

LIMERICK CITY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 to 2012

NOTIFICATION OF A GRANT OF A PERMISSION

TO: Bord Gais Eireann
Gasworks Road
Cork.

Planning Register Number: P12/87

Application By: Bord Gais Eireann
Gasworks Road
Cork.

Application Receipt Date: 15/06/2012

Further Information Received Date: 03/01/2013

For: The development will consist of the construction of a District Regulator Installation (DRL) unit and relocation of the existing ESB sub-station to the O'Curry Street elevation. The demolition of the remaining masonry wall to Lower O'Curry Street and rebuilding of same in rendered blockwork. The demolition of the free-standing internal walls (with the exception of the short return walls that form part of NIAH Reference 21517005, which will be retained), boundary improvement works to the St James Mews boundary walls and provision of a hard-standing surface over the entire site. The development will also include the remediation clean-up of the contaminated soil that lies within the footprint of the site. A Waste licence application (accompanied by an Environmental Protection Agency (Reg. No: W0280-01) under the Waste Licence Management Act 2011-2011. The site contains 2 no. Procted structures (Record of Protected Structures Reference numbers RPS261 & RPS326). An Environmental Impact Statement and Natura Impact Statement will accompany the planning application. **AT Gasworks Site Dock Road Limerick. IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.**

In accordance with Section 34(3) of the Act, The Planning Authority in making its decision has had regard to submissions or observations received in accordance with the Planning & Development Regulations 2001 to 2012.

Subject to the 23 conditions set out hereunder.

CONDITION

1. Insofar as the Planning and Development Act 2000 & 2010 (As Amended) and the Regulations made there under are concerned, the development shall be carried out in accordance with the plans and particulars lodged with the application on 15/06/12 and the Further Information submitted 03/01/13 save for any conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

REASON

In the interest of orderly development.

2. The Applicant shall ensure that the necessary Waste Licence from the Environmental Protection Agency is in place prior to the commencement of ANY works on site.

3. The remediation works proposed shall be carried out in line with the Mitigation Measures as detailed in the Environmental Impact Statement submitted to the Planning Authority on 15/06/12 and the revised information submitted on file 03/01/13.

4. All mitigation measures detailed in the Appropriate Assessment '*Screening Statement*' prepared by Mouchel and submitted to the Planning Authority on the 15/06/12 shall be implemented by the Applicant as detailed appropriate.

5. Water Supply:

- o The business must apply for an account and pay all costs associated with the Non-Domestic Water Metering Policy.
- o Active Water Conservation measures must be utilised in the development of this site. The measures to be adopted and as outlined in the submitted '*Civil Services Report*' are as follows; the use of dual action flushing toilets that can use a half flush or the use of water displacement devices such as a 'hippo' to artificially reduce the cistern capacity; the use of Grey Water as an alternative to potable water for toilet flushing is strongly promoted by means of rain water harvesting.
- o Interference with Limerick City Council's water supply is not permitted at any stage, however metered standpipes may be supplied to developers on request during the construction stage.

In the interest of orderly development and environmental protection.

In the interest of orderly development and environmental protection.

In the interest of orderly development and environmental protection.

In the interest of public health and safety.

For inspection purposes only.
Consent of copyright owner required for any other use.

6. Foul Sewerage:

- While the Water Services Authority does not have a specific objection to the proposal, this Notification does not guarantee the Applicant permission to discharge to the sewer network. The Water Services Authority will not consider a sewer connection application or a discharge application until such time as the Applicant has appointed a suitably qualified contractor and has identified the proposed treatment process for the intended discharge. Any future sewer connections or discharge applications will be dependent on the ability of the treatment process to remove all the contaminants in Table E of the application and to achieve the limits in Table C of the application, with sufficient risk removal measures in place to protect the Water Services Authority's Discharge Licence limits on the treated effluent into the River Shannon or in detrimental damage to the operation of the Authority's assets.
- As per this Notification the Applicant must make the necessary provisions to remove all of the treated effluent from site and dispose of in an appropriate manner in accordance with current Environmental Legislation in the event of a sewer connection or Discharge Licence to the sewer being un-successful.
- In the event of a licence to discharge to the sewer being granted in the future the Applicant will be limited to a maximum discharge limit of 50 m³/day.
- In the event of a licence to discharge to the sewer being granted in the future, the Applicant will be limited to achieving the discharge limits as identified in Table E of the Report 1021927/R/22A submitted on file.
- The discharge limits for the contaminants identified in Table C of the Report 1021927/R/22A submitted on file is nil, in the event of a licence to discharge to the sewer being granted in the future.
- The sampling point must be agreed with the Water Services Authority and include a 24hr flow proportional composite sampler.
- In the event of a licence to discharge to the sewer being granted in the future the Applicant will be required to take daily samples of the discharge, split the sample and lodge ½ of the sample with the Operator of the Waste Water Treatment Facility for retrospective proof of discharge quality. Any additional management or analytical costs will require reimbursement.
- In the event of a licence to discharge to the sewer being granted in the future the Applicant will be required to analyze daily samples of the discharge, and submit the details to the Water Services Authority on a daily basis when available.
- In the event of a licence to discharge to the sewer being granted in the future the Applicant will be required to install online pH, DO (Dissolved Oxygen) and conductivity monitoring of the treated effluent to have the ability to immediately automatically terminate the discharge on indication of any change in the quality of the discharge.

In the interest of public health and safety.

7. Surface Water Disposal:

- o The proposal indicates the intention to remove soil from the site along the dock road, the Applicant is required to jet and clear all the gullies on the dock road along the route of the haul on a weekly basis in accordance with Limerick City Council requirements.
- o The Applicant shall **NOT** discharge run-off to the surface water drainage system from the proposed site, this is not a suitable location for such run-off without significant removal of suspended solids and contaminants prior to discharge to the lagoon.
- o The Applicant is required to ensure that all run-off from the site is catered for within the confines of the site.

8. If the Applicant is successful in obtaining a sewer connection or licence to discharge to the sewer in the future (as per the above conditions), the Applicant must provide to the Water Services Authority, in advance of commencement of the development in question, a **€200,000.00 Environmental Liability Bond** which may be drawn down in the event of any attributable breach of discharge limits as part of the Discharge Licence on the treated effluent into the River Shannon or in detrimental damage to the operation of the Local Authority's assets.

9. All works to the buildings/walls shall be carried out under the on-site supervision of the qualified Conservation Architect who prepared the **Built Heritage Assessment Report** submitted to the Planning Authority on 15/06/12 and the revised report submitted 03/01/13.

Within **2 MONTHS** of the completion of **AEI** works the qualified Conservation Architect (minimum **RIAI** Conservation Accreditation Grade 2) shall certify that the repair and stabilisation works specified have been carried out in accordance with the submitted plans/report and best practice as outlined in the **Architectural Heritage Protection Guidelines (As Revised 2011)** and submit a further photographic survey and record of any repair works carried out to the Planning Authority to be held on the **RPS261** and **RPS326** files.

