briars.

The purpose of the short-term landfill is to restore the site to create a public amenity park. At present, the site is used occasionally by local residents for walks but will not realise its full potential as a public amenity until it is properly re-instated. The end–use of the facility will be a public amenity consisting of walk ways and open spaces.

Only 2.5 ha of the site will be used for the deposition of inert waste. The remainder will be used for the establishment of the temporary site offices, weighbridge etc. and buffer zones.

The main elements of the proposed development as illustrated on Drawing 2006-011-09-005 and will comprise of the following:

- Temporary site office
- Weighbridge
- Wheelwash
- Services, including, surface and foul drainage systems, electricity supply, lighting, telecoms and security fencing

The site will accept waste from Monday to Friday inclusive between the hours of 08:00 and 18:00. It is expected that between 3 -5 persons will be employed at the site.

It is estimated that the proposed development will generate a total of 40 vehicles per day of which 33 will be truck movements.

The site will be designed and operated in accordance with the licence issued by the Environmental Protection Agency.

The site will be designed and operated in accordance with the EU Landfill Directive (99/31/EEC) and the EPA Manual on Landfill Design.

Each phase of the site will be lined will a 1m thick layer of low permeability clay which will control any potential emissions to the underlying groundwater.

There are no surface water features within 500 m of the site. Therefore clean water running of areas where inert waste has been deposited will be collected and diverted to a temporary surface water pond before being discharged to the nearby sewer via an oil/petrol interceptor. Foul-water from the site office will also be diverted to the sewer via an oil/petrol interceptor.

(f) Class of Activity

In accordance with the Third and Fourth Schedules of the Waste management Acts, 1996 to 2003, it is proposed to carry out the following classes of activity at the facility:

Waste Disposal Activities, in accordance with the Third Schedule of the Waste Management Acts 1996 to 2003

Class 1.	Deposit on, in or under land (including landfill).
Class 4.	Surface impoundment, including placement of liquid or sludge into pit, ponds or lagoon.
Class 5	Specially engineered landfill, including placement into lined discrete cells which are capped and isolated from one another and the environment

Class 5 will be the principal activity at the site.

(g) Quantity of Nature of Waste (EWC Code)

A total of *c*.250,000 tonnes of inert waste will be deposited at the site. The proposed quantities and relevant EWC codes are given below in tonnes per annum.

Waste Type	Maximum tpa	EWC Code & Description
C& D	125,000 tonnes	17 01 01 - concrete 17 01 02 - bricks 17 01 03 – tiles and ceramics 17 01 07 – mixture of concrete, bricks, tiles & ceramics other than those mentioned in 17 01 06 17 05 04 – soil & stones other than those mentioned in 17 05 03 17 09 04 – mixed construction & demolition wastes other than those mentioned in 17 09 01, 17 09 02 & 17 09 03

(h) Raw Materials

The facility will use materials, substances, fuels and energy during construction and operation. During construction materials will be used to build all the components of the facility e.g. quarantine area. The facility will use diesel fuel, electricity, and water during construction and operation. Electricity will be used on site for lighting and general office equipment including the weighbridge. A contractor will supply and deliver fuel for site plant as required. There will be no storage of fuel on site.

The following are estimates for the annual consumption of material and energy on-site:

Soils for lining	*c*30,000 m^3
Soils for capping	*c*25,000 m^3
Diesel oil	100,000 litres per annum
Electricity	15,000 kW hours per annum
Water	150,000 litres

(i) Plant, Processes and Operating Procedures

Only inert waste from permitted haulers will be accepted at the site. Details of all wastes accepted (type, nature, weight, origin etc) at the site will be recorded by the weighbridge operator and directed to the appropriate location on site. The waste will be inspected at the weighbridge and again at the tipping area. All waste deemed unsuitable or not in compliance with the waste licence for the site will be sent off-site to an appropriate facility.

The site will be developed in three phases:

- Phase 1 will consist of the construction of the site entrance, access road and the installation of the site office, weighbridge etc. In addition the most northern portion of the site will be backfilled
- Phase 2 – will consist of backfilling activities in the southern portion of the site and capping of Phase 1
- Phase 3 – will consist of backfilling activities in the centre of the site and capping of Phases 2 and 3.

Material being placed will be subject to the following controls:

- Inspection/documentation verification
- Weighing
- Placement in the lined phases in layers with immediate compaction
- Collection of clean water run-off and discharge to sewer
- Environmental monitoring in accordance with the provisions of the Waste Licence
- Capping and closure of all landfill areas when full, in accordance with the provisions of the licence and the EU Directive on the Landfill of Waste, to create a public amenity.

