

Site Details:	420 - 430 Beech Road, Western Industrial Estate, Naas Road, Dublin 12		
Date of Plan:	September 2018	Review Date:	n/a – Plan for the removal of unit 420.
Approved By:		Date Approved:	September 2018

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2. Site Activities:
<p>The site is located at 420 -430 Beech Road, Western Industrial Estate, Naas Road, Dublin 12 (National Grid Reference: Easting 231398, Northing 309143), in an industrial setting with surrounding land-use being predominantly commercial and industrial sites.</p> <p>Plan updated to reflect the change in the site boundary.</p> <p>Unit 420 – The unit is primarily used as an office function, with an area being used for storage of maintenance equipment and oils and chemicals and storage of clean stock (primary packages) for producers. All oils and chemicals were stored on bunds and held in small quantities'. No waste operation activities were undertaken within this unit.</p> <p>Unit 430 - The site activities are carried out inside the facility warehouse. Emissions to the environment comprise of emissions to air and to sewer. Both emissions are monitored as per licence requirements. There are no emissions to surface water or groundwater. The site is covered with impermeable hardstand.</p> <p>Activities carried out include:</p> <ul style="list-style-type: none"> • Class 7, Class 12 and Class 13 Waste Disposal Activities under the Third Schedule of the Waste Management Act 1996. • Class 3, Class 4, Class 9 and Class 13 Waste Recovery Activities in accordance with the Fourth Schedule of same. • The main activity carried out on-site is the heat disinfection of hazardous healthcare wastes for disposal or recovery. The site has two sterilisation treatment lines with a maximum processing rate of 2.5 tonnes per hour and an annual throughput of 15,000 tonnes of healthcare risk waste. • The site also has the following directly associated activities

- Storage of treatment plant residues pending transfer off-site for disposal or recovery Waste transfer,
- Wheeled Cart Washing
- Maintenance; all maintenance of the treatment plant is undertaken within the building. Maintenance activities include replacement of mechanical parts and oiling/greasing of moveable parts. Small quantities of oils and lubricants are stored on-site as part of the maintenance of the plant and equipment

3. Potential Contaminants Arising from Site Activities:

This plan is to review the potential contaminants arising in unit 420, associated with the return of the unit to the landlord.

The table below summaries the potential contaminants arising from the operations on the site, the potential areas affected, and the operators view of the likelihood (or risk) of contamination being present.

Activity (Source)	Potential Contaminant (Hazard)	Areas potentially effected (Receptor)	Mitigation during operation	Contamination Risk
Office function	Sewer Accumulation of office wastes	Contamination of storage areas/drainage	All welfare facilities directed to foul sewer. Office wastes (paper, canteen waste) are disposed of through an appropriate licenced contractor.	Negligible
Storage of clean stock	None	Contamination of storage containers	All stock delivered clean	Negligible
Maintenance Activities	Oils and Lubricants	Contamination from spillage	All chemicals and oils stored in small quantities and are banded. Inspections of area undertaken on daily basis. Spillage procedures were in place to recover any spilled oils or lubricants with absorbent material and dispose of waste to appropriately licensed facilities All tools used for the maintenance of the Auger are thoroughly cleaned and disinfected after use.	Negligible

4. Measures taken to protect land

No waste activities have been Unit 420, the unit is primarily used as an office function, with an area being used for storage of maintenance equipment and oils and chemicals and storage of clean stock (primary packages) for producers. All oils and chemicals were stored on bunds and held in small quantities. No waste operation activities were undertaken within this unit. The bedrock geology underlying the site is classified as poorly productive and the region is a Locally Important Aquifer. The groundwater vulnerability is classified as low.

The facility is completely paved and drained. Only clean rainwater from the rooftops is discharged to storm water drains. These drains feed into the Camac River which is classified as having poor status. The drainage from the rest of the yard is diverted to the foul sewer drainage system.