10. All personnel employed in carrying out the development are to be made fully aware of the Protected Structure status of the building/walls (**RPS261 & RPS326**) and to take due care when carrying out the works as detailed in the **Built Heritage Assessment Report** submitted to the Planning Authority on 15/06/12 and the revised report submitted 03/01/13. All stabilisation/repairs works to the Protected Structures shall be carried out strictly in accordance with the guidance set out in the **Architectural Heritage Protection Guidelines, 2011**

In the interest of public health and safety.

In the interest of orderly development and environmental protection.

To ensure that the integrity and original character of this structure/s is maintained and that all works are carried out in accordance with best conservation practice and maintain a record of the Protected Structures in question.

To safeguard the Protected Structures in question from any unnecessary damage as a result of the remediation process and in the interest of orderly development.

11. The removal through demolition of the identified internal free standing walls as set out in the **Built Heritage Assessment Report** submitted to the Planning Authority on 15/06/12 and the revised report submitted 03/01/13 shall be carried out as per the recommendations made in the said report.

Architectural Monitoring - An **Architectural Watching Brief** shall be carried out during demolition of the O'Curry Street boundary wall, the short return onto Dock Road and the identified internal free-standing walls (Drawing No. 1021927/WL/OD/10). This is due to the close proximity of the existing Protected Structures on and adjoining the site and the respective curtilage.

The Applicant shall submit a detailed **Last Record Survey** for the O' Curry Street boundary wall and the short return to Dock Road, to ensure that preservation by record is adequately achieved. The survey shall include a detailed written description for each wall structure, photographic coverage, measured survey at a sufficient scale to show all key features e.g. window and door openings, vehicular entrances etc and shall be submitted to the Planning Authority for written agreement.

12. All waste materials generated during the demolition works permitted on site shall be stored securely and reused where possible on site. Any removal from the site shall be carried out by licensed waste service providers ONLY.

13. The Applicant shall comply with the requirements of the Environment Department as per the report received 24/01/13.

14. The Applicant shall comply with the requirements of the Health Service Executive as per the report received 22/01/13 and submit the relevant information for written agreement of the Planning Authority 2 MONTHS prior to the commencement of ANY works on site.

15. That all work on site shall take place between the hours of 8.00am and 19.00pm Monday to Friday and 8.30am and 1.00pm Saturdays only. Works shall not be carried out on public holidays.

16. The development shall comply with the International Radiation Protection Association Guidelines with regard to the proposed relocation of the Electricity Sub-Station:

- o The relocation of the sub-station and all ancillary work should comply with the International Guidelines laid down by the International Radiation Protection Association (I.R.P.A) for exposure limits.
- o Electric and magnetic fields should not exceed the limits specified in the I.R.P.A Guidelines.
- o Exposure limits should apply to all staff maintenance crews or outside contractors working in, or in the vicinity of, the station as per I.R.P.A Guidelines.
- o The installation shall be inspected and measured flowing erection to ensure that the guideline safety levels are not exceeded.

17. Vibration Monitoring shall be carried out throughout the remediation process under the supervision of a suitably qualified professional.

To ensure that the original character of the structures within the curtilages of RPS261 & RPS326 are recorded and that all works are carried out in accordance with best conservation practice.

In the interest of orderly development.

In the interest of orderly development.

In the interest of orderly development and public health and safety.

In the interest of residential amenity.

In the interest of residential health and safety.

To safeguard the Protected Structures in question from any unnecessary damage as a result of the remediation process and in the interest of orderly development.

18. The remediation works information board shall be erected as per Drawing No. 1021927 and maintained when necessary by the Applicant.

In the interest of residential amenity.

19. Prior to commencement of the development, the Applicant shall submit a **Programme of Works** and include a time-scale for the associated road works and boundary improvements

In the interest of orderly development.

20. The exact set-back of the north-western boundary shall be agreed on site with the Travel & Transportation Directorate. The widened footway area shall be part of the public road and will be in the charge of Limerick City Council on completion and in accordance with the particulars submitted on the 03/01/13.

In the interest of orderly development.

21. Any impairment of road areas outside the site limits due to the remediation activities proposed shall be fully reinstated at the expense of the Applicant. All reinstatements to public road areas shall be subject to the written agreement and licensing terms of Limerick City Council, Travel & Transport Directorate.

In the interest of orderly development.

22. **2 MONTHS** prior to commencement of the remediation process, the Applicant shall submit a detailed **Construction Traffic Management Plan** in association with the Nominated Contractor for the written agreement of the Planning Authority. The Plan shall include transportation (vehicular movements to and from the site), machinery, access, noise & vibration control, operational limits, barriers, hoarding, traffic and pedestrian safety and construction parking.

In the interest of orderly development.

23. **2 MONTHS** prior to commencement of the remediation process, the Applicant shall submit a detailed **Method Statement** (and any re-design stipulations) in relation to the construction of the boundary walls, with particular reference to the O'Curry Street elevation. The design and materials of the boundaries shall comply with the details submitted on file 03/01/13.

In the interest of orderly development and public realm amenity.

Signed on behalf of Limerick City Council.



DIRECTOR OF SERVICE

DATE: 7th March 2013

Commencement Notice for Development

Brief Explanatory Note

Commencement Notices are required for the following development:

- a) The erection of a building
- b) The material alteration or extension of a building
- c) Material change of use of a building

To ensure that the Commencement Notice is valid, the Notice **must be submitted** to the Building Control Authority – (Limerick City Council, Fire Prevention and Building Control Section):

- *Not less than **fourteen days** and not more than **twenty eight days** before commencement of work or the making of a 'material change of use'*
- Accompanied by the correct fee. (See below).
- On the prescribed form that is fully completed

Download **COMMENCEMENT NOTICE FORM**

Commencement Notice Fees:

€30 or where the proposed works or material change of use relate to more than one building, €30 per building.

Examples:

2 adjoining terraced houses are taken to be 2 buildings
A block of apartments is taken to be one building.

The maximum fee: €3,800.

Fee for dispensation form or relaxation of commencement notice requirement is:
€125 for a domestic dwelling.
€250 for a commercial development.

The correct fee must be submitted with the Commencement Notice, otherwise the Notice is deemed to be invalid.

Contact:

All enquires should be directed to the:
Fire Prevention & Building Control Section,
Fire Station,
Mulgrave Street,
Limerick.
Tel. No. 061-407100/061-316107
Fax No. 061-209073

SECOND SCHEDULE

FORM OF COMMENCEMENT NOTICE FOR DEVELOPMENT

(Notice to a Building Control Authority pursuant to Part II of the Building Control Regulations 1997 to 2009)

Building Control Authority:
Limerick City Council
Fire Prevention & Building Control Section
Fire Station,
Mulgrave Street,
Limerick.

