
From: Adrian Thompson

Sent: 25 February 2025 14:59

To: Michael Wilson

Cc: Stuart Semple

Stuart Purcell

Aidan Mullan

Subject: RE: Planning Application - LA01/2024/1187/F. Craighulliar Landfill, Ballymacrea Road, Portrush

Michael

Further to our telephone conversation I can confirm the following facts.

- The Craighulliar site contains 2 waste management operations, a landfill site regulated by NIEA under a PPC Permit and a waste transfer station regulated by NIEA under a waste management licence
- Both waste management licences and PPC Permits are authorisations reviewed, approved and regulated by NIEA for the operation of waste management facilities.
- PPC permits are issued for more complex facilities that could result in greater amenity risks such as landfill sites
- Waste management licences are issued for lower risk waste management sites such as waste transfer stations
- I can confirm a waste management licence modification application has been submitted to NIEA for the additional EWC code for black bin waste at the Craighulliar waste transfer station. NIEA have completed their assessment and they are content to grant the waste management licence modification. As part of NIEA's assessment of the waste management licence modification they have considered any potential impacts to the amenity of the area, including odour. Based on their assessment they are content that the site can comply with the conditions of the waste management licence in relation to odour
- I have attached a copy of the current waste management licence. If black bin waste is granted planning approval the site will still be regulated under condition 5.2 of the waste management licence:
*"5.2.1 Measures shall be implemented and maintained throughout the operational life of the site to control odour and monitor emissions of odours from the site, in accordance with Table 5.2.
5.2.2 All emissions to air from specific waste management operations on the site shall be free from odours at levels as are likely to cause pollution of the environment or harm to human health or serious detriment to the amenity of the locality outside the site boundary, as perceived by an authorised officer of the Department"*
- The NIEA regulating the site were a statutory consultee to planning application LA01/2024/1187/F. NIEA considered all aspects of the application including the information contained on the potential for odour from the site. NIEA offered no objection to the addition of black bin waste to the waste transfer station and stated:
"If MSW containing putrescible waste is temporarily stored, the shed shall be fully contained and banded to prevent liquid runoff. The maximum storage time for waste shall be 48 hours to prevent pest infestation and odour problems. The site working plan will require updating and approval from NIEA before work commences."
- The planning application is adding black bin waste to the waste transfer station. This will allow the landfill site to close and offer the following environment, amenity and odour improvements / betterment:

- The black bin waste will be sent off site via the waste transfer station within 48 hours. However, the Council will endeavour to have all black bin waste removed by the end of each working day. This is environmental betterment rather than the waste being deposited in the landfill adjacent to the caravan park where it will decompose / rot generating gases such as methane, carbon dioxide and hydrogen sulphide. The disposal of waste in the landfill will give rise to these landfill gases for 60 years after the date the waste was placed. The decomposition of waste in a landfill site can also attract pests such as flies and vermin. The use of a waste transfer station will ensure this waste is continuously removed from the site therefore significantly reducing the risk of odour and pests.
- Allowing the black bin waste to be added to the transfer station ensures the council can deal with the waste in accordance with the waste hierarchy ensuring waste is sent for recovery, where further recyclates can be extracted and the remaining waste turned into a fuel, rather than disposed of in landfill. Landfill disposal is the least preferred option under the waste hierarchy.
- Allowing black bin waste to be added to the transfer station will allow the landfill site to close, rather than remain operational. If LA01/2024/1187/F is granted approval the landfill will then be sealed with a low permeability cap and the landfill restored to a green field. This will provide a number of benefits to the caravan park which includes the removal of risk of odours from the landfill, the removal of the risk of pests and vermin from the landfill, the removal of the risk of wind-blown litter from the landfill and a more acceptable visual landform. The landfill would be viewed as a green field rather than a large area of black bin waste.
- If LA01/2024/1187/F is not granted approval then the Council will have to consider the continued disposal of black bin waste in the Craighulliar landfill. We believe this will present significantly greater visual and amenity risks than the waste transfer station that has been operational for ~20 years handling household waste. LA01/2024/1187/F will offer significantly greater amenity benefits to the wider area of residents than the continued operation of the landfill.

I trust the above sets out the regulatory control NIEA will have over the site to ensure that it does not give rise to odour or amenity issues outside the site boundary and at the Blair's caravan park.