(j) Regarding Paragraphs (a) to (g) of section 40 (4) of the Waste Management Act

The information contained within the waste licence application form and its attachments including the enclosed Environmental Impact Statement demonstrates that the proposed facility meets the above requirements of the Act.

(k) Emissions from the Site

Air

Dust control measures will be implemented to ensure dust does not give rise to nuisance. These include:

- A dry shake out wheelwash system will operate at the proposed facility to prevent vehicles exiting the site depositing dust and mud on the surrounding roads. After passing through the shakeout, all vehicles will travel along a section of paved internal road before reaching the public road network. This road will be regularly cleaned of mud and dust.

- Dust emissions will result at the site due to the nature for the material to be accepted. Good housekeeping practices will be deployed at the site to ensure that these emissions are minimised.

- Areas of the landfill will be finally capped and seeded with grass as soon as practicable after completion of filling operations in order to control erosion and prevent the generation of sediment, which may give rise to dust.

Noise

Importation of the soil for the lining of the base and sides of the quarry will generate a number of truck movements. This impact however, will be short-term. Noise emissions will be from site plant and delivery vehicles. All construction operations will be carried out in accordance with BS5228: Part 1:1997: Noise & Vibration Control on Construction and Open Sites.

During the operation of the facility, site machinery and trucks entering and leaving the site will be the primary source of noise.

The loudest noise and the noise with the most potential for nuisance at the site will be the reversing sirens located on the landfill machinery and truck entering the landfill. These are however required for safety.

The facility will only accept waste during the hours 08:00 – 18:00 Monday to Friday and will close on Saturday, Sundays and Bank Holidays.

The noise modelling carried out as part of the Environmental Impact Statement has predicted that the noise levels at noise sensitive locations i.e. nearby residents will not increase significantly as a result of the development. A noise barrier may be installed along the north western boundary of the site. It must be noted that any increases in noise will be short-term i.e. 2-3 years.

Surface Water

There will be no direct emissions to surface water from the proposed operations at Beaumont Quarry site.

Surface-water run-off will be collected on-site through a management system and discharged into the nearby sewer via an oil/petrol interceptor.

Foul water generated in the administration buildings will also be discharged to the sewer system.

A permanent surface water system will be installed at the site which will continue to control surface water run-off from the site once it is restored. This will be discharged to the sewer.

Groundwater

There will be no direct discharge from the site to groundwater.

The base of the quarry will be lined with a 1 m thick layer of soil which will have an extremely low permeability i.e. it will take a long time for water to pass through the soil to the underlying groundwater. This design is in accordance with the Environmental Protection Agency Manual on Landfill design. Only inert material i.e. construction and demolition type waste will be deposited at the site. Therefore, there will be no significant impact on groundwater from the development.

(l) Effects of Emissions

An assessment of the effects of the above listed potential emissions on the environment has been carried out and it has been concluded that the proposed site management practices of the facility will ensure the effects of emissions on the environment will not be significant.

Further details on emissions can be found in Attachment E of the Waste Licence Application. The facility has been designed to minimise the emission of pollutants and operational procedures will be implemented to reinforce these design features.

(m) Monitoring and Sampling Points

A complete and comprehensive regime of regular environmental monitoring will be implemented at the site in accordance with the licence issued by the Environmental Protection Agency (EPA). At a minimum, the Applicant proposes the establishment of the monitoring locations shown on Figure 2.8. These include air, groundwater, sewer and noise monitoring locations. Further details on monitoring are provided in Section 2 of the EIS and Attachment F of the Waste Licence Application.

All environmental monitoring will be carried out by qualified persons and any laboratory analysis that is required will be carried out at an approved off-site laboratory.

All monitoring will be carried out according to established procedures, approved by the EPA.

Quarterly and annual environmental reports containing details of environmental monitoring will be prepared and presented to the Agency.

(n) Arrangements for Waste Arising from Activity

A small quantity of waste will be generated on-site from the use of the site office and from the maintenance of plant and machinery. Source segregation of this waste will be carried out to recover as many recyclable materials as possible. Waste collected on-site will be collected in appropriate receptacles and removed off-site to an appropriate facility.

Wastewater from the administration area and welfare facilities will be discharged to the existing sewer system.

(o) Arrangements for Off-Site Treatment or Disposal of Wastes

Off-site treatment or disposal of solid or liquid wastes will not be required.

(p) Unauthorised or Unexpected Emissions

The material delivered to the site will be pre-screened for approval and inspected at the active area before being placed and compacted. Any unsuitable material will be rejected.