OFFICIAL USE

Date Received _____
Register Ref. _____
Entered on _____
Entered by _____
Fee Received _____

I, the undersigned, hereby give notice/give notice on behalf of the person(s) named below at *(question4) to the above Building Control Authority (in accordance with Part II of the Building Control Regulations 1997 to 2009) that I/the person named below*(at question 4) intend to carry out the development as described below.
(*Delete whichever is inappropriate)

Signature: _____ Date: _____

Tel: _____ Fax: _____

Email: _____

Name of person (s): _____

Address: _____

Commencement date (of works): _____

Fee payable

(€): _____

2a. PROJECT PARTICULARS: (In addition, for Residential Developments, please complete section 2b below)

Description of the proposed development: _____

Planning Permission No: _____ Date Granted: _____

Date of Expiry: _____

Fire Safety Cert No.(if applicable): _____

Disability Access Certificate No.(if applicable): _____

Location of Development: _____

2b. Residential Development Information:

Total no. of dwelling units (all phases*): _____ Total no. of phases*: _____

Phase for this commencement notice: _____

No of units for this phase /commencement notice**: _____

Commencement date for this phase: _____

(Proposed) End-date for this phase: _____

*Where applicable, i.e. phasing not relevant for single houses. **Include single house figure here also.

3. Builder:

Name: _____ Tel: _____ Fax: _____

Address: _____

Email: _____

4. Building Owner Details: (if different from Section 1 above)

Name: _____ Tel: _____ Fax: _____

Address: _____

Email: _____

5. Building Designer Details:

Name: _____ Tel: _____ Fax: _____

Address: _____

Email: _____

6. Information: Person(s) from whom such plans, documents and any other information, as are necessary to show that the building or works will, if built in accordance with design, comply with the requirements of the Building Regulations, may be obtained.

Name: _____ Tel: _____ Fax: _____

Address: _____

Email: _____

7. Drainage System Foundations: Person(s) from whom notifications of the pouring of any foundations and/or the covering up of any drainage systems may be obtained.

Name: _____ Tel: _____ Fax: _____

Address: _____

Email: _____

For inspection purposes only. No other use.
Consent of copyright owner required for any other use.

The Administrative Officer,
Planning & Economic Development Department,
Limerick City Council,
1st Floor City Hall,
Merchants Quay,
Limerick,

Bosca O.P. 51
Bóthar na nOibreacha Gáis
Corcaigh
Éire

P.O. Box 51
Gasworks Road
Cork
Ireland

T +353 21 453 4000
F +353 21 453 4001
W www.bordgaisnetworks.ie

3rd January 2013

Our Ref: CP12012

RE: Pl. Reg. Ref. 12/87 – Response to Further Information Request regarding Planning Application for the construction of a District Regulator Installation (DRI) unit and relocation of the existing ESB sub-station to the O'Curry Street elevation. The demolition of the remaining masonry wall on O'Curry Street (between the junction with Dock Road and the DRI) and rebuilding of same in rendered blockwork. The demolition of the free-standing internal walls (with the exception of the short return walls that form part of NIAH Reference 21517005, which will be retained), boundary improvement works to the St. James Mews boundary walls and provision of a granular cover layer over the entire site. The development will also include the remediation clean-up of the contaminated soil that lies within the footprint of the site. A Waste licence application (accompanied by an Environmental Protection Agency (Reg. No: W0280-01) under the Waste Licence Management Act 2011-2011. The site contains 2 no. Protected structures (Record of Protected Structures Reference numbers RPS261 & RPS326). An Environmental Impact Statement and Natura Impact Statement will accompany the planning application.

FURTHER INFORMATION RESPONSE

Dear Ms. O'Donoghue,

In response to your letter dated August 3rd 2012 seeking additional information regarding the planning application referenced above, we have responded below to the items raised in the order in which they are set out in your letter. Firstly however, we wish to outline a brief context for the development proposal.

Proposed Development

The proposed development objective is to remediate a contaminated site. The secondary requirements that have arisen as a result of the proposed remediation process include the necessary relocation of

certain infrastructural facilities on the site, i.e. an ESB sub-station and a District Regulator Installation (gas related infrastructure) and the demolition of internal walls.

Bord Gáis wish to confirm that they have initiated this remediation project and that no third party has requested or necessitated this remediation of a former gasworks site. Bord Gáis has already successfully remediated two previous gasworks sites, one in Cork City which is the Headquarters of Bord Gáis Networks and a second site in Waterford City which is available for development in accordance with Waterford City Development Plan.

We request the planning authority to note that the proposed development is in keeping with Limerick City Council's policy to generally support the remediation of contaminated land as outlined in the current Limerick City Development Plan, that detailed investigations have been carried out and appropriate mitigation strategy put in place to ensure that this site is treated and remediated appropriately (Ch.12, pp117-118). The design team and environmental consultant are satisfied that the proposed remediation methodology will allow the site to be developed in future in accordance with Limerick City Development Plan.

Bord Gáis also wishes to confirm that there are currently no redevelopment proposals for the site, either by the applicant or by a third party. However, the proposed remediation work will allow this site to be brought forward for redevelopment when economic conditions improve or otherwise. The site is strategically located adjacent to the city centre, along a key access road, is zoned for city centre land uses and is in single ownership, all of which are factors which should, in future, support a successful and appropriate redevelopment project.

In the short to medium-term, the remediation of the site, if permitted, will also represent a significant planning gain through the decontamination of a significant area of urban land.

The proposed remediation will incur significant costs (to include costs associated with planning permission and waste licence requirements, professional fees and physical works) and will be carried out over a period of approximately two years. The Waste Licence Application is subject to vigorous assessment by the Environmental Protection Agency.

Several reports are referenced below and are included as Appendices in the EIS. A full list of reports is included in the contents page of the EIS. Specifications for each phase of works (Phase 1 – ref. 1021927/R/22 and Phase 2 – ref. 1021927/R/26) are included with this submission.

Responses to Items Raised in Further Information Request:

Item 1. Environmental Impact Statement – *The Applicant is hereby requested to clarify the following points:*

- (A) *The EIS does not address the issue of proposed impacts on Human Beings in the overall context of the proposal – This is a significant omission since the prediction of impacts on human health issues is fundamentally linked to protection of public health, whether through on site mitigation measures or other environmental controls. The Applicant is*

hereby requested to highlight and address the direct and indirect effects on human health, identify sensitive receptors (including sub population groups such as children, elderly or immune-compromised persons) and as appropriate, quantify such effects along with outlining site specific mitigation measures.

Response:

A **Human Environment Assessment** has now been undertaken and is attached (**Report No 1021927/R/28**).

