

Waste Licence Application for a Waste Soil Recovery Facility (Attachments)

Applicant: Michael O’Hanlon
**Site Address: Quarters town Upper,
Mallow, Co. Cork**

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Attachment A1 – Non Technical Summary

This document provides a summary of an application that is being made to the Environmental Protection Agency for a Waste Licence by Michael O’Hanlon of Quarters town, Mallow, County Cork.

The application is for the reclamation of a 3.05 hectare area in Quarters town Upper, Mallow, County Cork. The location of the site is shown on the attached **Map 1 Site Location (ref attachment A1)** and the landownership of the applicant is shown on **Map 2 – Site Ownership Location Map (ref attachment A1)**.

The land is presently wet in nature, is unsuitable for farming and poses a risk to farm machinery. To improve the land and make it suitable for farming, it is proposed to take 225,750 tonnes of clean soil and sub soil from a construction site in Gouldshill, Mallow, County Cork, that is operated by Castlelands Construction. This material would be used to raise the level of the land and improve drainage. It is expected that this work will take 18 months to complete.

The Planning Authority for this area is Cork County Council and planning permission for the development has been granted (ref 08/7860).

Up to 8 trucks will be used to take the soil to the site. Once at the site the soil will be offloaded and spread across the site to raise the level of the land by a maximum of 8m in some areas, to match the levels of the surrounding land. The layout of the site is shown in **Drawing 3 Site Layout Plan (ref attachment A1)**.

The existing levels of the land and the proposed levels after the filling has taken place are shown in **Drawing 4 Site Sections (ref attachment A1)**.

No sorting or processing of waste is required to be carried out at the site.

The proposed opening hours for the facility are as follows. It is proposed that waste will only be brought to the site during these times. At all other times the site will be closed and no activities will be taking place:

08:00 – 18:00 Monday to Friday

08:00 – 15:00 Saturday

Closed Sundays and Bank Holidays

As only clean soil and stone would be brought to the site, there will be no impact on the quality of groundwater or surface water.

Potential emissions from the facility are noise and dust from the general movement of vehicles around the site. To prevent dust and dirt on the public roads the facility will be provided with a wheel wash to clean the wheels and underside of trucks before they leave the site. A road sweeper will be in constant use to keep the public roads clean. Water sprays will be used to dampen down the soil during dry weather, to reduce dust.

Noise emissions will be typical with those associated with general noise from agricultural equipment.

Noise monitoring, dust monitoring and groundwater sampling is proposed to confirm that the facility operates in a manner that will not cause a significant impact on the environment or nuisance to neighbours. The proposed monitoring points are specified on the attached Drawing 5 “Emissions and Monitoring Points”.

The site will not create any waste.

There will be no storage of fuels or any other hazardous materials on site and the site will not create any waste. All vehicles will be re-fuelled and maintained off-site.

After approximately 18 months, when the filling is complete, the land will be reseeded with grass and used for agricultural purposes.

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Attachment B1 – Company Details

The applicant is an individual, not a company.

A map showing the land owned by the applicant is included as “**Map 2 – Site Ownership Location Map (ref attachment A1)**”.

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Attachment B2 – Location of the Activity

The following maps and drawing are included in Attachment A1:

Map 1 Site Location (ref attachment A1)

Map 2 – Site Ownership Location Map (ref attachment A1)

Drawing 3 Site Layout Plan (ref attachment A1)

Drawing 4 Site Sections (ref attachment A1)

Please note that a Site Services Plan is not enclosed as there are no services on the site or required at the site.

A Site Restoration Plan has not been provided because the land will be restored to agricultural land and the details of this can be adequately described without the requirement for a drawing. Please refer to Attachment K.

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Attachment B3 – Planning Permission

Planning Permission for the facility was granted by Cork County Council on 21st October 2008 (Planning Register Reference number 08/7860).

The grant was subject to 48 conditions. A copy of the grant and conditions is attached (**Attachment B3 – Planning Permission**).

The applicant has also reclaimed an area of land adjacent to the proposed facility, using 57,000 tonnes of soil and stones. This was carried out under the Conditions of a Waste Permit granted by Cork County Council (ref CK(N)339/06) and Planning Permission 07/11860.

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**CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 - 2006
NOTIFICATION OF DECISION TO GRANT PERMISSION
(with conditions)**

Reference No. in Planning Register
REG NO. 08/7860

Michael O'Hanlon
C/O Desmond & Associates
The Captain's Cabin
68 Lower O'Connell Street
Kinsale, Co. Cork

Desmond & Associates

23 OCT 2008

In pursuance of the powers conferred upon them by the above mentioned Acts and for the reason set out in the First Schedule hereto, the Council of the County of Cork has by Order dated decided to GRANT PERMISSION for the development of land namely;

21 OCT 2008

Reclamation of land by using top soil and sub soil materials as infill and raising the existing land levels

At: Quarters town Upper Mallow

In accordance with the plans and particulars submitted by the applicant

On: 14/07/2008 & amended on 24/09/2008

And subject to the conditions (48 Nos) set out in Column 1 of the Second Schedule attached hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the schedule.

An appeal against a decision of the Planning Authority may be made to An Bord Pleanála by any authorised person before the EXPIRATION of the period of FOUR WEEKS beginning on the day of the giving (i.e. Date of Order) of the decision of the Planning Authority. (SEE NOTES ATTACHED)

If there is no appeal against the said decision, a grant of PERMISSION in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála. It should be noted that until a grant of PERMISSION has been issued the development in question is NOT AUTHORISED.

Signed on behalf of the said Council

Date:

21 OCT 2008

SEE NOTES ATTACHED

Please note that pursuant to S.34(3) of the Act, the Planning Authority has had regard to submissions or observations received in accordance with these Regulations.

In accordance with Article 20, site notice shall be removed on receipt of this notification.

FIRST SCHEDULE

Planning Ref. No. 08/7860

The proposed development is considered to be in accordance with the proper planning and sustainable development on the basis that the reclamation measures proposed will increase the agricultural value of the subject lands. Subject to compliance with the conditions attached to the Second Schedule, it is considered that, the proposed development will not seriously injure the amenities of the area.

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	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 14/07/08 and 24/09/08, save where amended by the conditions herein.	To clarify the documents to which this permission relates in the interests of the proper development of the site.
2	A maximum of 150,500m ³ of material shall be deposited on the site.	In the interests of orderly development.
3	A traffic management plan dealing with all movements into and out of the site shall be submitted to and agreed with the Planning Authority prior to the commencement of development.	In the interests of the proper planning and sustainable development of the area.
4	The route to be taken by the Heavy Goods Vehicles from their origin to their destination shall be submitted to and agreed with the Planning Authority prior to the commencement of development.	In the interests of the proper planning and sustainable development of the area.
5	A road sweeping machine shall be used throughout the length of the project. Details of same shall be submitted to and agreed with the Planning Authority prior to the commencement of development.	In the interests of the proper planning and sustainable development of the area.
6	No contaminated material shall be deposited in this facility under any circumstances.	In the interests of public health
7	A bond shall be put in place as required by the license to act as a security for any damage that may be caused because of this operation. The form and amount of said bond shall be agreed with the Planning Authority prior to the commencement of development.	In the interests of the proper planning and sustainable development of the area.
8	Only material from developments in the Gooldshill area shall be permitted at the facility.	In the interests of orderly development.
9	The applicant/ developer/ operator of the site shall ensure that all	In the interests of the proper planning and development of the

	waste entering or leaving the site shall be transported only by permit holders/ wastecollectors/ carriers authorised in accordance with the Waste Management Acts, 1996 to 2008 and Waste Management (Collection Permit) Regulations 2001 and 2007 or else persons exempted from holding waste collection permits.	area.
10	No washing of vehicles (other than wheels) or plant shall be undertaken on site.	In the interests of the proper planning and development of the area.
11	The applicant/ developer/ operator of the site shall install a wheel wash facility at the entrance to the site. Details of the wheel wash shall be agreed with Cork County Council prior to the commencement of activities taking place at the site. The applicant / developer/ operator of the site shall submit to the Local Authority written correspondence regarding such an agreement.	In the interests of the proper planning and development of the area.
12	The applicant/ developer/ operator of the site shall ensure that a tractor and water bowser plus a mechanical road sweeper is available at all times while the site is in operation to maintain the public road in a clean manner. Any material deposited onto the public roadway shall be removed without delay. The applicant/ developer/ operator of the site shall be responsible for the removal of any debris on the approach public road for a distance of 300 meters either side of the main entrance.	In the interests of the proper planning and development of the area.
13	A secure area shall be designated for the storage of all wastes awaiting disposal/ recovery.	In the interests of the proper planning and development of the area.
14	Burning shall not be allowed on site either during the infilling	In the interests of the proper planning and development of the

	period or in the period after restoration and reseeded of the topsoil.	area.
15	The applicant/developer/operator of the site shall ensure that no fuel oils are stored on site. Refuelling of vehicles shall take place in a designated area, well away from aquatic zones and that fuel oils shall not under any circumstances, discharge into an aquatic zone.	In the interests of the proper planning and development of the area.
16	The applicant/developer/operator of the site shall maintain a 5 metre wide buffer zone at existing ground level adjacent to all boundaries/hedgegrows and mature trees on the site unless otherwise as agreed in writing with the Local Authority. No material shall be deposited within this area. The fill material shall slope gently to existing levels at all edges around the site. Note that the side slope shall be such that the natural angle of repose of the material used is taken into account to prevent collapse of the sidewalls, with a maximum gradient of 1 vertically and 6 horizontally.	In the interests of the proper planning and development of the area.
17	A 10m wide buffer zone shall be maintained at the existing ground levels adjacent to all watercourse/drains on the site. No material is to be deposited within this area. The fill material shall slope gently to existing levels at all edges around the site. Note that the side slope shall be such that the natural angle of repose of the material used is taken into account to prevent collapse of the sidewalls, with a maximum gradient of 1 vertically and 6 horizontally.	In the interests of the proper planning and development of the area.