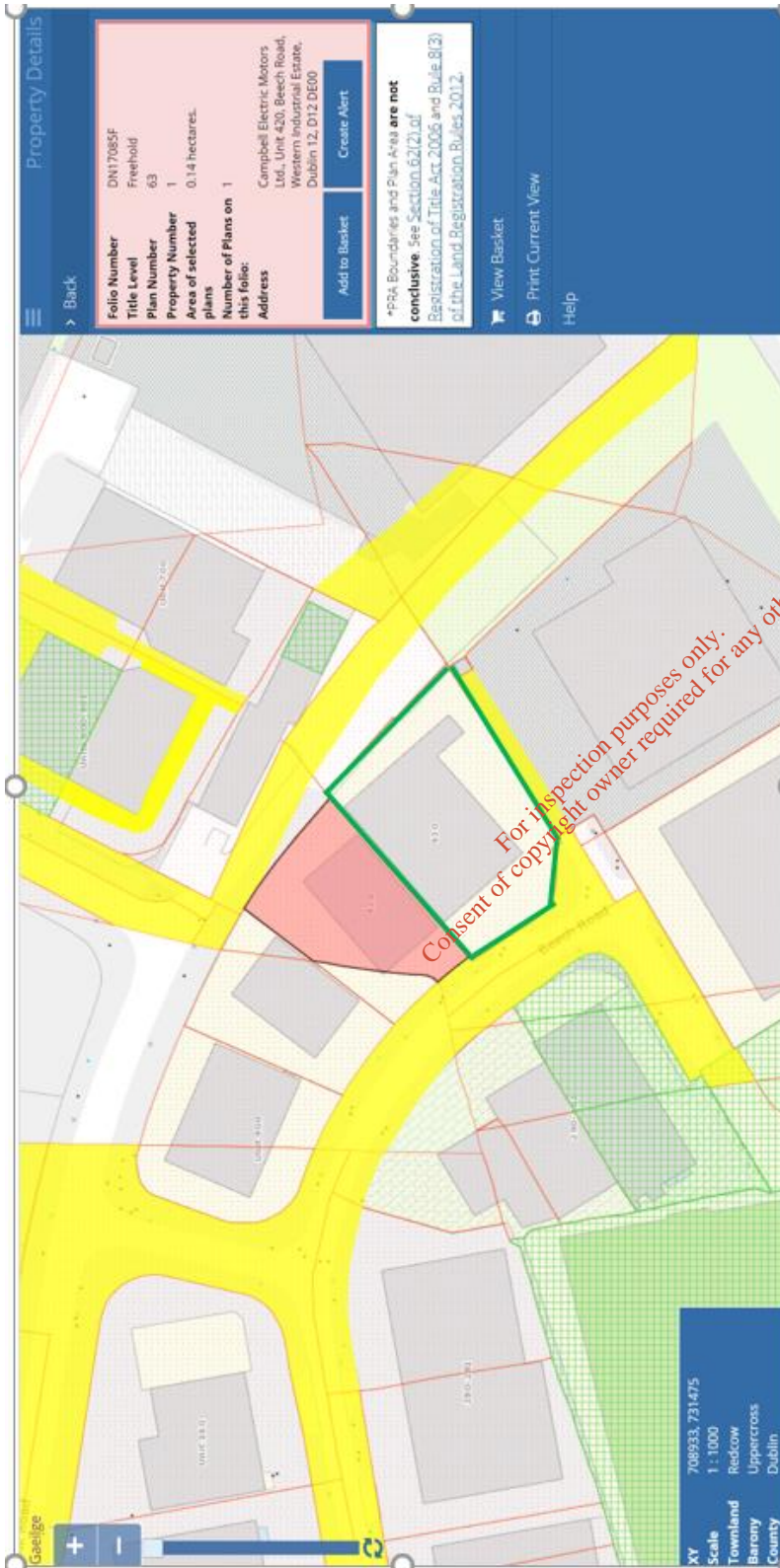
There are no SAC, SPA or NHA sites within 1km of the site. The setting is industrial with surrounding land-use being predominantly commercial and industrial sites. The facility is at the rear of the Industrial Estate and is adjacent to other light industry and commercial units.

The site has been operated in accordance with the relevant licenses for the site and the company management system, which have been periodically reviewed during the site operation to ensure ongoing protection of the site against pollution. This includes:

- Site diary requires routine checks to the integrity of all bunds and surfaces as part of site inspection.
- Incident reporting and investigation systems, supported with remedial action procedures, ensure that any accidents or incidents with a potential environmental impact are handled appropriately and in a timely manner ensuring all actions required are carried out to prevent a recurrence.

6. Site Plan – Showing Site Activity (Please insert picture / drawing):

Area of Land being removed highlighted in red, revised boundary shown in green.



7. Site Clearance:

Maintenance Waste/Miscellaneous Waste/Raw Materials	Small quantities of oils and lubricants are stored on site for the maintenance of plant and other equipment. An inventory of raw materials and products stored onsite and their associated disposal costs, however in this case as the site is still operational all oils and chemicals were moved into unit 430.
Waste packaging/containers	The stock was depleted to sufficient levels that can be relocated and accommodated in unit 430.
Office function	All waste was disposed recycled through an appropriate licenced contractor.

8. Site Surface Cleaning:

The following steps will be taken to remove any contamination present on surfaces which may have been affected by the activities undertaken on the site and to ensure that there are no potentially infectious pathogens remaining:

Building and Yard Area	<p>No waste operations undertaken in unit 420, but following removal of all equipment/stock and oils and chemicals the floor of the building was swept to remove any loose debris. The floor was then cleaned and sprayed with a 1% (10,000 ppm) sodium hypochlorite solution using a pump spray applicator and allowed to dry.</p> <p>Inspection of the building was then undertaken by the landlord prior to return.</p>
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9. Site Drainage System Clearance:

Not required, the facility was only used for office and welfare facilities.

10. Site's Intended Future Use:

The unit has been returned to the landlord, with the unit now occupied by Campbell Electric Motors.