I will copy you into a further email to the NIEA who will respond to state they are content for black bin waste to be transferred as part of LA01/2024/1187/F and that this will be a lower risk of odour than the current landfill site.

If you have any further queries please do not hesitate to contact me.

Regards
Adrian

From: Stuart Semple
Sent: 25 February 2025 12:57
To: Adrian Thompson
Subject: FW: Planning Application - LA01/2024/1187/F. Craighulliar Landfill, Ballymacrea Road, Portrush

From: Michael Wilson
Sent: 25 February 2025 12:21
To: Stuart Semple
Cc: Aidan McPeake
Denise Dickson
Jennifer Lundy

Subject: FW: Planning Application - LA01/2024/1187/F. Craighulliar Landfill, Ballymacrea Road, Portrush

CAUTION EXTERNAL:

Dear Stuart,

I refer to the objection set out in the email below and the attached RSK Review of the Odour Management Plan. According to the email, this Review has been circulated to you previously.

In light of tomorrow's Planning Committee meeting which this application is due to be presented, I would be grateful if you could confirm if the variation to the PPC Permit has been licensed/permitted, and any comments/commentary rebutting the issues raised in the attached report including the amenity of the adjacent caravan park.

In the absence of a variation to the PPC Permit allowing the additional waste codes, it is likely Planning will need to seek a deferral to enable consultation with NIEA Regulation Unit and further consideration of the matters raised within the objections.

I did try call but it went to answer machine. If you have any queries or wish to discuss anything please give me a call.

Kind regards
Michael

Michael Wilson
Senior Planning Officer
Tel. 028 7034 7220
Mob:



**Causeway
Coast & Glens
Borough Council**



RTPI
Chartered Town Planner

www.causewaycoastandglens.gov.uk

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From: Laura Crawford
Sent: 25 February 2025 09:39
To: Michael Wilson

On Behalf Of Planning

Richard Heaney

Subject: FW: Planning Application - LA01/2024/1187/F. Craighulliar Landfill, Ballymacrea Road, Portrush

Mike/Richard

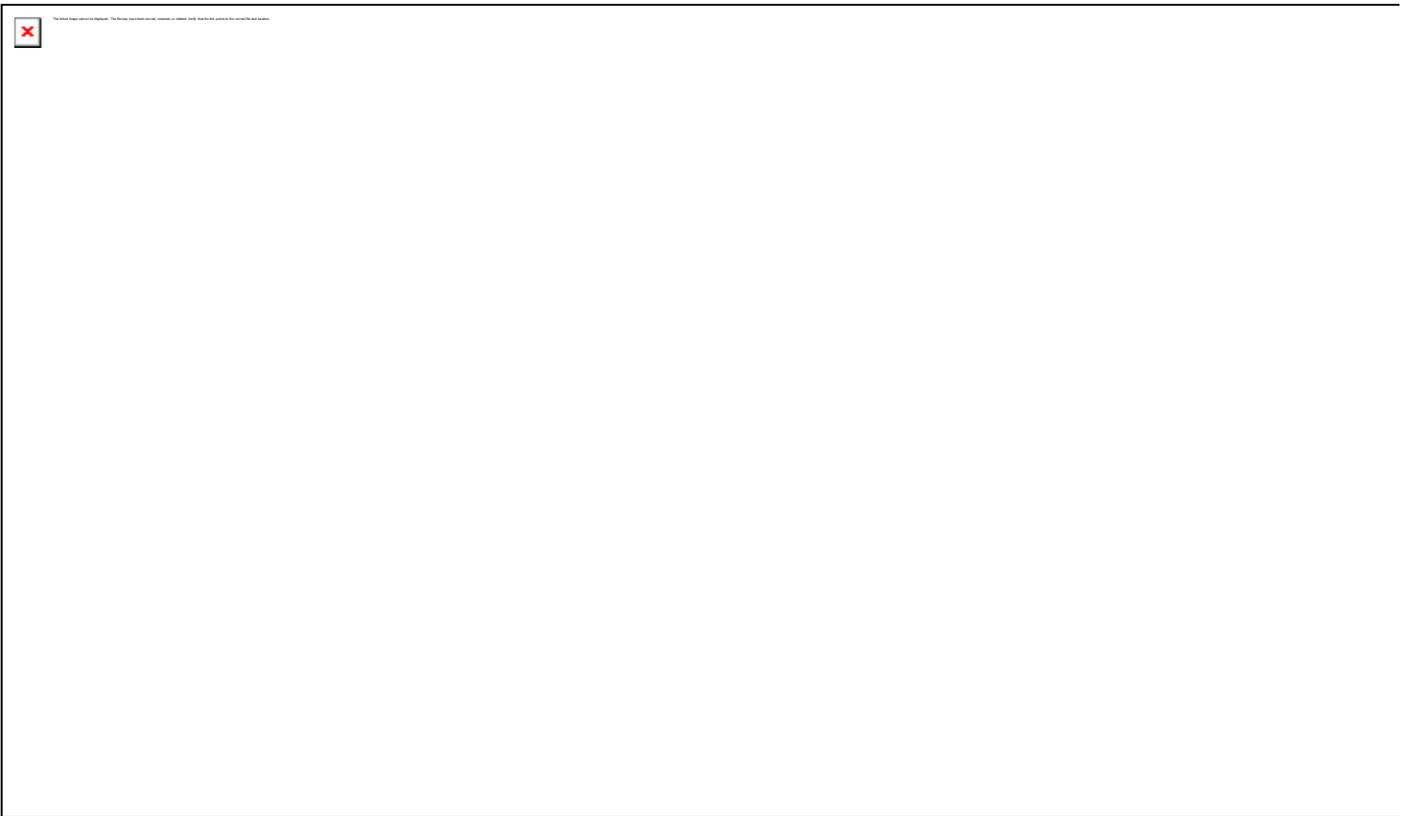
See correspondence from David Dalzell. I will upload to portal and make public as it will be considered as a verbal addendum