18	The applicant/ developer/ operator of the site shall erect fences to ensure that all buffer zones shall be maintained unless otherwise agreed in writing with the Local Authority. The fences shall be erected prior to the commencement of any works on the site.	In the interests of the proper planning and development of the area.
19	The applicant / developer/ operator of the site shall ensure that hedgerows and mature trees shall be retained.	In the interests of the proper planning and development of the area.
20	The applicant/ developer/ operator of the site shall ensure that soiled water runoff containment measures are put in place to ensure that no soiled water runoff shall enter into any watercourse during the course of the activity. Details of these measures shall be submitted and agreed with the Local Authority prior to the commencement of any works or waste activities on the site.	In the interests of the proper planning and development of the area.
21	The applicant/ developer/ operator of the site shall ensure that there is no interference with, bridging, draining, or culverting of any watercourse, its banks or bankside vegetation without the prior approval of the Planning Authority. Approval shall be obtained from the Planning Authority for any proposed works on the watercourses, adjoining or within the site, prior to the commencement of any works or waste activities on the site.	In the interests of the proper planning and development of the area.
22	The applicant / developer/ operator of the site shall ensure that a hardstanding tipping location be maintained in order to facilitate access to the site.	In the interests of the proper planning and development of the area.
23	The applicant / developer /	In the interests of the proper

	operator of the site shall ensure that adequate steps are taken to prevent unauthorised entry of wastes to the site. The applicant / developer/ operator of the site shall make provisions to control access to the site, and to prevent the fly tipping of waste. Such provisions shall be agreed with the Local Authority prior to the commencement of waste activities on the site.	planning and development of the area.
24	The applicant / developer/ operator of the site shall obtain written permission from ESBI to carry out the proposed activities at this site. The applicant/ developer / operator of the site shall submit proof of obtaining permission from ESBI to the Planning Authority prior to the commencement of the activity.	In the interests of the proper planning and development of the area.
25	As soon as is practicable following completion of the waste activities, the applicant/ developer/ operator of the site shall seed the site with grass and return it to beneficial agricultural use.	In the interests of the proper planning and development of the area.
26	Prior to seeding, the applicant / developer/ operator of the site shall spread topsoil evenly over the site to a minimum depth, after compaction and firming, of 225 mm. The topsoil shall be good quality medium loam, and shall comply with BS 3882: 1991. The topsoil shall not be spread in wet conditions.	In the interests of the proper planning and development of the area.
27	The applicant / developer / operator of the site shall ensure that the topsoil shall be adequately prepared for seeding by raking or harrowing, and by rolling. Only certified quality grass seed shall be used. Seed shall be spread at a minimum rate of 40 grams per	In the interests of the proper planning and development of the area.

	square meter. Seeding shall take place during appropriate weather conditions.	
28	Within 3 months following completion of the waste activities, the applicant / developer / operator of the site shall submit a topographical survey of the site to the Planning Authority.	In the interests of the proper planning and development of the area.
29	The applicant / developer / operator of the site shall remain responsible for the proper nuisance-free operation of all drainage systems on site, and for ensuring that no pollution of groundwaters or surface waters shall occur at any time as a result of the proposed waste recovery operation.	In the interests of the proper planning and development of the area.
30	Dust deposition arising because of the proposed development shall not exceed 350 m ² /day at the site boundary averaged over 30 days. Operations shall be carried out such that no dust nuisance is caused to adjoining premises.	In the interests of the proper planning and development of the area.
31	All operations on-site shall be carried out in such a manner as to ensure that no odour or smoke nuisance occurs beyond the site boundary because of such operations.	In the interests of the proper planning and development of the area.
32	Operation activities shall be carried out, such that no noise nuisance is caused to local residences.	In the interests of the proper planning and development of the area.
33	Noise levels emanating from the proposed development when measured at the boundary of the nearest noise sensitive locations which require protection from disturbance, shall not exceed 55 dBa (15 minute Leq) between 08.00 hours and 20.00 hours Mondays to Fridays inclusive and shall not exceed 40 dBa (15 minute Leq) at	In the interests of the proper planning and development of the area.

	<p>any other time.</p> <p>Measurements shall be made in accordance with I.S.O. Recommendations R.1996/1 "Acoustics - Description and Measurement of Environmental Noise, Part 1: Basic Quantities and Procedures."</p> <p>If the noise contains a discrete, continuous note (whine, hiss, screech, hum, etc.), or if there are distinct impulses in the noise (bangs, clicks, clatters, or thumps), or if the noise is irregular enough in character to attract attention, a penalty of +5 dBA should be applied to the measured noise level and this increased level shall be used in assessing compliance with the specified levels. (Ref. BS 4142 Section 7.2).</p>	
34	<p>The applicant / developer / operator of the site shall undertake a noise monitoring survey if so directed by the Planning Authority. The survey and the monitoring sites used, shall be agreed with the Planning Authority in advance. The results of the survey shall be submitted to the Planning Authority within one month of completion of the survey.</p>	<p>In the interests of the proper planning and development of the area.</p>
35	<p>The applicant / developer / operator of the site shall notify the Planning Authority of accidental spillages of polluting matter.</p>	<p>In the interests of the proper planning and development of the area.</p>
36	<p>The applicant / developer / operator of the site shall ensure that, both during the proposed infilling phase and the proposed restoration and reseedling phase, works to the land shall be carried out in such a manner that no polluting material enters the watercourses or groundwater or public roadway around or near the</p>	<p>In the interests of the proper planning and development of the area.</p>

	site.	
37	The applicant / developer / operator of the site shall ensure that, both during the proposed infilling phase and the proposed restoration and reseeded phase, works to the land shall be carried out in such a manner so as not to have an adverse effect on the drainage of adjacent lands, on watercourses, streams, on field drains or on any other drainage system.	In the interests of the proper planning and development of the area.
38	The applicant / developer / operator of the site shall take adequate precautions to prevent undue noise, fumes, dust, grit, untidiness and other nuisances during the course of the works that would result in an impairment of a significant interference with amenities or the environment beyond the site boundary. If unacceptable increased levels of noise, fumes, dust and grit occur, the permit holder shall abide by the Local Authority's abatement requirements, which may include immediate cessation of operations.	In the interests of the proper planning and development of the area.
39	The applicant / developer / operator of the site shall take adequate steps to prevent dust generation in dry weather periods. The applicant / developer / operator of the site shall spray the current working area with clean water to minimise dust generation. The access road to the site shall also be sprayed during dry weather.	In the interests of the proper planning and development of the area.
40	The applicant / developer / operator of the site shall remain responsible for the maintenance and upkeep of open ditches and drains on site, in order that no flooding occurs on any adjacent	In the interests of the proper planning and development of the area.

	lands.	
41	<p>The applicant / developer / operator of the site shall ensure that authorised staff of the Local Authority shall have unrestricted access to the site at all reasonable times, on production of identification, for the purpose of their functions under the</p> <ul style="list-style-type: none"> • Waste Management Acts, 1996 to 2008, • Local Government (Water Pollution) Acts 1977 and 1990, • Air Pollution Act 1987, • Air Pollution Act 1987 (Petroleum Vapour Emissions) Regulations 1997, • Air Pollution Act 1987 (marketing, Sale and Distribution of Fuels) Regulations 1998, • Local Government (Planning and Development) Acts 2000 to 2002, • Local Government (No. 2) Act 1960, • Water Services Act 2007, • Environmental Protection Agency Acts 1992 and 2003, • Litter Pollution Acts 1997 to 2003 <p>including such inspections, monitoring and investigations as are deemed necessary by the Local Authority.</p>	In the interests of the proper planning and development of the area.
42	<p>If so requested by the Local Authority, the applicant / developer/operator of the site shall, at their own expense, make a suitable excavator available for the purposes of excavating trial holes in the waste material deposited on the site, and shall arrange for the</p>	In the interests of the proper planning and development of the area.

	excavator to carry out whatever works are required by the Local Authority on the site.	
43	If so requested by the Local Authority, the applicant / developer/ operator of the site shall, at their own expense, carry out such further investigations and monitoring of the facility as required by the Local Authority. The scope, detail and programme, including report structure and reporting schedule, for any such investigations and monitoring shall be in accordance with any written instructions issued by the Local Authority. In the event of pollution of waters in the vicinity of the site, or of a leachate discharge onto adjoining lands, input of waste onto the site shall cease, and remedial measures shall be carried out immediately as directed by the Local Authority.	In the interests of the proper planning and development of the area.
44	The applicant / developer/ operator of the site shall monitor any watercourses that may be affected by the activities carried out under this proposed development. The extent of the monitoring is to be determined in consultation with the Local Authority.	In the interests of the proper planning and development of the area.
45	No works shall commence on site until the applicant has submitted a detailed report from an Agricultural Advisor. The report shall make specific reference to the need and justify the proposed depth of fill.	In the interests of the proper planning and development of the area.
46	The developer shall provide proposals for the easy passage of pedestrians and vehicles throughout all stages of the development and building construction. All details in relation	To regulate and control the layout of the development.