It concludes that there will be a positive, imperceptible, temporary impact on population and employment in the vicinity of the subject site during the proposed works. In respect to community aspects, it is acknowledged that this project has the potential to give rise to temporary, negative environmental impacts. However, these impacts will be reduced to slight significance by implementing the proposed mitigation control measures detailed in the report. It is emphasised that experience from previous similar works has demonstrated through extensive monitoring and assessment, that there is no significant impact on human health. Air quality monitoring and assessment was independently undertaken by the EPA at the Waterford gasworks site remediation. The data was also independently reviewed by a leading authority at UCC, Professor James Heffron. Both drew the same conclusion that there was no significant impact on human health from the remediation works. Notwithstanding the assumption that works at Limerick gasworks would create no greater risks to human health than at previous sites, a phased approach has been adopted to further minimise any impacts on the human environment. After completion of the remediation works, it is anticipated that there will be a positive, moderate, long-term impact in respect to Land Use and Health and Safety considerations. This will be achieved by provision of the pedestrian set-back, boundary wall improvements and remediation works. It is considered that this direct experience and monitoring of similar works at other former gasworks sites is more accurate than attempting to predict impacts by modelling.

A Quantitative Human Health risk assessment has been undertaken and is included as supporting information (on CD) to the EIS as **Appendix A**. Whilst no further development of land is proposed (beyond remediation), the site will be remediated to clean-up criteria in respect to long term human health assuming a relatively sensitive end use of residential without gardens. Detailed Specifications for both phases of the works has been prepared and we have included copies of these for your information (six copies for each of the two phases of remediation). There is a Specification for each phase of works (**Phase 1 – ref. 1021927/R/22 and Phase 2 – ref. 1021927/R/26**). A summary of the Specification was included in the planning application. Control and Monitoring of Dust, Odour, Noise and vibration relating to short term human health is covered in Section A800 of the Specification. In particular, the remediation contractor is required to undertake appropriate dust control measures (checked by monitoring) to ensure that any dust created by the works settles within the Site and is not carried beyond its periphery (Section A840 & A850). Odour control measures are identified in Section A860 and are particularly stringent in respect to the Phase 2 works. Significant odours will not be released during Phase I works as the Pump and Treat system will be a closed system. Specifications have been submitted to the EPA as part of the Waste Licence applications under which all site activities will be managed.

The remediation Contractor will be required to comply with the requirements of any Planning or Waste Licence conditions (**Sections A571 and A572 of the Specification**). Section A751 of The Specification details the anticipated Waste Licence Conditions under which the works shall be undertaken and include submission of an Environmental Management Plan (EMP) and Method Statements for all site activities to the EPA for agreement at least one month prior to works commencing.

Tony Brown of Mouchel (providing specialist advice to Bord Gáis) has discussed the above with Tom Boland of HSE on 19th November, who we understand initially raised this question, so that he is aware of how we intend to respond.

Tony Brown also discussed our response with Tara O’Flanagan of Limerick City Council (Environmental Services) on 22nd November 2012 so that she is also aware of our approach.

Both Tom Boland and Tara O’Flanagan were satisfied that we could submit a response on the basis of what was discussed and would provide comments, as appropriate, once the response had been received.

*(B) In the absence of a detailed **Design Specification** for the proposed remediation process it is not possible to predict environmental/public health impacts or to outline effective and comprehensive mitigation measures. In such a context it is deemed that the EIS submitted is fundamentally flawed. The Applicant is hereby requested to address this issue.*

All potential impacts arising from the remediation/on site construction process need to be identified and quantified in the context of sensitive receptors/at risk community. Mitigation Measures which adequately and comprehensively address identified impacts need to be outlined.

The Applicant is hereby requested to submit a revised EIS which addresses the above omissions and which provides detailed consideration and a comprehensive Method Statement for proposed site remediation techniques and processes.

Response:

We have now included detailed Design Specifications for both phases of the proposed *temporary* remediation works which provide details of the control and monitoring of dust, odour, noise and vibration, as discussed above. Comprehensive works specifications will be obtained from contractors as part of the procurement process for appointing the remediation contractor and will be provided to the EPA under the anticipated Waste Licence Conditions. The Method Statements will need to comply with the relevant sections of the Specification in relation to the control and management of noise, vibration, dust and odour (**Section A800**).

Potential impacts and Control Measures on population, employment and community aspects are addressed in the attached Human Environment Assessment report. The main conclusions are summarized in the response to (A) above.

(C) *The EIS as submitted 'estimates' that 200m² of DNAPL will be removed and recycle/disposed off. The Applicant is hereby requested to clarify this issue?*

The EIS states that an estimated 32,500m² of material will require stabilisation/solidification as part of Phase 2 of the remediation works. The Applicant is hereby requested to clarify this issue?

Response:

It is difficult to estimate precisely the volumes of DNAPL present at depth under the site even with the detailed characterisation site investigation (and subsequent monitoring) already undertaken on the site. It will be a requirement of the remediation contractor to undertake a trial of the proposed remediation technique for the phase I works (**Section C910 of the Specification**). A revised estimate of the anticipated volume of DNAPL will be undertaken once these trials have been completed.

The calculation of the volume of material requiring stabilisation/ solidification is more accurate as it simply relates to the volume of material across the site to a depth of 3m (or shallower where rock is encountered) excluding hard material such as concrete.

Details of all ground investigation reports are included in **Appendix E (on CD) of the EIS**. The Quantitative Risk Assessment and Options Appraisal report (Appendix A of the EIS) details assumptions in the calculation of these volumes (sections 7.3 and 7.4).

We have included Process Flow Charts identifying the processes for the two phases of remediation (and details of the quantities of various materials for the phase 2 works).

(D) *There is no evidence in the EIS to indicate that detailed **Geotechnical Ground Investigations/Study** have been undertaken on site that would provide comprehensive and accurate quantitative assessment of the total area and depth of contaminated lands which will require remediation. The Applicant is hereby requested to clarify this issue and address same through the revision of the EIS.*

Response:

All previous ground investigation reports including the comprehensive characterisation works (where sonic drilled boreholes were drilled across the whole site on a 10 x10 grid) are included (on CD) as **Appendix E of the EIS**. Drawings included in the Quantitative Risk Assessment and Options Appraisal report (**Appendix A of the EIS**) identify topography of rock head, water levels, locations of DNAPL, cross sections and contaminant screening value exceedance plots, Conceptual Site Model, made ground depths and site constraints.

(E) **Control of Odours** – *The Applicant is hereby requested to submit a Pump & Treat Method Statement as it is not possible to accurately predict that odour will not be 'significant' as per the statements made in the EIS submitted on file. As a minimum control - an Odour Abatement/Odour Management Plan should be developed as part of the EIS given the close proximity of the development site to residential and commercial properties.*

Response:

As stated in (A) above, control and monitoring of odour is covered in **Section A800 of the Specification**.