Thanks Laura

Laura Crawford

Business Support Officer

Tel. 02870347100



www.causewaycoastandglens.gov.uk

From:
Sent: 25 February 2025 09:35
To: Planning <Planning@causewaycoastandglens.gov.uk>
Cc: Richard Heaney
Subject: Planning Application - LA01/2024/1187/F. Craighulliar Landfill, Ballymacrea Road, Portrush

Hi Planning,

We have requested speaking rights at tomorrow's Planning Committee meeting with regards this application. My client, Blairs Caravans Limited, had asked RSK to review the current planning application LA01/2024/1187/F, and particularly the Odour Management Plan submitted with the application. To date we have not submitted this RSK report formally through the planning application process at this time, although we have provided it to the Applicant's agent for their review.

As the RSK Report attached provides more detail on the issue of potential for odour from this proposed development, may I ask that you upload this to the planning portal so that the points raised by RSK may be taken into consideration. Thank you.

Regards,

David Dalzell CMLI MRTPI

Chartered Landscape Architect and Chartered Town Planner

“Fairview”

10 Fairview Lane

Articlave

Coleraine

BT51 4JX

T:

E:

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Waste and Contaminated Land (NI) Order 1997
WASTE MANAGEMENT LICENCE

LICENCE REF No: LN/08/15

FACILITY TYPE: Waste Transfer Station

The Department of the Environment, in pursuance of the Waste and Contaminated Land (NI) Order 1997, hereby grants a waste management licence authorising the keeping and treating of controlled waste on the land specified in schedule 1 to this licence to:

Causeway Coast and Glens District Council
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

that person being in occupation of the said land, the said licence being subject to the conditions specified in schedule 2 to this licence.

SCHEDULE 1- SPECIFIED LAND.