	to same shall be agreed with the Planning Authority prior to the commencement of development.	
47	Lands shall be reinstated as agricultural grassland.	In the interests of orderly development.
48	<p>At least one month before commencing development, the developer shall pay a special contribution of €25000 to Cork County Council, updated monthly in accordance with the Consumer Price Index from the date of grant of permission to the date of payment, in respect of specific exceptional costs not covered in the Council's General Contributions Scheme, in respect of works proposed to be carried out, for road improvement works. The payment of the said contribution shall be subject to the following:</p> <p>(a) where the Council has decided not to proceed with the works in question, the return of the contribution</p> <p>(b) where the works in question are not commenced within 5 years of the date of payment of the contribution or final instalment thereof, or have not been completed within 7 years of that date, the return of such proportion of the contribution, as shall correspond to the proportion of the works not carried out within those periods</p> <p>(c) payment of interest at the prevailing interest rate payable by the Council's Treasurer on the Council's</p>	It is considered appropriate that the developer should contribute towards these specific exceptional costs, for works which will benefit the proposed development.

Attachment B4 – Effluent Discharge Licence

Not applicable. The facility will not create or discharge any trade effluent.

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Attachment B6 – Notice and Advertisements

Copies of the site notice, newspaper notice and letter of notification to the planning authority are attached.

Attachment B6.1 Site Notice

Attachment B6.2 Newspaper Notice

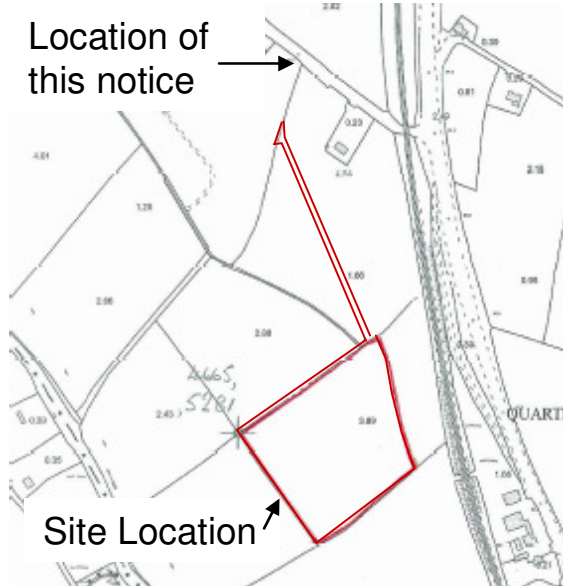
Attachment B6.3 Letter to Planning Authority

An additional copy of **Drawing 3 Site Layout Plan**, showing the location of the site notice is attached.

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APPLICATION TO THE ENVIRONMENTAL PROTECTION AGENCY FOR A WASTE LICENCE

In accordance with the Waste Management Acts 1996 – 2008 and Articles 5 and 6 of the Waste Management (Licensing) Regulations 2004 (SI No. 395 of 2004), Michael O’Hanlon of Quartertown, Mallow, County Cork will be applying to the Environmental Protection Agency for a Waste Licence, within two weeks from 17th Sept 09.



The applicant proposes to use 150,500 tonnes of clean soil and subsoil to reclaim an area of land at Quartertown Upper, Mallow, County Cork (NGR 4665, 5281) for agricultural use.

The area of land to be filled is shown on the adjacent map.

Ordnance Survey Ireland Licence No. EN 0051009
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In accordance with the Fourth Schedule of the Act, the following waste recovery activities are proposed:

Class 2. Recycling or reclamation of organic substances which are not used as solvents (including composting and other biological processes). i.e. recovery of soil

Class 4. Recycling or reclamation of other inorganic materials. i.e. recovery of soil and subsoil THIS IS THE PRINCIPAL ACTIVITY

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. i.e. storage of soil and subsoil prior to placing it in the appropriate area for land reclamation.

A copy of the application for a waste licence and such 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 Agency.

Date of erection of site notice: 23.09.09

.....PLANNINGS.....PLANNINGS.....

CORK COUNTY COUNCIL - Permission is sought by Toby Simmonds for Demolition of existing rear shed, construction of single storey extension to the rear & side of the existing Creamery building and associated ancillary site works at The Old Creamery, Toon Bridge, Teergay, Macroom, County Cork. The Planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

CORK COUNTY COUNCIL - We Teddy Creedon and Caroline Kelly wish to apply to Cork County Council for permission to construct a dwelling house, waste water treatment unit, percolation area and all associated site works at Coomnaclohy, Macroom, Co. Cork. The Planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

CORK COUNTY COUNCIL - An application for permission is being lodged on behalf of John Field for alterations to and extension of existing single storey annex residence to one and a half storey dormer format to cater for family requirements at his residence, Baltimore House, The Cove, Baltimore. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Dept., Norton House, Cork Road, Skibbereen, Co. Cork, during its public opening hours (9.00am to 4.00pm) Monday to Friday - excluding public holidays) and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

CORK COUNTY COUNCIL - We, Dennehy and Dennehy Architects, on behalf of Tim O'Connor wish to apply for permission for retention of an existing bungalow as constructed (original application Reg. Ref No. 2481-79). Permission is sought for proposed alterations and a single storey extension to provide a playroom, study and double garage to the front of the dwelling at Ballyhooleen, Ballinhassig, County Cork. The Planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the

at the offices of the Planning Authority, Co. Hall, Carrigrohane Road, Co. Cork, during its public opening hours and that a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

CORK COUNTY COUNCIL - Emma Keohane is applying for full planning permission to construct a dwelling house with a garage for domestic purpose, to install a septic tank and to carry out all associated site works at Maulrour, Ballinascorthy, Co. Cork. The planning application may be inspected or purchased for a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, Norton house, Skibbereen, Co. Cork during its public opening hours and that a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

CORK COUNTY COUNCIL - Beara Building Design (Tel 027 74202 / 087 2385170) intends to apply for Permission on behalf of Raymond & Maura Crowley to construct a dwelling house, septic tank system and all associated site works at Urhin, Berries, Beara, Co. Cork. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

CORK COUNTY COUNCIL - Don French wishes to apply for Planning Permission to construct an agricultural shed for use as a feed store and all associated site works at Aghagoheen, Cloonee, Bantry, Co. Cork. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, Norton House, Skibbereen, Co. Cork, during its public opening hours. A submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

CORK COUNTY COUNCIL - I Eamon O'Connell intend to apply for permission to construct a dwellinghouse, domestic garage and waste water treatment unit and associated site works at Lackenroe, Glanmire. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the planning

hane, Kerry Pike, Co. Cork. The Planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

CORK COUNTY COUNCIL - Daly Barry & Associates, Architects & Planning Consultants, Glengarriff Road, Bantry Tel. 027 51026 intend to apply for permission to construct 3 no dwellinghouses with all associated site works at Skull Td., Schull, Co. Cork on behalf of B. Crowley. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, Norton House, Skibbereen, Co. Cork during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

CORK COUNTY COUNCIL - Corcoran Engineers & Architects Tel: 021-4630101 intend to apply on behalf of Pat Hurley for permission for the retention and completion of a single storey dwelling with attic conversion and construction of a domestic garage at Ballyspillane East, Midleton, Co. Cork. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of five weeks beginning on the date of receipt by the authority of the application.

CORK COUNTY COUNCIL - I, John Lucey, intend to apply to Cork County Council for permission for retention of dwelling as constructed to include increase in floor area from that permitted under Planning Reg. No: 4947/79, extension to rear and conversion of garage to living area at Kilnatoora, Youghal, Co. Cork. The Planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

CORK COUNTY COUNCIL - Patrick A Galvin Planning

APPLICATION TO THE ENVIRONMENTAL PROTECTION AGENCY FOR A WASTE LICENCE

In accordance with the Waste Management Acts 1996 - 2008 and Articles 5 and 6 of the Waste Management (Licensing) Regulations 2004 (SI No. 395 of 2004), Michael O'Hanlon of Quarters town, Mallow, County Cork will be applying to the Environmental Protection Agency for a Waste Licence, within two weeks of the date of publication of this notice.

The applicant proposes to use 150,500 tonnes of clean soil and subsoil to reclaim an area of land at Quarters town Upper, Mallow, County Cork (NGR 4665, 5281) for agricultural use.

In accordance with the Fourth Schedule of the Act, the following waste recovery activities are proposed:

Class 2. Recycling or reclamation of organic substances which are not used as solvents (including composting and other biological processes). i.e. recovery of soil

Class 4. Recycling or reclamation of other inorganic materials. i.e. recovery of soil and subsoil THIS IS THE PRINCIPAL ACTIVITY

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. i.e. storage of soil and subsoil prior to placing it in the appropriate area for land reclamation.

A copy of the application for a waste licence and such 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 Agency.

advertising @southernstar.ie

CORK COUNTY COUNCIL - Richard Brennan Planning Consultant & Consulting Engineer, Gortroe, Bantry, Co. Cork.