As stated in (B) above, comprehensive Works Specifications will be obtained as part of the procurement process for appointing the remediation contractor and will be provided to the EPA under the anticipated Waste Licence Conditions which are also expected to require an Environmental Management Plan to be produced for the works.

*(F) **Control of Dust** - The EIS does not undertake any form of predictive modelling on the possible impacts of dust on the local community. Current baseline dust deposition results for the site are meaningless in the context of proposed site remediation. The health effects of contaminated dust on the local environment have not been addressed and this is deemed to be a significant omission. The Applicant is hereby requested to clarify this issue and address same through the revision of the EIS.*

Response:

As stated in (A) above, control and monitoring of dust and vibration is covered in **Section A800 of the Specification**. In particular, the remediation contractor is required to undertake appropriate dust control measures (checked by monitoring) to ensure that any dust created by the works settles within the Site and is not carried beyond its periphery (**Section A840 & A850**).

Predictive modelling for dust if appropriate would normally be dealt with by the contractor (as it is equipment and operations based), details of which would be provided in the Works Specification which the contractors will be required to provide at tender stage. Dust would be required to be controlled at source and managed through an Environmental Management Plan, or specific Dust Management Plan as required by the expected Waste Licence conditions.

*(G) **Control of Noise** – The baseline data is presented but no specific impact prediction, evaluation, study or identification of mitigation measures relative to proposed site operations is presented? The Applicant is hereby requested to clarify this issue and address same through the revision of the EIS.*

Response:

As stated in (A) above, control and monitoring of noise is covered in **Section A800 of the Specification**. In particular, section A810 of the Specification details the measures required to be undertaken by the remediation contractor to minimise noise such as providing effective exhaust silencers, sound reduced compressors and pumps, mufflers or silencers on pneumatic percussive tools etc. As stated above, predictive modelling for noise would normally be dealt with by the contractor (as it is equipment and operations based), details of which would be provided in the Works Specification which the contractors will be required to provide at tender stage.

*(H) The submitted **Water Quality & Hydro-Geographical Report** is deemed to be inadequate and inconclusive. It is not sufficient to say that 'there are no recorded active wells or boreholes in the vicinity of the site'. It should be noted that the site is located on the southern side of the River Shannon. The site wide presence of hydrocarbons, PAH's, cyanide, ammonium, copper and selenium pose a potential risk to waters. Initial groundwater assessment identified potentially significant risks to water. Initial groundwater assessment identified potentially significant risks to the River Shannon and*

*the on-site limestone aquifer by the presence of benzene, phenol, ammonium, hydrocarbons and aromatic hydrocarbons. Notwithstanding same no detailed **Hydro-Geological Risk Assessment** has been completed on the potential impacts of the remediation process on groundwater sources or the River Shannon. It should be noted that the River Shannon is a source of drinking water for a significant population catchment in the Limerick County Council functional area and this is not referenced in the EIS. The Applicant is hereby requested to clarify this issue and address same through the revision of the EIS.*

Response:

A groundwater/ surface water quantitative risk assessment has been undertaken and full details are included as **Section 5 of the Quantitative Risk Assessment and Options Appraisal report (Appendix A of the EIS)**.

The initial groundwater assessment identified that there could be potentially significant risks posed to the River Shannon and the limestone aquifer by the presence of benzene, phenol, ammonium, hydrocarbons (aliphatics C5-10, aromatics C5-8) and to a lesser extent the other lighter aromatic hydrocarbons (C8-21), identified in site soils and groundwater beneath the site. The River Shannon lies approximately 100m to the north-west of the site and is both tidal and saline at this point. Therefore, all assessments in relation to the River Shannon have been undertaken in accordance with marine Environmental Quality Standards (EQS). Detailed assessment of the hydraulic conductivity and gradient however, suggest that groundwater will take 3.38 years to migrate the 100m, and thus contamination will in most cases take longer, thus allowing for increased degradation and dilution. In addition, the docks (wet dock and graving dock) are likely to impede the flow of groundwater directly to the River Shannon, altering the flow path in a longer, more westerly direction. Thus the travel time will increase allowing for more degradation. Finally, it is possible that the alluvial deposits (predominantly cohesive) encountered near the Dock Road boundary may extend towards the river and be present beneath the river further impeding groundwater flow directly into the river. Therefore although a theoretical risk has been identified, it is unlikely that the site poses an actual risk due to contaminant degradation and increased travel times. Notwithstanding the above, the remediation strategy allows for clean-up of groundwater and removal of potential contaminant sources on site. Detailed groundwater monitoring is also ongoing (every 3 months) and included as Appendix E of the EIS to monitor any changes in groundwater quality on site. Groundwater monitoring during and post remedial works are expected conditions of the Waste Licence.

Item 2. *The Applicant is hereby requested to submitted sufficient details of the chemical element composition of the proposed discharge and the quantity of discharge proposed to allow a full assessment of the application. Additionally the Applicant shall submit a full suite of analysis of the leachate on site and identify all available mechanisms for removing and eliminating such leachate on site prior to discharge into the foul sewer systems. Full details of the on site treatment systems must be submitted.*

Response:

Any groundwater extracted as part of the Phase I Pump and Treat works or pumped from excavations during the Phase II stabilisation/ solidification works will be treated in a water treatment plant.

Groundwater pumped from the ground during the Phase I works undergoes a series of treatment processes as illustrated on the attached Process Flow Chart including the removal of DNAPL. Orientation of injection and abstraction boreholes within a specific area of operation allows recycling and improvement of groundwater quality to be undertaken under controlled conditions. Groundwater quality monitoring allows improvement to be demonstrated. In addition any water being injected into the ground must comply with the criteria specified in Appendix E of the Specification.

Groundwater pumped from excavations during Phase II works is treated prior to discharge to foul sewer and would need to comply with the 'indicative' criteria specified in Appendix E of the Specification. It is anticipated that discharge volumes would **not exceed 100m³/ day**. These criteria were discussed with Limerick City Council's (LCC) Water Services Department in November 2010 when initial design criteria were being formulated. The remediation contractor will obtain a trade effluent discharge licence from LCC prior to works commencing and would finalise discharge criteria and quantities of discharge.

Further details of the specific water treatment systems to be employed would be provided by the remediation contractor once appointed.

Tony Brown discussed the above approach with John O'Shaughnessy (Water Services department) at Limerick City Council on 22nd November 2012 who confirmed that he would require indicative discharge criteria to seek agreement from the waste water treatment plant operator prior to planning permission being granted. The discharge criteria could then be finalized and an application for a discharge licence submitted to LCC by the remediation contractor in due course.