Surface water discharge will be via the stormwater pond. The water will be pumped from here to the foul sewer via an oil/petrol interceptor and therefore can be controlled to prevent unauthorised emissions.

Staff will be present on site at all times during opening hours to supervise and carry out operations and to deal with any emergencies. Key staff will be on-call to respond to any emergency situation outside of normal working hours e.g. night-time, weekends and Public Holidays.

Emergency Procedures will be developed prior to facility operation and will deal with unexpected emissions such as dust emissions to air, noise or emission to water and other eventualities e.g. fire or plant breakdown. These procedures will include details of persons to contact, emergency services numbers and actions to be taken.

(q) Closure and Restoration

Each of the phases will be permanently capped as soon as it is practicably feasible. It is expected that filling activities will be completed within 2-3 years of commencing. Once the entire site has been fully capped, the site will be landscaped to create a public open space in accordance with the Cork City Development Plan 2004. A landscape plan has been prepared for the site to include open grassed areas, enhancing rock outcrop features and walk ways.

(r) Financial Provisions

The EPA is assured that Cork City Council will endeavour to fully finance any requirements or obligations emanating from the new waste licence for the Beaumont Quarry development in accordance with all relevant legislation. Requirements under present legislation require that a landfill operator makes adequate financial provision for the development, operation, closure and post-closure environmental protection obligations which arise from the operation of a landfill site.

(s) European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulation 2000

The above Regulations do not apply to the proposed development.

(t) Geological and Hydrogeological Nature of the Lands

The entire site will be lined with low permeability clay. This will be extended up the walls of the site where waste is being placed. The site will be designed and operated in accordance with the Landfill Directive and EPA Manuals on Landfill Design.

Only inert materials, i.e. soils will be deposited at the site. Therefore, there will be no significant impact on the underlying groundwater.

SITE LOCATION

Rev.	Drawn	Chk'd	App'd		
A	KL	ME	CM	Cork 14.05.07	ISSUE FOR PLANNING
				Rev Origin Date	Description

Revision History: A

Name of Client
CORK CITY COUNCIL

Name of Job
EIS FOR
BEAUMONT QUARRY

Title of Drawing
LAND OWNERSHIP
PLAN

Scales Used
A3-1:10000, A4-1:20000

Dwg. No. 2006-011-09-FIG1.1 | Rev. A

O:\ACAD\2006\011\09\2006-011-09_Fig1.1

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Scale 1:10000

ORIGINAL DRAWING SIZE A1 - (841 x 594)

NATURAL SCALE

LEGEND

PHASE 1 -3 LANDFILL CELLS

EXTENT OF FILLING AREA

PERMENANT RETENTION SYSTEM

Temporary Settlement Pond

Site Boundary

PERIMETER FENCING (WHERE POSSIBLE)

Existing wire fence.

Existing security fence

Pitch and Putt Course

PHASE 1

PHASE 2

PHASE 3

Waste Quarantine & Inspection.

Car Park

Temporary Site Office & Weighbridge Kiosk

Temporary Weighbridge

Hard Standing

Top Line Of Fill

SECURE SITE ENTRANCE

MW1

MW2

MW3

Beaumont Cottages

St Gerard Majella Terrace

Burial Ground

Beaumont Cottages (1-8)

LANE

ED Bdy

INACCESSIBLE AREA: Approx. Quantity of trees

Site TBM RL = 34.870m AOD

Scale 1:500

Rev.	Drawn	Chk'd	App'd	Rev Origin	Description
A	KL	ME	CM	Cork 14.05.07	ISSUE FOR WASTE LICENCE

