



CONSULTANTS IN ENGINEERING,  
ENVIRONMENTAL SCIENCE &  
PLANNING

# WALSHESTOWN INERT WASTE FACILITY

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## TECHNICAL AMENDMENT APPLICATION

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**Prepared for:**

**Walshestown Restoration Limited**



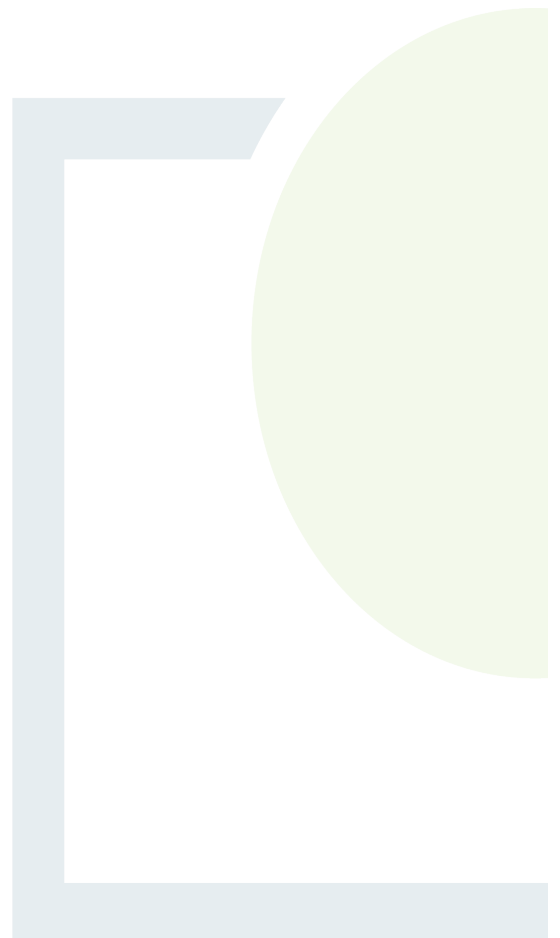
**Date:** March 2023

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## TITLE OF REPORT

### REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

User is responsible for Checking the Revision Status of This Document

Rev. No.	Description of Changes	Prepared by:	Checked by:	Approved by:	Date:
0	Draft	BF/NSC	DM	BG	31/03/2023

**Client:** Walshestown Restoration Limited

**Keywords:** Technical Amendment, EPA, IED, Licence, Surrender, Waste Inventory

**Abstract:** This document is a Technical Amendment Application to facilitate an alteration to the existing site boundary of Waste Licence W0254-01 for Walshestown Restoration Limited Inert Waste Facility.

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## 1. INTRODUCTION

This document is a Technical Amendment Application to facilitate an alteration to the existing site boundary of Waste Licence W0254-01 for Walshestown Restoration Limited Inert Waste Facility.

### 1.1 Background

Walshestown Restoration Limited operate an inert waste facility, at Walshestown, Blackhall, Tipperkevin, Bawnoge and Blackhall, immediately east of Punchestown racecourse and approximately 5km southeast of Naas, County Kildare. The facility is located at a former worked out sand and gravel pit and is licensed under W0254-01. The site occupies an area of approximately 70 hectares (ha), 23ha of which is proposed to be surrendered from the existing licenced boundary.

### 1.2 Licence Alteration Options

As specified in the Environmental Protection Agency's (EPA's) *Guidance on Requests for Alterations to a Licensed Industrial or Waste Activity*, there are three mechanisms by which a licensee can alter an existing licence.

- Licence Review
- Technical Amendment (TA)
- Request for Approval

The EPA guidance document presents a tiered approach and process of elimination to determining the relevant mechanism to alter a licence and includes a 'Screening Questions and Option Selection' table for each of these categories. The screening questions include examples of licence alterations typically sought by licensees. The response to these questions and examples aids determining the correct alteration mechanism.

Based on the above assessment FT recommended that Walshestown Restoration Limited seek to alter the licensed waste boundary via a TA. As part of the process, FT prepared an Independent Closure Audit (ICA) Scoping Report which was accepted by the EPA. FT subsequently prepared an ICA report which was submitted to the EPA to inform their exit audit criteria.