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Dated this 10 September 2

Signed; Hegarty & F Solicitors fo Law Chamb Kinsale, Co.

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TAKE NC O'Dowling Blackrock J Cork, inten Annual Lic

The Captains Cabin
68 Lower O'Connell Street,
Kinsale, Co Cork
Tel: + 353 21 4777668
Fax: + 353 21 4777648
E-Mail: info@sda.ie

Planning Department
Cork County Council
County Hall
Carrigrohane Road
Cork

22 September 2009

Dear Sir,

**NOTIFICATION OF AN APPLICATION TO THE ENVIRONMENTAL PROTECTION AGENCY FOR A
WASTE LICENCE**

In accordance with the Waste Management Acts 1996 – 2008 and Articles 5 and 6 of the Waste Management (Licensing) Regulations 2004 (SI No. 395 of 2004), Michael O'Hanlon of Quartertown, Mallow, County Cork will be applying to the Environmental Protection Agency for a Waste Licence.

The applicant proposes to use 150,500 tonnes of clean soil and subsoil to reclaim an area of land at Quartertown Upper, Mallow, County Cork (NGR 4665, 5281) for agricultural use.

In accordance with the Fourth Schedule of the Act, the following waste recovery activities are proposed:

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THIS IS THE PRINCIPAL ACTIVITY

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. i.e. storage of soil and subsoil prior to placing it in the appropriate area for land reclamation.

The Captains Cabin : 68 Lower O'Connell Street : Kinsale : Co Cork

Tel: + 353 21 4777668 : Fax + 353 21 4777648 : Email : info@sda.ie : www.sda.ie

Directors: S.Desmond (BE CENG MIEI DipCE) B. Quinn (BE MIEI) A Howarth – Desmond & Associates Consulting Engineers Ltd.,
Company Reg No : 390572

Attachment B7 – Waste Activities

The waste activities in accordance with the Fourth Schedule of the Waste Management Act are described as follows:

FOURTH SCHEDULE Waste Recovery Activities	Y/N
2. Recycling or reclamation of organic substances which are not used as solvents (including composting and other biological processes).	Y
i.e recovery of soil (as soil contains both organic and inorganic material)	
4. Recycling or reclamation of other inorganic materials.	Y
i.e. recovery of soil and subsoil THIS IS THE PRINCIPAL ACTIVITY	
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.	Y
i.e. storage of soil and subsoil prior to placing it in the appropriate area for land reclamation.	

A supporting statement from an agricultural advisor is attached. This confirms that the infilling of land is required to reduce the farm safety risk for machinery use. (Attachment B7 Supporting statement from agricultural advisor).



7th February 2007

To Whom It May Concern:

**Re: Michael O'Hanlon
Quartern town, Mallow, Co Cork**

I wish to state that the 7 acres shaded on the attached map are wet in nature and their topography posed a farm safety risk for machinery use.

Thus I recommend that topsoil/subsoil is to be imported onto the farm to grade these areas back to the corresponding level of the adjacent fields.

In order to maximise the agricultural benefit from the proposed land reclamation works, the following steps should be undertaken:

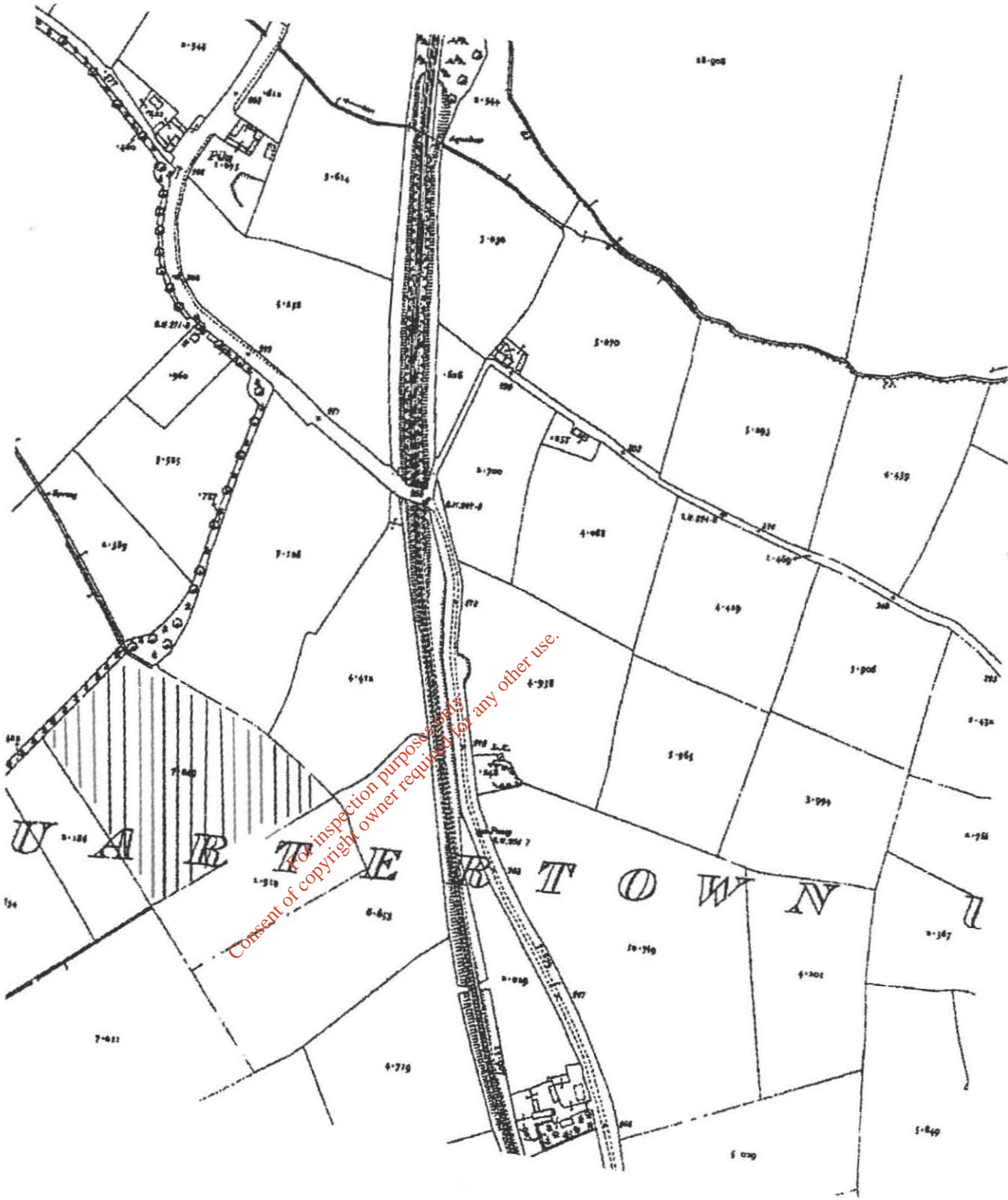
1. Existing topsoil should be removed and stored in the centre of the field while the area is raised with subsoil. This topsoil should be spread subsequently.
2. Subsoil should be applied in layers and compaction should be minimised.
3. Existing dyke needs to be cleaned to ensure proper drainage.
4. In order to achieve a good seedbed, a layer of topsoil to a depth of 300mm should be applied before re-seeding.
5. Re-seeding should take place using a permanent perennial rye grass mixture, when conditions are suitable.

A map of the land to which this report refers is attached.

Signed

Adrian O'Callaghan
Teagasc Adviser

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Attachment B8 - Article 11 declaration on type of waste authorisation

Correspondence with the EPA regarding the type of waste authorised required is attached. (**Attachment B8 Agency Declaration**).

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Headquarters, PO Box 3000
Johnstown Castle Estate
County Wexford, Ireland

Ceanncheathrú, Bosca Poist 3000
Eastát Chaisleán Bhaile Sheáin
Contae Loch Garman, Éire

T: +353 53 916 0600
F: +353 53 916 0699
E: info@epa.ie
W: www.epa.ie
LoCall: 1890 33 55 99

Mr Andrew Howarth
C/O Desmond & Associates Consulting Engineers
68 Lower O'Connell Street
Kinsale
Co Cork

2nd July 2009

Our Ref: Article 11 No. 1128a

Re: Article 11 Declaration

Dear Mr Howarth

In relation to the additional information received on article 11 request number 1128 on the 29th May 2009, I advise as follows.

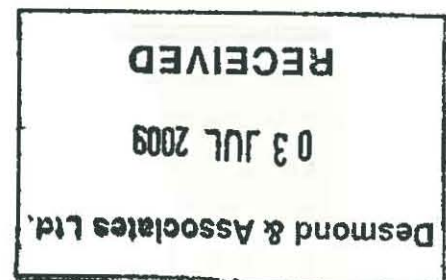
It appears that a waste licence will be required as greater than 100,000 tonnes of material is intended to be filled whether the proposed activity is taken into consideration solely or if both the proposed and existing activities are considered together.

I trust this advice assists.

Yours sincerely,



Ms. Caroline Murphy
Inspector
Environmental Licensing Programme
Office of Climate, Licensing & Resource Use



Attachment C1 - Technical Competence and Site Management

The soil and subsoil required to raise the level of the land will be taken from a site being developed by Castlelands Construction at Gouldshill, Mallow, County Cork. A large commercial office development, the Mallow Business Park, is being constructed. Transport of soil will be carried out by Castlelands Construction using their own vehicles and transported the short distance to the application site at Quartertown Upper.