In addition to the above Water Services also made the queries listed below. The response to the query is provided beneath each query.

Query: - *How does the contractor propose to regulate, measure and control the flow to the final discharge point?*

Response:

The Contractor will regulate and control flow into the sewer by means of a holding tank and will measure flow by means of a calibrated flow meter. Section C950 and sections C921m) - r) of the Specification (Report no. 1021927/R/26) identifies conditions to which the Contractor must comply in discharging any treated water to foul sewer. These include the requirement to measure flow rates by means of a calibrated flow meter just prior to the consented discharge point, compliance with emission levels (specified in Appendix E of the Specification), provision of an inspection chamber to permit taking of samples of the discharge, provision of a lower explosive limit (LEL) detection system capable of closing off a discharge valve to the sewer if levels of 20% LEL are exceeded and daily analysis of discharge with weekly reporting of results to the Drainage Authority. In addition, it will be a requirement of the Contract that the contractor shall comply with the conditions of a Waste Licence (granted by the EPA or Agency). It is anticipated that these will confirm the requirements of the Specification and are likely to include the following:-

- The licensee shall permit authorised persons of the Agency and Drainage Authority to inspect, examine and test, at all reasonable times, any works and apparatus installed, in connection with the discharge or emission, and to take samples of the discharge or emission.

- Hazardous wastes may not be discharged to sewer. Free phase consisting of light non-aqueous phase liquids and dense non-aqueous phase liquids shall not be discharged to sewer.
- The licensee shall ensure that the discharge shall not contain dissolved methane, petroleum spirits or organic solvents (including chlorinated organic solvents) at concentrations which would give rise to flammable or explosive vapours in the sewer.
- The licensee shall provide and maintain an inspection chamber in a suitable position in connection with each pipe through which a discharge or emission is being made. Each such inspection chamber or manhole shall be constructed and maintained by the licensee so as to permit the taking of samples of the discharge.
- The licensee shall submit monitoring results to the Drainage Authority on a weekly basis.
- A flow meter shall be installed at the point of discharge to sewer.

Query: - *Will the contractor be establishing a reporting protocol for routine and non-routine communications with the Limerick Main Drainage WWTW indicating the person responsible? What sort of turnaround time can we expect on the results of the analysis to be carried out?*

Response:

The contractor will be required to submit monitoring results on a weekly basis to the Drainage Authority as identified in Section C921p) of the Specification. It is anticipated that this will also be a condition of the Waste Licence. In addition, any non-compliance with the conditions of the Waste Licence (including non compliance with the requirements in respect to discharge to foul sewer) shall be reported to the Agency together with Corrective Action Procedures as soon as practically possible and in any case not later than 10am the following day after occurrence of the incident. Any non-compliance in respect to discharge to foul sewer will be reported to the Drainage Authority in the same timescale. Communication to the Drainage Authority will be the responsibility of the Facility Manager who will be suitably qualified and experienced (Section A751 of the Specification).

As stated in Section C941c) of the Specification (report no. 1021927/R/26), the results of chemical analysis will be provided by the contractor within a maximum of 10 working days of sampling. It is usual for this to be reduced to 5 days initially until confidence is gained that emission levels will not be exceeded.

Item 3. Roadside Boundary - *The remediation proposals including the demolition and re-building of sections of the roadside boundary. This proposal will require that all potential road improvements and traffic safety measures be fully examined in association with the proposals and consult with the Transportation & Infrastructure Department of Limerick City Council.*

Response: The applicant (represented by Mr. Declan Burke of BGE & Mr. David Cronin of RPS) met with Mr. John Ryan of Limerick City Council (Transportation and Infrastructure) on Wednesday 10th October 2012 to discuss the Request for Further Information in the context of the requirements of that department. The relevant details of the proposed remediation project as requested and agreed at the meeting are discussed in detail below under Items 4 and 5. Revised plans have been provided as necessary.

Item 4. *The Applicant is hereby requested to submit the following information and consult with the Transportation & Infrastructure Department prior to any response to this Request for Further Information, to determine any feasible road improvements and traffic safety measures that should be provided for in association with the proposals.*

- *Provisions for improved sight distances and more adequate footway space at the junction of O'Curry Street and Dock Road.*
- *Provisions for the permanent closure of the former site access gate at the north-western boundary of the site off the Dock Road.*
- *Provisions for road widening and road re-alignment at Dock Road and O'Curry Street.*
- *Design details of roadside wall construction and external finishes in accordance the ACA requirements and Public Realm Guidelines.*
- *Design details for improvements to the site access at O'Curry Street.*
- *Provisions for the protection and repair of footways necessitated by the installation of underground utility services.*
- *Provisions for the support or replacement of light standards which require supporting stays within the site.*
- *Framework of the construction traffic management plan.*

Response:

Improved Sight Distances and Footway Space at Junction of O'Curry St. and Dock Rd. -

A set back of the site boundary will be provided at the O Curry St. /Dock Rd. junction such that the sight lines at the junction comply with the requirements of TD 50/04 and future provision is made for a 10m radius to be provided to the roadside curve as requested by LCC. **Drawing No. MCW0724/DG0001 Junction Intervisibility Zone** for Road Junction with O'Curry Street and MCW0724/DG0001-03 Boundary Setback Detail as enclosed indicate the location of the proposed new boundary wall and the extent of the set-back location (See also enclosed email from Limerick City Council Traffic and Transportation Department confirming satisfaction with proposed line of setback). This will achieve the sight distances at this corner of the junction, thus providing the necessary safety improvements for users of the junction and additional footpath space. The existing boundary wall will be demolished and the proposed new boundary from the DRI unit on O Curry St. will be provided with a low stone wall and railing which will further improve sight distances. A 1.6m wide pedestrian access gate will be provided on the new set back boundary section. The details of the low wall and railing are provided in **Drawing 1021927/R10/007 Proposed & Existing internal elevation to O Curry St. Boundary.** Elevations for proposed substation, DRI and boundary walls along O'Curry St. and Dock Road enclosed; the wall will be faced with suitable stone to provide a suitable contemporary finish. The specifications for the proposed railing are also enclosed.

Kilsaran paving to match the existing will be provided at the area of footpath widening where the setback is to be provided at the Dock Road and its junction with O'Curry Street. The extent of Kilsaran paving to be reinstated and provided is indicated in **Drawing No. MCW0724/DG0001-03 Boundary Setback Detail.**

Provisions for the Permanent Closure of Former Access at North-Western Boundary off the Dock Road –

The set back and boundary proposal provided above will impact on this existing access gate and therefore it will be removed and replaced with the proposed low wall and railing boundary treatment as described above. This will ensure permanent closure of this site access gate. As discussed above, in lieu of this former access, a pedestrian gate will be provided at the corner of Dock Road and O'Curry Street. While there are currently no proposals to redevelop the site, this is considered a suitable location for pedestrian access to the site when likely future desire lines through the site and the site's relationship with the city centre and local amenities are considered.