Appendix 1 of *Guidance on Requests for Alterations to a Licensed Industrial or Waste Activity* specifies the information to be provided by the licensee for a TA application. The following information is provided as part of this application:

1. AA Screening report for appropriate assessment: An Appropriate Assessment Screening Report has been undertaken and is in Appendix 1 of this report.
2. Where boundary is being amended:
  - a) An updated site boundary location map and geo-reference digital drawing files: The updated plan is presented in Figure 2.1 (Drawing No. P22-035-0100-0001) and the digital drawing files are included in a separate attachment as part of the TA application.
  - b) An OEE exit audit approval in the case of a reduction in area: An OEE exit audit was undertaken on the 7<sup>th</sup> March 2023, and the OEE exit audit report containing the approval for the reduction in area for the site is in Appendix 2.



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### 1.3 Area to be Surrendered

Walshestown Restoration Limited is requesting to surrender 23ha of restored agricultural land to facilitate the construction of an extension to the neighbouring Punchestown Racecourse.

The proposed area to be surrendered from the licenced site boundary adjoins the racecourse and was restored to agricultural land following the cessation of the quarrying activities.

The Site Location Plan is shown in Figure 2.1 (Drawing No. P22-035-0100-0001).

This area was reinstated using site sourced natural overburden only. No imported inert waste material, which is licensed under W0254-01 was placed within the proposed area to be surrendered.

The proposed area to be surrendered does not require decommissioning as it is only used for agricultural purposes.

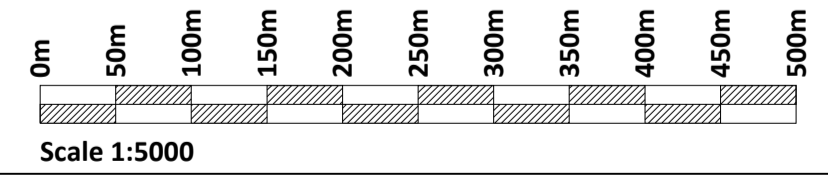


Infilling Operations Area

Proposed Surrender Area

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**SITE PLAN**  
Scale 1:5000



If Applicable : Ordnance Survey Ireland Licence No. CYAL50221678 © Ordnance Survey Ireland and Government of Ireland

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Rev.	Description	App By	Date
A	ISSUE FOR DISCUSSION	SD	03.05.22

PROJECT	<b>WALSHESTOWN WASTE FACILITY INDEPENDANT CLOSURE AUDIT</b>			CLIENT	<b>WALSHESTOWN RESTORATION LIMITED</b>						
SHEET	<b>SITE LOCATION PLAN</b>			Date	MAY '22	Project number	P22-035	Scale (@ A1-)	1:5000	Rev	A
				Drawn by	SFM	Drawing Number	<b>P22-035-0100-0001</b>				
				Checked by							

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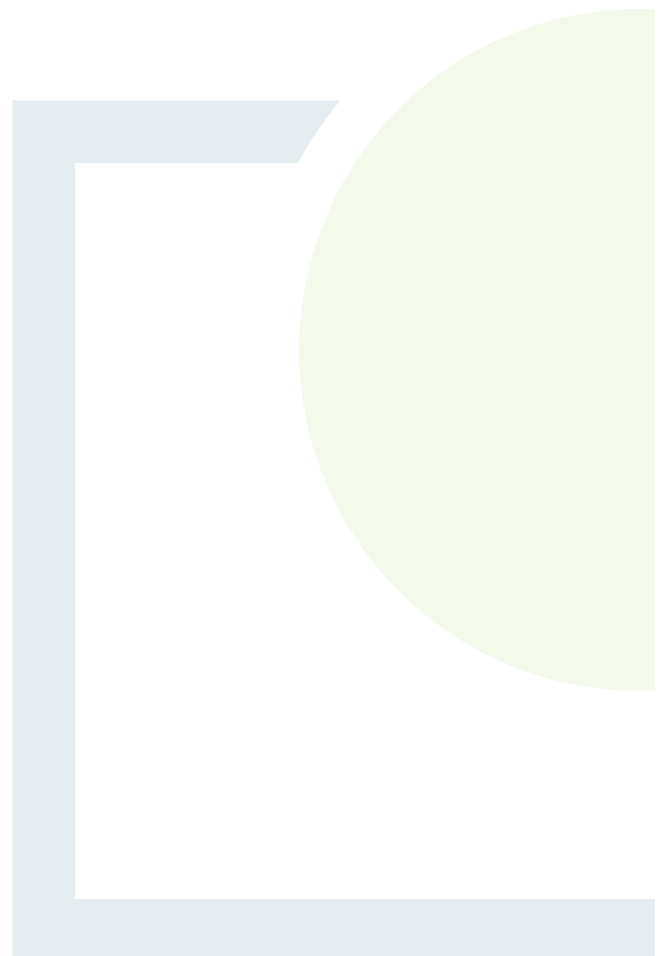
22 June 2022



