

Horgan's Quay Waste Management Procedure & Plan.

Prepared For:

Planning Compliance

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BAM Building Ltd.

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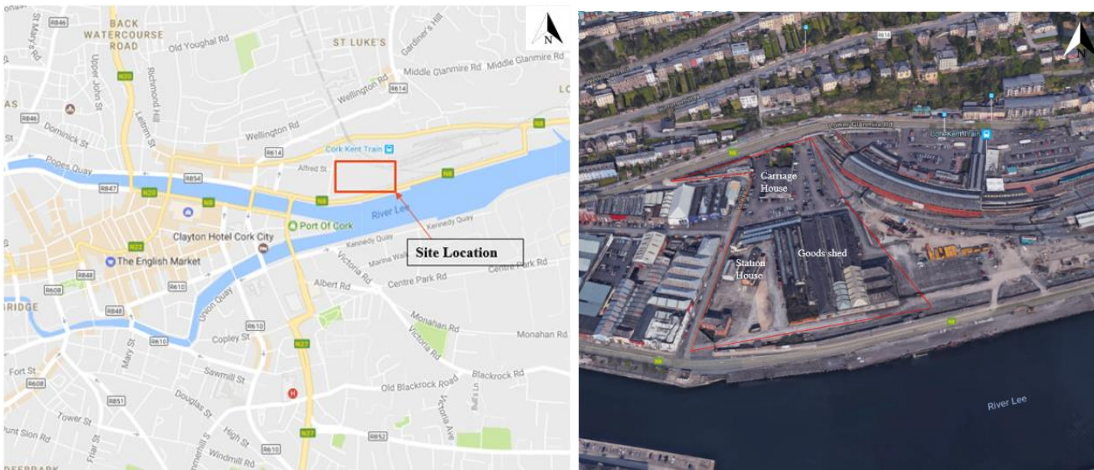
Project Description

The site is located approximately 800m north-east of Cork City centre (**Figure 1**). The site is currently paved and houses a number of derelict buildings, extending to approximately 2.48 hectares. The site is bounded by Kent Station to the east, with Railway St and the Penrose Wharf commercial properties to the west. South of the site runs Horgan's Quay and the River Lee, while the north of the site is bounded by Lower Glanmire Rd. The site has approximately 195m of river frontage.

The site hosts a number of buildings of varying sizes. All of these are disused and derelict. Three of the buildings are protected structures: The Station Master's House, the Carriage Shed, and the Goods Shed. Refer to **Figure 1**

There is pedestrian access to the site via a set of stairs from Lower Glanmire Rd, and vehicular access from Railway St which runs adjacent to the western boundary of the site. The parts of the site devoid of buildings are being used as overflow pay-and-display parking bays for Kent Station.

The proposed development will include the construction of a hotel, SHDI units, retail units and offices, incorporating the conservation of the three protected structures on the site. The existing site layout is shown in **Figure1**.



The proposed development includes the following main elements:

- Demolition of two derelict buildings on the site (Now complete)
- Provision Strategic Housing Development units to the South Western portion of the site
- Retention, refurbishment and re-use of the three major protected structures on the site (the Station Master's Building, the Carriage Shed, and the Goods Depot)
- Development of a hotel and retail outlets with associated car parking facilities in the north-eastern part of the site
- Development of new office buildings to the south-eastern part of the site
- Provision of services including water main, storm water drainage, foul sewer, gas, electricity, telecommunications, etc.
- Development of pathways, open/amenity areas and landscaped areas within the site
- Internal access roads
- Associated infrastructure

Waste management

It is expected that during the demolition phase and the construction phase that all the different waste streams will be encountered. This document outlines how BAM will manage this waste.

General waste:

For the following types of waste the documentation required from the waste management contractor is a Waste Collection Permit and a Waste Facility Permit. In addition the waste contractor is required to provide us with a Waste Transfer Form (WTF) for each waste shipment removed off site.

- Mixed Construction Waste
- Segregated Construction Waste e.g. timber, metal, plasterboard, recyclables
- Office waste
- Canteen waste
- Port-a-loo hire waste
- Grease trap waste
- Printer cartridges
- Confidential paper shredding
- Bulbs, batteries, WEEE etc.

Waste Collection Permit

Introduction

The first document we require is a valid Waste Collection Permit – these can be requested from the relevant waste management contractor or are available on the National Waste Collection Database at www.nwcpo.ie. We will ensure that the waste collection permit is valid and that it relates to the nominated waste contractor.

Waste Collection Permit Appendix A

The waste collection permit contains a number of Appendices (A to F) but for construction waste we require only the information contained in Appendices A through D. Appendix A. lists the types of waste which the waste contractor is legally permitted to remove from our sites. The Appendix is laid out in order of European Waste Catalogue (EWC) codes with Section 17 of the EWC pertaining to Construction and Demolition Waste.

Waste Collection Permit Appendix B

Appendix B lists the waste facilities where the contractor is permitted to transport the waste to. We obtain this location from the waste management contractor but also cross check it with the facility permit location listed on the waste transfer form. This location also needs to match the Waste Facility Permit which we have on file for the chosen waste management contractor. We will also check this facility permit.

Waste Collection Permit Appendix C

Appendix C lists the registration number and type of vehicles which are permitted to transport waste off our sites. This information will be periodically cross checked with the Waste Transfer Forms. If a vehicle registration number is not included we will notify our waste management contractor.