Provisions for road widening and road re-alignment at Dock Road and O'Curry Street –

There are no provisions for road widening and road re-alignment at Dock Rd. and O Curry St. in the current Limerick City Development Plan. It is therefore our understanding that no further actions are required in this regard and accordingly, no modifications to the development proposal are included in this response to the Council's Request for Further Information.

Design details of roadside wall construction and external finishes in accordance with ACA requirements and Public Realm Guidelines –

The revised design details of the roadside wall construction and external finishes are provided on **Drawings 1021927/R10/005 Proposed & Existing internal elevation to O Curry St. Boundary and 1021927/R10/007 Elevations for proposed substation, DRI and boundary walls along O'Curry St.** and Dock Road. Bord Gáis will remove the hoarding from the site boundary on O Curry St. and replace the existing stone wall. The replacement boundary wall will be provided in two sections.

Section 1: replacement of the existing stone wall from the Sailors Home on O' Curry St. to the proposed ESB substation location. The existing wall will be demolished and replaced with a new blockwork inner leaf wall with stone facing and coping. The details of this wall construction is provided in Inset B1 of the drawing and the stone finish will be provided by a suitably experienced stonemason in conjunction with the Conservation Architect; Alison McQueen.

Section 2: replacement of the existing stone and blockwork walls from the proposed DRI location on O Curry St., with a low stone wall and railing extending along the proposed set-back section and along Dock Rd to tie in with the existing stone wall of the protected structure. The detail of this wall construction is provided in section 2-2 of the drawing and the stone finish and railings will be provided by a suitably experienced stonemason in conjunction with the Conservation Architect; Alison McQueen. A simple form of railing is proposed to be provided as per discussions with Jennifer McNulty on October 25th 2012.

The roadside wall construction and external finishes proposals above are provided to the satisfaction of the ACA requirements and Public Realm Guidelines. In this context, it is noted that the site is not located within the Architectural Conservation Area and that only the Dock Road is addressed in the Public Realm Strategy as an urban approach road. The replacement type construction provided above are in line with best environmental practice and at the same time, will replace the outward face of the wall on a like-for-like basis, in line with best conservation practice. For further detail please see Addendum to Built Heritage Assessment of March 2012 as attached.

Improvements to Site Access at O'Curry Street –

The O'Curry Street access will be used as a site access for the proposed remediation process only and no improvements are currently required. Provision for access improvements for any future uses is being provided for, in that a 10m space is to be maintained between the proposed relocated substation and DRI. Please refer to **Drawing MCW0724/DG0001-02 Access to Site Entrance (Visibility Zones)**. Notwithstanding same, it is proposed to replace the existing gate at this location with a steel gate currently located internally within the site. A photograph of same has been included on Drawing No. 1021927/R10/007 Elevations for proposed substation, DRI and boundary walls along O'Curry St. and Dock Road. This gate is to be painted black. This will improve the access from a visual perspective.

Provisions for Protection and Repair of Footways -

This item relates to the protection and repair of footways following the installation of the services. Excavation of existing footways will be required in two areas to provide for the installation of services. These areas relate to the relocation of the ESB substation and DRI on O'Curry Street. The footways in these locations are concrete construction and the replacement will be of similar construction. A condition survey of the existing footway will be provided prior to the works commencing on site

Provisions for Support/Replacement of Light Standards which require Supporting Stays within the Site –

There are 2 no. ESB poles on the roadside edge of the footpath on upper O'Curry Street which has cable stays that span over the hoarding currently positioned on this site boundary and are attached to the stone wall located inside this hoarding. These connection locations will be reviewed with the ESB in relation to relocating and/or removing them from within the site boundary. This works will be provided in conjunction with the boundary treatment works described above.

Framework of the Construction Traffic Management Plan –

A framework for the proposed Construction Management Plan has been enclosed. This will include inter alia the nature of proposed construction traffic, the likely numbers of vehicular movements into and out of the site during the construction/remediation period, the proposed hours of site operation and indicative proposals for the management of pedestrian safety during the construction process.

The Construction Management Plan will be developed on appointment of a contractor and a detailed plan can be provided to the local authority at this time.

Item 5. Boundary Treatment of O'Curry Street – *As was emphasised by the Planning Authority prior to the submission of this proposal - a detailed proposal regarding the treatment of the O'Curry Street boundary must be submitted on file. This proposal should detail a permanent approach to the removal of existing 'temporary' hoarding and the possible reuse of the stone proposed for removal from the site.*

With regard to the proposal to remove the remaining length of masonry wall on O'Curry Street and the corner of O'Curry Street/Dock Road and replace with a 'block work rendered wall' – the

Applicant is hereby requested to submit a more detailed specification and take into consideration the current construction of the wall in question i.e. visual amenity of site boundaries with particular reference to corner of O'Curry Street/Dock Road.

Additionally the Applicant shall consider the reuse of any stone proposed for removal from the site in any wall reconstruction.

Proposals in relation to boundary wall treatment for the O'Curry Street and Dock Road boundaries are as follows:

Section 1 Sailor's Home to Relocated ESB Substation: Demolish existing stone wall, rebuild a stone wall to similar height (to vary from 1.4m to 1.6m) comprising blockwork inner leaf and stone facing with vertical coping to match existing. The existing pedestrian entrance will be retained. A new gate will be provided. This will be constructed from Steelwork in line with proposed railing finishes. Details are provided in Drawing 1021927/R10/007 Elevation for Proposed Substation, District Regulation Installation (DRI) and Walls along O Curry St. and Dock Rd.

Section 2 DRI Unit to Dock Road Protected Structure, including Proposed Setback: Demolish existing wall, construct a low level block wall with stone facing and railing, to match height of existing wall (2.1m). A pedestrian gate of 1.6m in width will be provided at the centre of the setback. The gate will match that to be provided on O'Curry Street, as per details referenced under Section 1 above.

Alison McQueen & Associates (Archaeological and Architectural Conservation Consultants) have inputted to and assessed the proposals for the construction and finish of the new boundary treatments (see Addendum to Built Heritage Assessment of March 2012 attached). Section 5 of this addendum provides an Impact Assessment of the proposed works and Section 6 contains the recommendations of the conservation specialists regarding the proposed boundary treatment works. The proposed boundary treatments have been developed with due cognisance to the existing boundary treatments on O'Curry Street and the Dock Road, the character of the surrounding area, the roads/traffic requirements of the LCC further information request and to site safety and security requirements. The reuse of existing stone will allow the replacement of the outward face of the boundary wall in line with best conservation practices. This will also minimise the level of construction and demolition waste requiring removal from the site in line with sustainable building and waste management practices and with the policies of the current Limerick City Development Plan (Policy EM9). Suitable stone will be stockpiled on site for reuse in boundary wall construction following the demolition of the internal stone walls as the proposed remediation project progresses.