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## APPENDIX 1

Appropriate Assessment  
Screening Report



# AA PN01: Appropriate Assessment Screening for Walshestown Restoration Limited

## STEP 1. Description of the project/proposal and local site characteristics:

(b) Brief description of the project or plan:	Alteration of the existing site boundary registered under the Waste Licence Ref: W0254-01 for Walshestown Restoration Limited as per Drawing No. P22-035-0100-0001.
(c) Brief description of site characteristics:	<p>The proposed 23 ha area to be surrendered from the licensed site boundary adjoins the Punchestown racecourse and was restored to agricultural land following the cessation of the quarrying activities.</p> <p>This area was reinstated using site sourced natural overburden only. No imported inert waste material, which is licensed under W0254-01 was placed within the proposed area to be surrendered. This area of the overall site was reinstated with excavated materials (silts/clays) from the quarrying activities, reinstating the area to agricultural land.</p> <p>The proposed area to be surrendered does not require decommissioning as it's primarily used for agricultural purposes.</p>

## STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest <sup>1</sup>	Distance from proposed development <sup>2</sup> (km)	Connections (Source- Pathway- Receptor)	Considered further in screening Y/N
Poulaphouca Reservoir SPA (004063)	NPWS (2022) Conservation objectives for Poulaphouca Reservoir SPA [004063]. First Order Site-specific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.	4.6	No source-pathway-receptor connectivity. Project is boundary change only and will not alter existing activities at the licensed site.	N
Red Bog Kildare SAC (000397)	NPWS (2019) Conservation Objectives: Red Bog, Kildare SAC 000397. Version 1. National Parks and Wildlife Service, Department of	4.9	No source-pathway-receptor connectivity. Project is boundary change only and will not alter existing activities at the licensed site.	N



	Culture, Heritage and the Gaeltacht.			
NWicklow Mountains SAC (002122)	NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.	8.3	No source-pathway-receptor connectivity. Project is boundary change only and will not alter existing activities at the licensed site.	N
Wicklow Mountains SPA (004040)	NPWS (2022) Conservation objectives for Wicklow Mountains SPA [004040]. First Order Site-specific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.	10.8	No source-pathway-receptor connectivity. Project is boundary change only and will not alter existing activities at the licensed site.	N
Mouds Bog SAC (002331)	NPWS (2019) Conservation Objectives: Mouds Bog SAC 002331. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.	12.3	No source-pathway-receptor connectivity. Project is boundary change only and will not alter existing activities at the licensed site.	N
Pollardstown Fen SAC (000396)	NPWS (2022) Conservation Objectives: Pollardstown Fen SAC 000396. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.	14.3	No source-pathway-receptor connectivity. Project is boundary change only and will not alter existing activities at the licensed site.	N

<sup>1</sup> Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

<sup>2</sup> If the site or part thereof is within the European site or adjacent to the European site, state here.

### STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives

of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
<p><b>Construction phase e.g.</b></p> <ul style="list-style-type: none"> <li>• Vegetation clearance</li> <li>• Demolition</li> <li>• Surface water runoff from soil excavation/infill/landscaping (including borrow pits)</li> <li>• Dust, noise, vibration</li> <li>• Lighting disturbance</li> <li>• Impact on groundwater/dewatering</li> <li>• Storage of excavated/construction materials</li> <li>• Access to site</li> <li>• Pests</li> </ul>	<p>There will be no construction works associated. The project is an alteration of licence boundary and will not alter existing licensed activities at the site.</p>
<p><b>Operational phase e.g.</b></p> <ul style="list-style-type: none"> <li>• Direct emission to air and water</li> <li>• Surface water runoff containing contaminant or sediment</li> <li>• Lighting disturbance</li> <li>• Noise/vibration</li> <li>• Changes to water/groundwater due to drainage or abstraction</li> <li>• Presence of people, vehicles and activities</li> <li>• Physical presence of structures (e.g. collision risks)</li> <li>• Potential for accidents or incidents</li> </ul>	<p>Continued environmental monitoring including surface water, groundwater, dust and noise will be undertaken in accordance with the Waste Licence W0254-01. Licence emission limits will not be altered.</p>
<p><b>In-combination/Other</b></p>	<p>There will be no in-combination effects.</p>