Revision History: A

Name of Client

CORK CITY COUNCIL

Name of Job

WASTE
LICENCE APPLICATION
FOR BEAUMONT QUARRY

Title of Drawing

PROPOSED
SITE LAYOUT PLAN

Scales Used
1:1000 A3

Dwg. No. 2006-011-09-005

Rev. A

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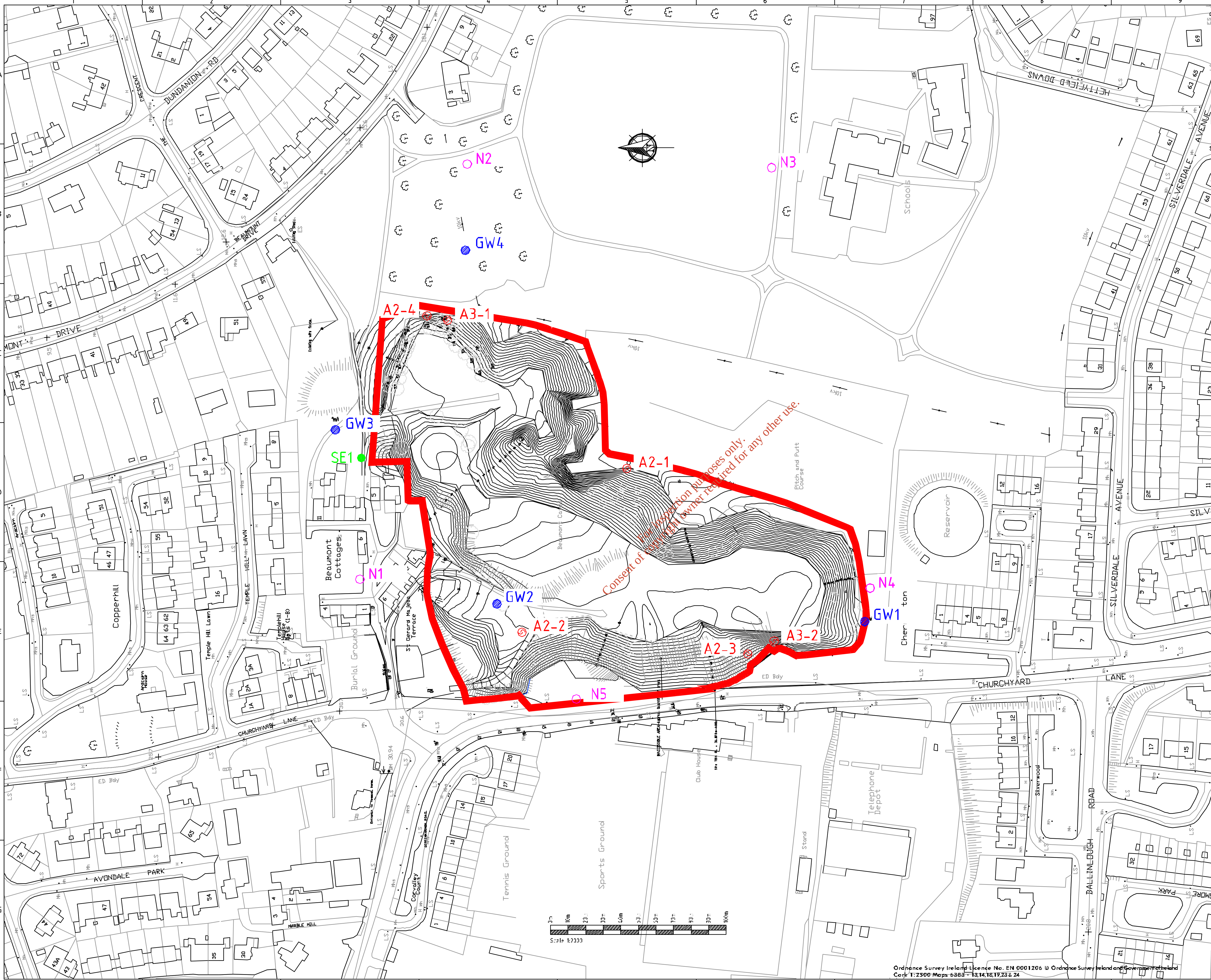

NOT FOR CONSTRUCTION UNLESS SPECIFICALLY STATED OTHERWISE

Legend

Air Monitoring

Point	Easting	Northing
A2-1	170,316	70,999
A2-2	170,256	71,028
A2-3	170,267	70,910
A2-4	170,400	71,082
A3-1	170,394	71,075
A3-2	170,248	70,886

Ground Water Monitoring

Point	Easting	Northing
GW1	170,262	70,833
GW2	170,272	71,042
GW3	170,371	71,134
GW4	170,473	71,060

Noise Monitoring

Point	Easting	Northing
N1	170,286	71,120
N2	170,522	71,259
N3	170,520	70,886
N4	170,281	70,830
N5	170,218	70,997

Sewer Point

SE1

Rev.	Drawn	Chk'd	App'd	Rev Origin / Date	Description
A	KL	ME	CM	Cork	ISSUE FOR PLANNING

Revision History A

Name of Client

CORK CITY COUNCIL

Name of Job

EIS

BEAUMONT QUARRY

Title of Drawing

PROPOSED ENVIRONMENTAL MONITORING LOCATION MAP

Scales Used

A3-1:2000

Dwg. No.: 2006-011-09-FIG2.8

Rev.: A

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ORIGINAL DRAWING SIZE A1 - 841 x 594