The day to day operation of the site will be managed by Dennis Kelly of Kelly Farm Modernisation, who has experience and qualifications in civil engineering projects and will ensure that all material is placed in the current area of fill.

Due to the small scale of the facility, no other staff are required. The following organisation chart represents the reporting structure.



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Attachment C2 – Environmental Management System

At present the company does not have an environmental management for the proposed facility. It is proposed that an EMS will be developed which will contain the following as a minimum:

- **Management and Reporting Structure**
This will define the staff working at the site, their responsibilities and reporting structure
- **Schedule of Environmental Objectives and Targets**
This is a short term development and as such the setting of long term objectives and targets will not be possible. If after several months of operation it becomes apparent that improvements are required, annual Objectives and targets for improvement will be set at that stage.
- **Environmental Management Programme (EMP)**
The EMP will define how the objectives and targets will be met, the timescales and persons with responsibility for achieving them.

- **Documentation**
Documentation will be in place to describe the EMS
- **Corrective Action**
Procedures will be in place to define deficiencies in the EMS and describe how any non conformances will be investigated and corrective action implemented. Non conformances may include complaints, incidents, emergency situations and any other situations that do not comply with the site’s Waste Licence.
- **Awareness and Training**
Staff will receive environmental awareness and other training to ensure they are aware of the requirements of the EMS and have the necessary skills to carry out their jobs effectively.
- **Communications Programme**
A procedure will be in place to define what information will be made available to interested parties and how they can gain access to that information.
- **Maintenance Programme**
A maintenance programme will be in place for all essential site equipment.
- **Operational Procedures**
Operational procedures will be defined for all critical site operations. This will include a waste acceptance procedure, emergency procedure and incident reporting procedure.

Attachment C3 – Hours of Operation

The hours of operation for the facility are as follows. These are also the proposed hours of waste acceptance/handling.

08:00 – 18:00 Monday to Friday
08:00 – 15:00 Saturday
Closed Sundays and Bank Holidays

Attachment D1 – Infrastructure

Details of site infrastructure are as follows:

a) *Security including perimeter fencing, entrance gates etc.*

Gates are present at the site entrance. The site is agricultural and has boundary ditches that are inaccessible to vehicles.

In accordance with Condition 18 of the planning permission for the facility, fences will be erected on the south east and south west boundaries to ensure buffer zones are maintained (also see Attachment D2(a) for information about the buffer zones).

b) *Specifications for all access roads (main access road, haul roads and service roads).*

The main entrance to the site is via a public road. It is proposed that an access road will be constructed from crushed stone to allow access to the proposed area of fill.

c) *Specifications for all hardstanding areas, including details of drainage.*

No areas of hardstanding are proposed.

d) *Weighbridge, including capacity, dimensions, record keeping system.*

As the lifetime of the facility is only 18 months it is proposed that waste volumes are recorded by keeping a record of truck movements into the site, rather than installing a permanent weighbridge. An employee of Castlelands Construction will be situated at the Gouldshill site, in a cabin near the main gate. From here he will log all vehicles entering and exiting the site and record tonnages.

e) *Wheel cleaner, including type, dimensions, water supply source, arrangements for drainage of contaminated water, re-use of wheel wash water, removal of accumulated silt/particles, road surface details following exit of vehicle from the wheel cleaner, etc.*

A temporary wheel wash will be in place at the site entrance (please refer to site layout plan for location). The wheelwash will be approximately 5m wide x 10m long x 800” deep. It will consist of a concrete base and soakage stone will be situated on either side to allow for spillage. It can be filled using a water bowser.

f) *Fuel storage, (including details of bunding etc.).*

Fuel will not be stored at the site.

g) *Waste quarantine areas, including location, design details, etc.*

A waste quarantine area is not proposed. The soil and subsoil required for the fill will be taken from the Gouldshill site, loaded onto a truck and transported to the application site.

In the unlikely event that any non-conforming wastes are discovered in the fill, they will not be loaded onto the truck.

- h) Waste inspection areas, including location, design details, etc.***
- i) Traffic control, including location and detail of signs, barriers, parking, number of vehicles catered for, etc.***

Eight trucks from Castlelands Construction will be made available for the purposes of the land reclamation. Entrance to the site will be via a public road, which the Planning Department of Cork County Council have agreed has the adequate sight distances at the entrance to allow for the safe movement of trucks. Once inside the site the trucks will be travelling across flat land and will have unrestricted visibility. A Traffic Management Plan was submitted to Cork County Council as part of the planning permission for the site. A copy of this is attached as **Attachment D1 Infrastructure – Traffic Management Plan**.

- j) All services, including power, water, telephone, etc., and any services specific to the site location.***

No services are required.

- k) Sewerage and surface water drainage infrastructure, including location and sizes of pipes, outlets, invert details, oil interceptors, treatment facilities, etc.***

Sewerage infrastructure is not required.

For the proposed area of fill, it is proposed that perforated land drains will be laid above the existing water level and surrounded by 4” stone and permeable membrane. The purpose of this is to improve the drainage qualities of the area that is being filled.

- l) Plant sheds and garages, including locations, design, etc.***

No plant or vehicles will be stored on the site.

- m) Site accommodation and compounds, including administration area, site manager’s office, staff facilities (e.g. canteen, toilets, showers etc.), equipment compound.***

No site accommodation is required.

- n) Details of any other infrastructure proposed.***

Not applicable



CASTLELANDS
CONSTRUCTION Co. LTD

Castlelands Construction Co

Road Traffic Management Plan

for

The removal of Sub Soil at Gouldshill Site

The Depositing and Levelling of Sub Soil at Upper Quarters town

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This Road Traffic Management plan has been drafted in conjunction with the requirements of Cork County Council.
Drafted by Marjorie McMahon

Introduction:

This Road Traffic Management Plan has been drafted in accordance with The Road Traffic Signs Manual, Chapter 8 to facilitate the removal of sub soil from Castlelands Construction Co, Gouldshill Site and brought to 'tip' site situated at Upper Quartertown, Mallow.

It is our objective to minimise as much as possible, potential traffic disruptions to the operation of the road network in site vicinities due to works.

Duration of Works:

Works will commence September 29th 2008 for duration of 18 months approximately.

Contractor:

Kelly Farm Modernisation Ltd, Ballydesmond, Mallow, will be carrying out works. Sean Kelly will be supervising all aspects of works to be undertaken.

Scope of Work:

The removal of 150, 000³ of sub soil at Gouldshill site, to be deposited at 'tipping' area at Upper Quartertown, Mallow.

2 No. Excavators will load awaiting Lorries. There are a total of 8 No. Lorries with a capacity to hold approximately 10³ of sub soil, therefore, the sequence shall consist of 3 -4 lorries loaded and deposited at the tipping area per hour, and an overall sub soil removal of 22 tonnes per day.

To ensure for the effective monitoring of tonnage exiting Gouldshill Site an employee of Castlelands Construction Co will be situated at a Cabin near the main gate. He will log all vehicles entering/leaving site and record sub soil tonnage as per Cork County Council's requirements.

This Road Traffic Management plan has been drafted in conjunction with the requirements of Cork County Council.
Drafted by Marjorie McMahon

Access to the Work Sites:

Access/egress to Gouldshill site will be through a common gate and onto the public roadway directly outside the site.

Access to tipping area at Upper Quarters town will be for Lorries to exit the Gouldshill site and turn left onto the Main Cork Road and turn Right at Dromohane Cross and turning left into tipping area.

Egress from tipping area will be for Lorries to turn right and to travel down along the road past the Wild Goose bar, under the Bridge and back to Gouldshill site.

If the above sequence deems to be causing an obstruction to smooth traffic flow on the Cork Road, this system will be revised and the route will be changed, with recommendations from Cork County Council.

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This Road Traffic Management plan has been drafted in conjunction with the requirements of Cork County Council.
Drafted by Marjorie McMahon

Traffic Control:

Traffic flows near both work sites will be monitored as required to ensure for safe, convenient and efficient access at these areas.

Signage will be installed to make road users aware of works and to guide them through the 'haulage' areas of the road ways.

As haulage will be carried out on public roadways it is important that Kelly Farm Modernisation work in accordance with all safety documentation pertaining to this project. The following issues are to be taken into consideration prior to haulage commence:

Access locations relative to the works

Visibility

Manoeuvring path

Acceleration/Deceleration space

Rideability of road surface

There will be a two way traffic flow at all times, to ensure works have a minimal effect on the existing traffic flow. This flow shall only be interrupted intermittently to allow Lorries accessing/exiting tip site.

Two Competent Flag Men will be utilised for the works. Their objective is to slow/calm traffic, give unambiguous signals to plant & machinery operatives travelling on the public roadways.

Flag man no. 1 will be situated at Dromohane Cross to slow/calm the traffic travelling down towards the tip site.

Flag man no. 2 will be situated in the vicinity of the 'tip' entrance to ensure Lorries accessing/exiting have a safe passage. He will utilise a Stop/Go Sign (the sign will consist of two sign mounted back to back on a pole so that they can be easily rotated to show either direction) to stop traffic travelling along the road where Lorries are accessing/exiting.