**(b) Describe any likely changes to the European site:**

<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> <li>• Reduction or fragmentation of habitat area</li> <li>• Disturbance to QI species</li> <li>• Habitat or species fragmentation</li> <li>• Reduction or fragmentation in species density</li> <li>• Changes in key indicators of conservation status value (water or air quality etc.)</li> <li>• Changes to areas of sensitivity or threats to QI</li> <li>• Interference with the key relationships that define the structure or ecological function of the site</li> </ul>	<p>There will be no likely changes to the European sites.</p>
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**(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?**

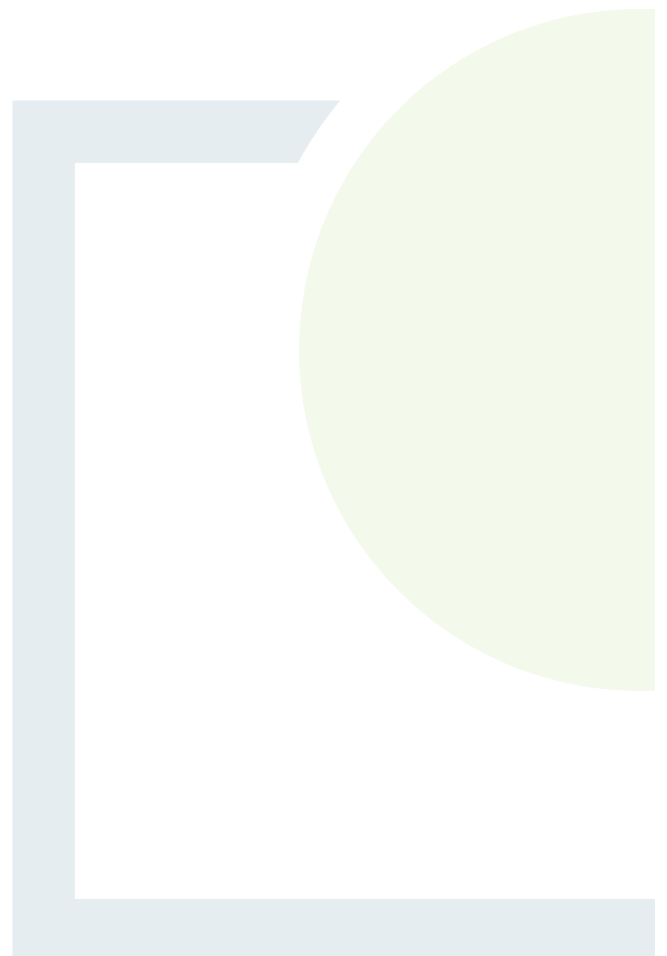
<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No pathways for likely significant effects on any European sites were identified. Therefore, it can be concluded beyond reasonable scientific doubt, in view of best scientific knowledge on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed project, either individually or in combination with other plans and projects, will have no likely significant effect.</p>
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## APPENDIX 2

Office of Environmental  
Enforcement (OEE) Exit Audit  
Approval



# Site Visit Report

The site visit process is a sample on a particular day of an installation's compliance with some of its licence conditions. Where non-compliance against a particular condition has not been reported, this should not be construed to mean that there is full compliance with that condition of the licence.

Instructions and actions arising from the visit shall be addressed, or where applicable noted, by the licensee in order to ensure compliance, to improve the environmental performance of the installation and to provide clarification on certain issues.

The licensee shall take the actions specified to close out the non-compliances and observations raised in this Site Visit Report.

The licensee may also be requested to provide a response to the Environmental Protection Agency (hereafter referred to as the Agency) in relation to the site visit report findings.