Waste Collection Permit Appendix

Appendix D lists the areas or counties where the Waste Collection Permit holder is legally authorised to collect waste.

Waste Facility Permit

Any waste management contractor that we employ must have a waste facility permit in place for the location where our waste is being removed to. Some facilities, such as facilities handling soil and stone, will have a Local Authority Certificate of Registration in place. As stated previously we cross check the waste facility permit number with Appendix B of the Waste Collection Permit. In addition, we will check the Schedule of Licensed waste activities within the collection permit.

Local Authority Certificate of Registration

If the facility permit is in the form of a certificate of registration from the local authority then there are some minor differences. In comparison to the previously described EPA facility permit. The permit number format is different but we will still cross check this with Appendix B of the waste collection permit. In addition the certificate of registration has an expiry which will outline the quantities that they are allowed to receive and also the permitted activities.

Waste Transfer Form.

It is not BAMs' responsibility to create or issue waste transfer forms, however we have a duty of care to ensure all waste is removed and handled correctly. These waste transfer records are the first step in ensuring we are acting responsibly in our duty. An example of an appropriate WTF should include:

- The name and waste collection permit number of the permit holder;
- Date of waste collection;
- Vehicle registration number of the vehicle;
- Quantity of waste collected from the customer (tonnes, volume or litres);
- Origin/ source/ point of collection of the waste;
- Description of waste including European Waste Catalogue (EWC) code,
- The name, address and permit or certificate of registration number of the waste facility to which the consignment of will be delivered.

Demolition waste

Type of Demolition Waste

It is envisaged that we will encounter various types of waste on the HQ Development during demolition. The following is how we plan to manage all of these waste streams. Elements of demolition waste will be processed on site with the use of a mechanical crusher.

When dealing with Demolition waste we will first ascertain the following:

- Will it be processed on site using a mechanical crushing machine?
- ✓ Yes - See Section re waste facility permit for crushing below. We will also follow the steps as per construction waste as outlined above. This is planned for the HQ developments.
- ✓ No – We will follow the same steps as per construction waste as outlined above. This is also planned for the HQ Developments.

Waste Facility Permit for Crushing.

The demolition waste will be processed on site with the use of a mechanical crusher and a waste facility permit is required for this activity. Traditionally, a Waste Facility Permit related to one specific fixed location and not to mobile plant that could move between different locations. Waste Facility Permits can be issued by the Waste Regulation Section of a local authority specific to the mobile crushing equipment, allowing it to be used on multiple specified sites of operation within that local authority. A Waste Facility Permit can be issued for mobile crushing equipment for a period of up to 5 years. The initial permit application may only specify one site of operation, although as new demolition projects come on stream, the local authority can facilitate an application by the permit holder for the addition of new sites of operation to the existing Waste Facility Permit by way of technical amendment

Demolition & Excavation Waste.

When dealing with demolition & excavation waste we will first ascertain the following:

- Am I notifying the EPA that this inert material is a by-product?
- Yes -See below.
- No I am removing the excavated waste to a licenced facility – We will follow the same steps as per construction waste as outlined above.

An Article 27

An Article 27 notification can be used to notify the EPA that we have made a determination that our inert waste (usually soil stone & demolition waste) is a by-product of the construction process rather than a waste. Article 27 allows so-called 'Economic operators' to decide that a substance or object can be regarded as a by-product and not a waste. Where appropriate we will submit an Article 27 for the Horgan's Quay Development using the EPAs EDEN portal.

Waste Facility Permit & Certificate of Registration

BAM may also be completing a "CERTIFICATE OF REGISTRATION APPLICATION" for the reuse of crushed and screened demolition material and the reuse of soil and stone on the HQ Development project.

This application is for the following purposes under the Waste Management (Facility Permit and Registration) Regulations S.I No. 821 of 2007 and the Waste Management (Facility Permit and Registration) Amendment Regulations S.I No. 86 of 2008 (hereafter referred to as the Regulations);

- The making of an application for a Certificate of Registration (COR).

The Guidance Manual is available to download from www.epa.ie/wastepermit and the Waste Facility Permit Application Form is available to download from the Cork City Council website, <http://www.corkcity.ie>

Hazardous waste

For all hazardous waste we require the same documentation as listed above (Waste Collection Permit and Waste Facility Permit). In addition the waste contractor is required to provide us with a number of documents which includes the following;

- A shipment of hazardous waste transfer form.
- A waste acceptance docket from the Waste Facility.
- A transboundary shipment form when the waste is exported
- A waste disposal/ recovery certificate also known as the certificate of destruction.

All of this documentation is a legal requirement.

Hazardous waste - Step 1

When the hazardous waste is removed off site, the chosen licensed waste haulage company will provide a waste transfer form (WTF) for shipments of hazardous waste within Ireland (2 page document). We will ensure that this includes the location, type of waste, EWC codes and volume or weight of waste removed.

Hazardous waste - Step 2

When the hazardous waste is received at the licensed waste facility a waste acceptance docket is provided by the waste facility operator. We will also ensure that the waste source and volume or weight matches the original WTF.

Hazardous waste - Step 3

When the hazardous waste is shipped outside of Ireland, the waste management contractor will then provide a transboundary shipment form (TFS form).

Hazardous waste - Step 4

Once the hazardous waste has been disposed or recovered the waste contractor will provide the final certificate of destruction. The source, quantity, EWC code and waste description should match the original WTF. All documentation related to hazardous waste shall be retained for a period of 5 years.