The effectiveness of this system will be regularly monitored, to ensure for smooth flow of traffic at all times.

This Road Traffic Management plan has been drafted in conjunction with the requirements of Cork County Council.
Drafted by Marjorie McMahon

Wheel Wash Facilities:

A fully functional wheel wash, which will thoroughly clean tyres, underbellies of trucks etc, will be situated at the 'haul' road of Gouldshill site. All plant, machinery and vehicles involved with the 'drawing' of sub soil will be required to enter the wheel wash facility prior to travelling out onto the public roadway.

At 'tip' site the wheel wash will be situated as near the entrance as practicable. Wheel wash will be approximately 5m wide x 10m long x 800" deep, it will consist of a concrete base, soakage stone will be situated on either side to allow for spillage.

Housekeeping:

Roads are to be continually cleaned with a Road Sweeper, which will remove mud, debris and thoroughly clean the road. In dusty conditions the Sweeper will dampen down the roads. Roads shall be inspected and findings recorded on 'Record of Road Cleaning', which will be available for inspection.

Plant & machinery are to be refuelled in designated fully bunded area at Gouldshill site, to ensure petrol, diesel or oil is NOT spilled onto the public roads or footpaths.

Signage:

Traffic signs and other apparatus for the control of traffic will comply with Traffic Signs Manual Chapter 8.

Adequate signage will be in place in both directions to inform road users of possible delays.

Signage will consist of:

Flag Man & Stop/Go sign

Warning machinery crossing

Caution site entrance

Road Cleaning in Progress

Signage will be maintained and cleaned on a regular basis. All signage shall be removed on completion of works.

This Road Traffic Management plan has been drafted in conjunction with the requirements of Cork County Council.
Drafted by Marjorie McMahon

Health & Safety Requirements:

Company Safety Statement & Insurance Details from Kelly Farm Modernisation

Provision of Full Clean Drivers Licences

Fas Safe Pass & CSCS for machine operatives

Plant & machinery Certification

Full PPE to be worn at all times

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**This Road Traffic Management plan has been drafted in conjunction with the requirements of Cork County Council.
Drafted by Marjorie McMahon**

Attachment D2 – Facility Operation

The operation of the facility will be as follows:

- a) List of all unit operations to be carried out together with an appropriately scaled plan of the site (≤A3) indicating the location of all activities and identifying all items of plant, buildings and facilities, and a description of the phasing sequence for waste soils infilling and restoration works, and any processing of inert construction and demolition waste.*

To reduce compaction of the ground, subsoil will be stripped from the site and stored in the centre of the field. Subsoil will then be brought from the Gouldshill site and spread on the land in accordance with **Drawing 4 Site Sections (ref attachment A1)** using a 360 degree excavator and a track dozer.

At the north west boundary of the site, levels will be brought up to match the levels of the adjacent land, which had previously been filled.

At the north east boundary levels will be gently sloped to meet the existing ground level. At the south east boundaries a 5m buffer zone will be maintained between the existing drainage ditch and the proposed area of fill. A 1.8m post and wire fence will be erected at the bottom of the slope to ensure the buffer zone is maintained.

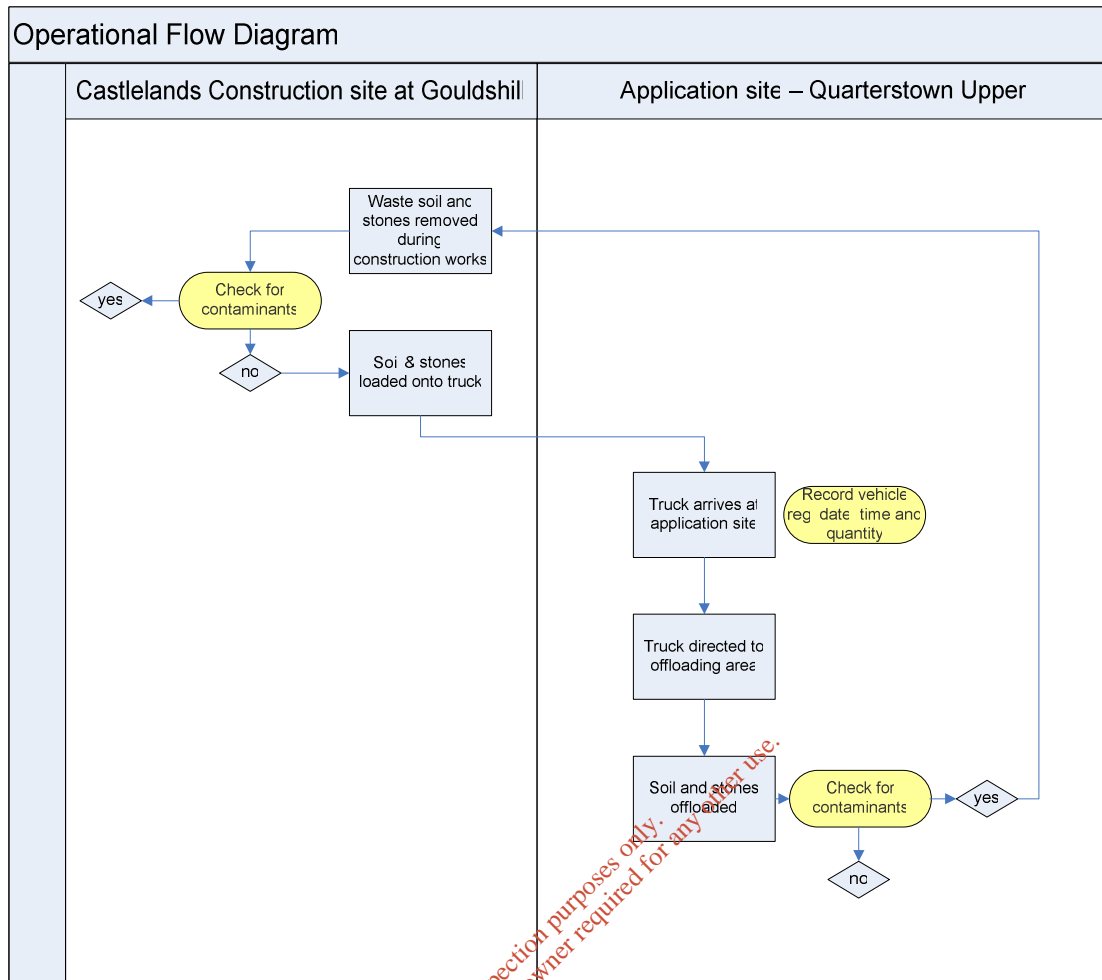
At the south west boundary a 10m boundary will be maintained. A 1.8m post and wire fence will be erected at the bottom of the slope to ensure the buffer zone is maintained.

The side slopes will be such that the natural angle of repose of the material used is taken into account to prevent collapse of the sidewalls, with a maximum gradient of 1 vertically and 6 horizontally.

No processing or sorting of waste will be carried out at the site.

- b) Flow diagram of the whole process, along with a brief description detailing its management and maintenance plans.**

There is no ‘process’ as such. A flow diagram of the operation of the facility is as follows:



c) Brief details on any aspects of the facility operation that can cause emissions to the environment during normal operation and also in the event of a malfunction or interruption of services. Further details on this aspect are required in Section E of the application.

Potential emissions from the facility include noise and dust emissions arising from the movement of trucks around the site and the offloading of waste. As there are no services required at the site no emissions would occur as a result of an interruption in services.

d) Brief details of the activities carried on in laboratory facilities associated with the activity (if relevant).

Not applicable

Attachment E3 – Emissions

Emissions to Surface Waters

There will be no emissions to surface waters

Emissions to Sewer

There will be no emissions to sewer.

Noise & Vibration Emissions

Noise may arise from the following sources during the proposed operational hours of the facility:

- General movement of plant around the site (eg. offloading and placing of subsoil) using a 360 degree excavator and a track dozer.
- Movement of traffic transporting material to the site (8 No. HGV’s).

Noise emissions can be minimised by:

- Ensuring that the engines on vehicles are switched off when not in use.
- Minimising speed limits at the site.
- Ensuring careful placement of waste and not dropping materials from height, wherever possible.

Attachment E4 – Nuisances

Dust

Dust may arise from offloading of materials during dry weather and also from general movement of vehicles off the site during dry weather. If necessary a water bowser will be used to spray the material during offloading.

Litter

Litter will not be the cause of any nuisance from the site as only clean soil and subsoil will be handled.

Traffic

It is estimated that the land reclamation would be complete within 18 months. To reclaim the land in this period of time would require 4 lorries per hour to transport material to the site. Nuisance can be minimised by using the most appropriate roads for travel to and from the site, as described in the Road Traffic Management Plan. **(Attachment D1 Infrastructure – Traffic Management Plan).**

Mud on the roads

There is potential for mud to be transferred from vehicles onto the public roads during times of rain. To prevent this from occurring the facility is provided with a wheelwash. All drivers leaving the site are required to use the wheelwash.

It is also proposed that a road sweeper will be used to continually clean the road. During dusty conditions the road sweeper will dampen down the roads. Roads will be inspected and findings recorded on a ‘Record of Road Cleaning’ which will be available for inspection. This is in accordance with the Road Traffic Management Plan. (**Attachment D1 Infrastructure – Traffic Management Plan**).