Licensee	
<b>Name of Installation</b>	Walshestown Restoration Ltd
<b>Licensee</b>	Walshestown Restoration Ltd.
<b>Licence Register No.</b>	W0254-01
<b>CRO Number</b>	564315
<b>Site Address</b>	Walshestown, Blackhall, Tipperkevin and Bawnoge, Naas, Kildare, W91 CF30
<b>Site Visit Reference No.</b>	SV27565

Report Detail	
<b>Issue Date</b>	07/03/2023
<b>Prepared By</b>	Ciaran Cuddihy

Site Visit Detail			
<b>Date Of Inspection</b>	22/02/2023		
<b>Time In</b>	14:30	<b>Time Out</b>	15:38
<b>EPA Inspector(s)</b>	Ciaran Cuddihy		
<b>Additional Visitors</b>			
<b>Licensee Personnel and Role</b>	Mervyn Ross-Facility Manager.		

## > Summary

The exit audit was conducted in response to a request to amend the facility boundary to exclude an area of the site from within the licence boundary. The audit focused on the condition of the buffer area to the south of the site. There was no licensable activity found to be occurring in the area to be removed on the day of the inspection. The physical condition of the proposed areas was found to be satisfactory and consisted of agricultural grassland including a pond.

The Inspector did not note any reason why the proposed area could not be removed from within the licence boundary as per the licensee's request.

## > Site Areas Inspected

The following areas were inspected as part of the site visit:

- Area of the site proposed to be excluded from within the licensed boundary;
- Active landfilling area and working face;
- Waste processing area.

## > Documents Inspected

The following document was inspected as part of the site visit:

- Independent closure audit - October 2022

## > 1. Site Specific Issues

	Answer	Condition Number	Non Compliance	Observation
1.1	Inspection of area to be removed	Checked		
<b>Comment / Action Required</b>				
<p>The proposed area to be removed from the licence boundary was inspected. The area is delineated from the rest of the site by a berm and forms buffer lands where no licensed activity was authorised to be carried out. The area which was quarried and restored prior to the licence being issued is currently used for agriculture (sheep farming) . A surface water pond is located within the area which is occasionally used by the licensee for dust suppression and the adjacent racecourse to water the track during periods of extended dry weather.</p> <p>Planning permission is in place to extend the adjacent racecourse into the proposed area to be removed from the licence boundary.</p> <p>A number of licence monitoring locations are located within the proposed area (1x groundwater, 1x surface water, 2x dust, 2x noise) which the licensee has indicated will not be impacted and can continue to be monitored as normal.</p> <p><b>Comment:</b></p> <p>No evidence was found to suggest that any licensed activity was or had been carried out in the proposed area and the physical condition of the area was found to be satisfactory.</p> <p>A review of monitoring locations is required if the boundary amendment request is successful.</p>				

## FOLLOW-UP ACTIONS

The licensee is required to complete the actions outlined in this site visit report within the specified timeframes. Where required, the licensee shall also respond to actions specified in Compliance Investigations and/or submit a response to this site visit report via the EDEN system. The licensee shall maintain a documentary evidence, for review by the Agency, that the prescribed actions were completed within the required timeframe.

### (i) Compliance Investigations

The Agency may generate a Compliance Investigation through the EDEN system and issue instructions and actions to the licensee. The licensee will receive notification when an instruction or action is issued and the licensee must respond to the actions within the Compliance Investigation within the specified timeframe.

### (ii) Response to Site Visit Report

Where the licensee is requested to (or wishes to) respond to the Agency in relation to this site visit report, the licensee may select the 'Make a Response' link on the actions taken by the licensee to address the issues raised in this site visit report and the target completion dates. This Licensee Public Response provides the licensee with an opportunity to inform both the Agency and the public about the implementing of actions set out in the Agency site visit report. The response must be submitted **within 30 calendar days** of the issue date of this site visit report.

### (iii) Publication of Reports

The site visit report will be made available for public viewing via the Agency's Licence Enforcement Access Portal (LEAP), within one day of the issue date. The Site Visit Report and the Licensee Public Response will also be published on the Agency's website, [www.epa.ie](http://www.epa.ie), 60 calendar days after the site visit report issue date (on the Licence Details Page for the relevant licence).

**Please note that licensees are required to comply with the conditions of the licence at all times, and where non-compliance occurs, compliance must be restored within the shortest possible time. These actions will be verified during subsequent Agency visits. Please quote the above Inspection Reference Number in any correspondence in relation this Report.**



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