A detailed Method Statement will be prepared by the contractor, with inputs from Alison McQueen and Associates, in relation to construction of the proposed boundary walls; this document will include details on the salvaging of stone from the demolition of internal site walls and its reuse within the proposed new boundary structures and/or the reuse of stone from the existing boundary walls at Section 2, depending on its condition. This Method Statement will be forwarded to the local authority on preparation. Location and design details of proposed new boundary treatments are provided in Drawings 1021927/R10/005 Proposed & Existing internal elevation to O Curry St. Boundary, and 1021927/R10/007 Elevation for Proposed Substation, District Regulation Installation (DRI) and Walls along O Curry St. and Dock Rd.

On completion of the construction of each section of the new boundary treatments, the existing safety hoarding will be removed on a permanent basis in line with the requirements of the planning authority. A preliminary phasing plan has been referenced in the introductory section of this letter, which indicates the planned implementation phasing for the various elements of the pre-remediation works, the demolition of internal site walls and the replacement of site boundary treatments with new treatments as per the foregoing. Essentially it is proposed to carry out boundary treatment works immediately on completion of the phase 2 remediation works, which will include the removal of the existing hoarding.

Item 6. With regard to the Public Consultation carried out prior to the submission of this planning application, the Applicant is hereby requested to clearly detail in writing the process that was undertaken.

Response:

At the initiation of the project, an examination and assessment of affected stakeholders groups was undertaken. A Stakeholder Management Plan was then produced to establish, coordinate and manage all communications on the Limerick Gasworks Remediation project (see enclosures.) This sets out to determine and coordinate all levels and types of communication in relation to the project, as well as the timing and frequency of these messages. Bord Gáis Networks (BGN) proactively identified and engaged with the key stakeholders affected by the project. These key stakeholders include; neighbouring residents and businesses, local authorities, statutory bodies, elected public representatives, environmental groups and others.

As the site had been inactive for some time, a decision was taken to notify neighbouring residents and businesses, prior to any significant activities being undertaken. Individual information flyers were produced to inform of exploratory/preparatory works such as site clearance, ground investigation and boundary improvement works. These flyers were delivered door-to-door in the streets adjacent to the site, to advise of forthcoming activities (See enclosed).

In relation to the remediation works, BGN decided to hold a public information evening where stakeholders could learn about the work completed to date and the details regarding the upcoming project. Invitations to the evening were hand delivered to residences and businesses in the proximity of the site. The distribution area was increased to include a wider area of neighbouring streets, schools, churches, etc. Invitations were also issued to all other key stakeholders and the media. In order to capture any further interested parties, the event was advertised in the Limerick Leader and Limerick Post newspapers and the Bord Gáis Networks website. The information evening was held on the 16th February 2012. The aim of the evening was to present the project plans, answer queries, understand the process involved and discuss our experience with previous remediation projects. Stakeholders were invited to peruse the information displayed on exhibition stands. A Project Information Brochure was produced and distributed to all interested parties and is available on the Bord Gáis Networks website. The evening was received well by the attendees and the resulting queries have been minimal.

Public engagement will continue over the course of the project with the production of further information leaflets, pre-start letters, website updates and door-step calls. Stakeholders can also avail of our contact centre and/or through a local liaison officer who will be on hand to discuss any queries in further detail.

A summary of the timeframe of consultation and preparation of public information material carried out to date and of proposed future public consultation and preparation of further public information material is provided below:

- Preparation and delivery of Site Clearance Leaflet: April 2009.
- Preparation and delivery Site Improvement Leaflet: May 2010.
- Preparation and delivery Site Investigations Leaflet: June 2010.
- A series of briefing sessions with Limerick City Council: 2011 & 2012.
- Public Information Meeting held February 16th 2012 (advertised in the Limerick Post on February 9th 2012 and Limerick Leader on February 16th 2012 - invitations hand delivered to all residents and businesses on neighbouring streets; invitations issued to key stakeholders and public representatives by email). Press Release on the event and project issued February 16th 2012.
- Project Information Brochures were printed and are available for stakeholders. These will be issued and updated as necessary throughout the course of the project.
- Website "Go-live" was available following the information evening and will be updated as the project progresses. The project brochure is also available on the web page.
- Local Liaison Officer to be appointed to liaise with local residents, businesses and any other stakeholders.
- Pre-start letters to issue to all local residents and businesses prior to Stage 1 (Pump & Treat) of the project, approximately Spring 2013.
- Progress update leaflet to be printed on completion of Phase 1 and outlining the next steps to be undertaken in Stage 2 (Soil Stabilisation).
- Final leaflet to be printed on completion of the project (end 2014), to advise on ongoing monitoring works, etc.

The applicant has also published the necessary statutory public notices required as part of the Planning Application and Waste Licence processes.

We trust that this response has satisfied each of the items outlined in the Request for Further Information issued by the Council. The additional information is considered significant and the submission further information and revised plans are advertised in The Limerick Leader dated Saturday 15th December 2012 and by Site Notice erected on site today 13th December 2012.

We respectfully submit therefore that the Planning Authority now has sufficient information to determine this application and we look forward to a favorable decision in due course. Please do not hesitate to contact either the undersigned should you require anything further in respect of this response.

Yours sincerely,



Ciara Allen
Bord Gáis Éireann

ENCL. /

Copy of Newspaper Notice Advertising Significant Further Information

Copy of Site Notice Advertising Significant Further Information

Email from Traffic and Transportation Department of Limerick City Council regarding proposed boundary setback.

Documents:

Human Environment Impact Assessment prepared by Mouchel with inputs from RPS

Specification for Remediation Works Phase 1 prepared by Mouchel

Specification for Remediation Works Phase 2 prepared by Mouchel

Addendum to Built Heritage Assessment of March 2012 prepared by Alison McQueen and Associates

Bord Gáis Networks Stakeholder Management Plan, Stakeholder List and Stakeholder Map

Framework of Construction Traffic Management Plan

Traffic Impact Assessment Scoping Report

Drawings (prepared by RPS):

- MCW0724/DG0001 Junction Intervisibility Zone for Road Junction with O'Curry Street
- MCW0724/DG0001-02 Access to Site Entrance (Visibility Zones)
- MCW0724/DG0001-03 Boundary Setback Detail

Drawings (prepared by Mouchel):

- 1021927/WL/OD/11 Proposed Site Layout Plan
- 1021927/R10/005 Proposed & Existing internal elevation to O Curry St. Boundary,
- 1021927/R10/007 Elevations for proposed substation, DRI and boundary walls along O'Curry St. and Dock Road

Consent for inspection purposes only.
Copyright owner required for any other use.