Attachment F1 – Emissions and Abatement to Surface Water

At the south west boundary a 10m boundary will be maintained between the area of fill and the existing drainage ditch. This will ensure free flow of water and will prevent blockages to the flow of surface water run-off.

Attachment F2 - Groundwater Protection

The risk to ground water from this activity is considered to be very low. Only soil and subsoil will be accepted at the facility and this material will be taken from one site only, which is a green field development. This gives a very high level of guarantee of the quality of material entering the site.

Attachments F.3 - F.7 Monitoring and Sampling Points

Baseline Noise, Dust and groundwater monitoring has not been carried out. It is requested that baseline monitoring is carried out only if the EPA decide to grant a Waste Licence for this facility, as the cost of providing baseline monitoring at the application stage would be excessive for the scale and duration of the facility.

Facilities such as this have only recently fallen under the remit of the EPA, with the introduction of the Waste Facility (Permit and Certificate of Registration) Regulations 2007 – 2008. When such facilities were regulated by the Council’s it was not usual for any monitoring to be specified. If the Agency require monitoring to be carried out for short term developments, we recommend the monitoring specified as follows:

Attachments F.3 Air (Dust)

The following dust monitoring is proposed at monitoring points D1, D2 and D3, as specified on **Drawing 5 Emissions and Monitoring Points plan (Attachment A1)**.

Parameter	Monitoring Frequency	Analysis Method/Technique
Dust deposition (mg/m ² /day)	Annually	Standard method VDI2119 (Measurement of Dustfall, Determination of Dustfall using Bergerhoff Instrument (Standard Method) German Engineering Institute).

Attachments F.4 Surface Water

Not applicable – no monitoring proposed.

Attachments F.5 Sewer Discharge

Not applicable – no monitoring proposed.

Attachments F.6 Groundwater

If required to confirm the quality of materials being deposited at the site, the following groundwater monitoring is proposed at monitoring points G1, G2, as specified on **Drawing 5 Emissions and Monitoring Points plan (Attachment A1)**.

Parameter	Monitoring Frequency	Analysis Method/Technique
Groundwater Level	Annual	Method to be agreed
COD	Annual	Standard laboratory method
Nitrates	Annual	Standard laboratory method
Sulphate	Annual	Standard laboratory method
PH	Annual	pH probe
Ammonia	Annual	Standard laboratory method
Faecal Coliforms	Annual	Standard laboratory method
Total Coliforms	Annual	Standard laboratory method

Attachments F.7 Noise

The following noise monitoring is proposed at monitoring points N1, N2, and N3 as specified on **Drawing 5 Emissions and Monitoring Points plan (Attachment A1)**.

Parameter	Monitoring Frequency	Analysis Method
L(A)_{EQ} [30 minutes]	Annual	Standard ^{Note 1}
L(A)₁₀ [30 minutes]	Annual	Standard ^{Note 1}
L(A)₉₀ [30 minutes]	Annual	Standard ^{Note 1}
Frequency Analysis (1/3 Octave band analysis)	Annual	Standard ^{Note 1}

Note 1: International Standards Organisation 1996. Acoustics - description & Measurement of Environmental noise. Pts 1, 2 & 3

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Attachment G1 - Raw Materials, Substances, Preparations and Energy

No raw materials will be used at the site.

The only energy requirement will be diesel to run the excavator and dozer. Diesel and oil for the plant will not be stored at the site.

Attachment H1 - Waste Types and Quantities

The purpose of this application is to use clean soil and stones to raise an area of land for agricultural improvement.

Only waste classified by the following EWC codes will be used i.e:

17 05 04 soil and stones other than those mentioned in 17 05 03

The soil & stones will be taken from a site in Gouldshill, Mallow that is owned by Castlelands Construction and is approximately 1km from the Quartertown site. Castlelands are developing the Gouldshill site for use as a large commercial office development,. As part of these works there is a requirement to remove soil and subsoil from the site.

A topographical survey of the application site was carried out and levels and section are shown on the following drawings:

Drawing 3 Site Layout Plan (ref attachment A1)

Drawing 4 Site Sections (ref attachment A1)

From this survey it was calculated that 150,500 cubic metres of material would be required to raise the levels of the land by a sufficient amount.

Using a volume to weight conversion factor of 1.5, this equates to 225,750 tonnes.

There are eight lorries available, each with a capacity to hold approximately 10m³ of material (15 tonnes). As the Gooldshill site is in close proximity to the Upper Quartertown site it will be possible to load approximately 4 trucks per hour.

Four trucks per hour, operating an 8 hour day would therefore be capable of depositing 480 tonnes per day.

Therefore, to deposit 225,750 tonnes at the site would take a minimum of 471 days, or approximately 18 months.

Attachment H2 - Waste Acceptance Procedures

The waste soil and subsoil will be excavated from the Castlelands Construction site using an excavator. It will be loaded into waiting lorries and inspected during loading to ensure it comprises clean soil and stones only.

Castlelands Construction have a cabin at the entrance to their site. An employee of Castlelands Construction will log all vehicles entering and leaving the site and will record the tonnage of subsoil by assuming that each truck hold 15m³ material, unless otherwise specified.

The driver of the vehicle will proceed to the Upper Quartertown site where the waste will be deposited.

The site supervisor at the Upper Quartertown site will direct the driver to the area that is currently being filled and the vehicle will be offloaded. Upon offloading the Facility Manager will inspect the soil to ensure it is comprised of clean soil and stones only. Any contaminants will be returned to the Gouldshill site and Castlelands Construction will have the responsibility for disposing of it responsibly.

Attachment H3 - Waste Handling

The waste soil and subsoil will be excavated from the Castlelands Construction site using an excavator. It will be loaded into waiting lorries.

Castlelands Construction have a cabin at the entrance to their site. An employee of Castlelands Construction will log all vehicles entering and leaving the site and will record the tonnage of subsoil by assuming that each truck holds 15m³ material, unless otherwise specified.

The driver of the vehicle will proceed to the Upper Quartertown site where the waste will be deposited.

The site supervisor at the Upper Quartertown site will direct the driver to the offloading area.

The site supervisor will inspect the waste as it is being offloaded to further ensure that it contains no contaminants.

An excavator and a 360degree track dozer will be used to place the soil and sub soil in the current area that is being filled.

Egress from the site will be for lorries to turn right and then travel along the road past the Wild Goose Bar, under the Bridge and back to the Gouldshill site.

Attachment H4 - Waste Arisings

There will be no waste arisings at the site.

Attachment I.1. Assessment of Impact on Receiving Surface Water

There will be no run-off of pollutants to surface waters.

Emissions of polluting substances (as defined in the Schedule of S.I. 394 of 2004) to water will not arise and will not impair the environment.

Attachment I.2. Assessment of Impact of Waste Water Discharge (Not for sanitary effluent)

Not applicable. There will be no discharge of waste water from the site.

Attachment I.3 Assessment of ground and/or groundwater condition

The site is in a rural location and is a Greenfield site. It’s use has been limited to occasional farming.

With regard to the geology of the site, it is part of the Ballytrasna formation, overlain by Devonian Old Red Sandstone.

The aquifer underlying the site is classified by the Geological survey of Ireland as “LI – locally important aquifer which is moderately productive only in local zones”. It is not located in a source protection area and it’s vulnerability is classed as “high to low” as only an interim study took place.

Meteorological data, obtained from Met Eirann for Cork Airport monitoring station is as follows:

TEMPERATURE (<i>degrees Celsius</i>)	
<i>mean daily max.</i>	12.5
<i>mean daily min.</i>	6.3
<i>mean</i>	9.4
<i>absolute max.</i>	28.7
<i>absolute min.</i>	-8.6
<i>mean no. of days with air frost</i>	24.0
<i>mean no. of days with ground frost</i>	76.8
RELATIVE HUMIDITY (%)	
<i>mean at 0900UTC</i>	87
<i>mean at 1500UTC</i>	77
SUNSHINE (<i>hours</i>)	
<i>mean daily duration</i>	3.80

<i>greatest daily duration</i>	15.9
<i>mean no. of days with no sun</i>	69
RAINFALL (mm)	
<i>mean monthly total</i>	1194.4
<i>greatest daily total</i>	86.7
<i>mean no. of days with $\geq 0.2\text{mm}$</i>	204
<i>mean no. of days with $\geq 1.0\text{mm}$</i>	151
<i>mean no. of days with $\geq 5.0\text{mm}$</i>	75
WIND (knots)	
<i>mean monthly speed</i>	11.1
<i>max. gust</i>	94
<i>max. mean 10-minute speed</i>	58
<i>mean no. of days with gales</i>	15.0
WEATHER (mean no. of days with...)	
<i>snow or sleet</i>	16.4
<i>snow lying at 0900UTC</i>	5.6
<i>hail</i>	8.8
<i>thunder</i>	3.7
<i>fog</i>	99.5

Attachment I.4 Noise Impact

It is presumed that a full noise impact study for this proposed facility would be excessive, as it is a short term development with temporary impacts that would be similar to the operation of typical farm machinery on the site. We believe the planning permission for facility adequately covers the requirement for noise assessments but have proposed noise monitoring in Section F7, should the Agency feel it is necessary.

The planning permission for the facility (Condition 33) states:

Noise levels emanating from the proposed development when measured at the boundary of the nearest noise sensitive locations which require protection from disturbance, shall not exceed 55dBa (15 minute Leq) between 08:00 hours and 20:00 hours Mondays to Fridays inclusive and shall not exceed 40 dBa (15 minute Leq) at any other time. Measurements shall be made in accordance with I.S.O Recommendations R.1966/1 “Acoustics – Description of Measurement of Environmental Noise, Part 1: Basic Quantities and Procedures”. If the noise contains a discrete continuous note (whine, hiss, screech, hum etc) or if there are distinct impulses in the noise (bangs, clicks, clatters or thumps), or if the noise is irregular enough in character to attract attention, a penalty of +5dBA should be applied to the measured noise level and this increased level shall be used in assessing compliance with the specified levels (Ref BS 4142 Section 7.)

The planning permission does not require any specific monitoring to be carried out but states (Condition 34):

The applicant/developer/operator of the site shall undertake a noise monitoring survey if so directed by the planning authority. The survey and the monitoring sites used shall be agreed with the planning authority in advance. The results of the survey shall be submitted to the planning authority within one month of completion of the survey.

Attachment I.5 Assessment of Ecological Impacts & Mitigation Measures

The proposed area of fill is ‘agricultural’.

A search was carried out within a 10km radius of the site. It is not located in, or adjacent to, any European (for example SAC’s, SPA’s or Ramsar) sites and does not sit within any other designated sites (for example NHA’S). Therefore a full ecological study is not provided.

There is one Special area of conservation within the 10km search area. This is the River Blackwater (site code 002170). A tributary of the River Blackwater is approximately 200m to the southwest of the site but the facility is not expected to impact on the River.

Additionally, as the facility will only be accepting inert wastes, the potential for off-site impacts are insignificant.

In accordance with the advise from Teagasc advisor, Adrian O’Callaghan (see **Attachment B7 Supporting statement from Agricultural Adviser**) the top soil from the site should be removed and stored in the centre of the field whilst the subsoil is brought to site for the land reclamation. The topsoil should then be replaced.

The land will be seeded with grass and immediately returned to agricultural use, therefore the impact on the ecology of the site will be negligible.

Attachment J - Accident Prevention & Emergency Response

Potential emergencies at the site would be a fire in a vehicle. All vehicles will carry fire extinguishers to be used (if safe to do so) in the event of a fire.

There will be no site accommodation or storage of hazardous materials on site, therefore the potential for emergency situations is limited to the above.

Castlelands Construction has a current employers, public and products liability in place (see **Attachment J – Contractors Public Liability Insurance**).

CONTRACTORS LIABILITY INSURANCE CERTIFICATE

Effected through: Housing Construction Insurance Brokers Limited trading as
Capital Insurance Brokers

Binding Authority Agreement: B1096AA090035

Certificate Number: RCC/09/5/397
Being renewal of original Certificate number RCC/08/3/1924

Name and Address of the Insured: Castlelands Construction Company &/or John & Elaine Barry
&/or Castlelands Construction (UK) Ltd
St Josephs Road
Mallow
Co Cork

Business of the Insured: The construction and/or sale of new dwellings including
the work, ownership or possession of material property
connected therewith.

Limits of Indemnity:

Section 1 - Employers Liability EUR15,000,000 any one occurrence or series of occurrences arising
from one originating cause unlimited during the period, including
costs and expenses.
Excess EUR 2,500 each and every claim including costs and expenses

Section 2 - Public Liability EUR10,000,000 any one occurrence /unlimited during the period
and in all in respect of Pollution liability
Excess EUR 2,500 each and every claim including costs and expenses

Section 3 - Products Liability EUR10,000,000 any one occurrence and in all
Excess EUR 2,500 each and every claim including costs and expenses

Endorsements Applicable: 1, 2, 3, 4, 5, 6, 8
Premium:

Section 1, 2 and 3:-

Minimum and Deposit (including appropriate Government Levies)

plus (for every Dwelling registered with HOMEBOND
during the period of insurance and subject to the
provisions of Condition 1 herein including
appropriate Government Levies)

Note: The Deposit Premium is a credit against any subsequent registration charges which become due during any Period of Insurance, subject to the Rules of the Scheme then applying. Unused credit cannot be carried forward.

Period of Insurance:

from 29/05/09 to 28/05/10 both days inclusive

Insurers: BRIT Syndicate 2987 at Lloyds



In Witness whereof this Certificate has been signed and dated in Dublin on 29th day of May 2009

ATTACHING TO AND FORMING
PART OF CERTIFICATE NUMBER:

RCC/09/5/397

IN THE NAME OF:

Castlelands Construction Co

ENDORSEMENT NO. 8 - GENERAL BUILDERS

The certificate is hereby extended to include any contract for general building/contracting entered into by the Insured subject to the following:

- a) This certificate does not cover liability for any claims arising in connection with any work carried out at a height in excess of 30 metres
- b) It is a condition precedent to liability that if any part of the premium for this Certificate has been calculated on estimates furnished by the Insured the Insured shall keep accurate records containing all particulars relative thereto and shall at all times allow Insurers to inspect such records. The Insured shall at within one month from the expiry of each Period of Insurance furnish such particulars to Insurers and the premium for such period shall thereupon be adjusted and the difference paid by or allowed to the Insured as the case may be subject to any minimum premium required. The Insurers reserve the right to request that the Insured supplies an Auditor's certificate with such calculations that are the subject of adjustment under this Certificate attesting to the accuracy thereof. Such calculations shall include all remuneration paid to Employees and all payments made to self-employed persons or employees of labour only sub-contractors for whom liability is assumed.
- c) Excess: EUR 2,500 each and every claim, including costs and expenses

Effective Date:

29/05/09

Additional Premium:

€ N/A (incl. in housebuilding premium)

Signed For and on Behalf of Insurers



CAPITAL INSURANCE BROKERS

Attachment K – Remediation, Decommissioning, Restoration & Aftercare

The site will be reclaimed and restored in the following sequence, to comply with advice from Teagasc **Attachment B7 Supporting statement from Agricultural Adviser** and planning conditions 26 and 27 (**Attachment B3 Planning Permission**).

- Top soil from the site will be removed and stored in the centre of the field whilst the subsoil is brought to site for the land reclamation. The topsoil should then be replaced.
- Subsoil will be applied in layers and compaction will be minimised
- The final proposed levels are shown on **Drawing 4 Site Sections (ref attachment A1)**.
- The existing drainage ditches will be cleaned to ensure proper drainage
- In order to achieve a good seedbed, a layer of topsoil to a depth of 300mm will be applied before re-seeding.
- The topsoil will be adequately prepared for seeding by raking or harrowing, and by rolling.
- Reseeding will take place using a permanent perennial ryegrass mixture, when conditions are suitable. Seed shall be spread at a minimum rate of 40g per square metre.

Attachment L.1 Section 40(4) WMA

In accordance with the requirements of Section 40(4)[(a) to (i)] of the Waste Management Acts 1996 to 2007 the Agency shall not grant a waste licence unless it is satisfied that conditions (a) to (i) have been met.

With regard to Section 40 of the Waste Management Acts 1996 to 2007 the following is provided:

(a) any emissions from the recovery or disposal activity in question ("the activity concerned") will not result in the contravention of any relevant standard, including any standard for an environmental medium, or any relevant emission limit value, prescribed under any other enactment.

The application is for the reclamation of an area of land over an 18 month period using clean soil and stones. As such the potential for emissions from the facility are limited and will not result in the contravention of any relevant standard, including any standard for an environmental medium, or any relevant emission limit value, prescribed under any other enactment.

(b) the activity concerned, carried on in accordance with such conditions as may be attached to the licence, will not cause environmental pollution,

As above, the potential for impacts is limited and the facility will not cause environmental pollution.

(c) the best available technology not entailing excessive costs will be used to prevent or eliminate or, where that is not practicable, to limit, abate or reduce an emission

from the activity concerned,

The best available technology not entailing excessive costs will be used to prevent or eliminate or, where that is not practicable, to limit, abate or reduce an emission from the facility.

(d) if the applicant is not a local authority, the corporation of a borough that is not a county borough, or the council of an urban district, subject to subsection (8), he or she is a fit and proper person to hold a waste licence,

Neither the site owner and applicant (Michael O’Hanlon) nor any other relevant personnel contacted with the company (eg Kelly Farm Modernisation or Castlelands Construction) have been convicted under the Waste Management Acts. It is believed that Michael O’Hanlon is a fit and proper person to hold a waste management licence.

(e) the applicant has complied with any requirements under section 53.

The applicant will ensure financial resources are available to meet the requirements of the waste licence.

A Waste licence issued for the facility would set out in detail the conditions under which facility will be operated and managed. Under these conditions the licensee must manage and operate the facility to ensure that the activities do not cause environmental pollution. The licensee is required to carry out regular environmental monitoring and submit all monitoring results, and a wide range of reports on the operation and management of the facility to the Agency.

Attachment L.2 Fit and Proper Person

The Agency shall not grant a licence unless it is satisfied that the applicant (if the applicant is not a local authority) is a fit and proper person.

The applicant has not been convicted under the Waste Management Acts 1996 to 2007, the EPA Act 1992 and 2003, the Local Government (Water Pollution) Acts 1977 and 1990 or the Air Pollution Act 1987.

If necessary the applicant would discuss lodging a security bond.