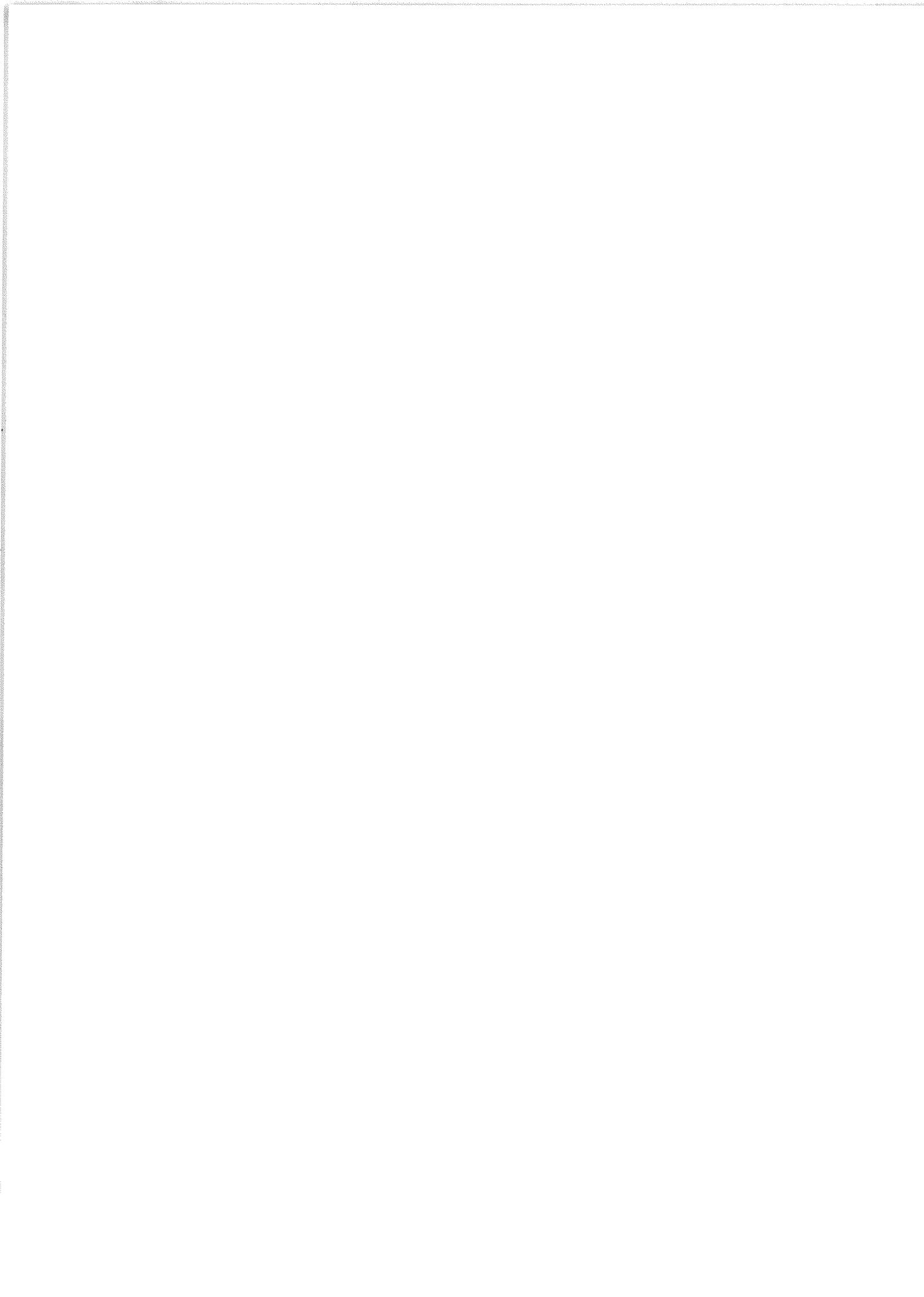
The licence relates to the **Waste Transfer Station** on the land at **Craigahulliar Landfill Site, Portrush.** (hereinafter called "the site") shown edged red on drawing No 001, stamped 'RECEIVED' by Planning Service on 3rd December 2002.

Signed

Name :- Eugene Kelly
Authorised officer of NIEA

Dated 1 APRIL 2015

YOUR ATTENTION IS DRAWN TO THE RIGHTS OF APPEAL DETAILED AT THE END OF THIS LICENCE.



SCHEDULE 2 - CONDITIONS RELATING TO THIS LICENCE



1 General considerations

1.1 Specified waste management operations

- 1.1.1 No waste management operations shall be authorised by this licence unless:
- a specified in and undertaken in accordance with the in the following Table 1.1; or
 - b otherwise required by the conditions of this licence as being an integral part of those operations:

Table 1.1 Specified waste management operations

| Specified Waste Management Operation | Permitted Waste Types which may be subject to the Specified Operation | Limits on Specified Waste Management Operations |
|---|---|--|
| R13: Storage of waste consisting of materials intended for submission, on this site to any of the category 'R' operations authorised under this column, or elsewhere than on this site, to any of the operations listed in Schedule 3 of the 2003 Regulations, (excluding temporary storage, pending collection, on the site where it is produced). | Paper, cardboard, plastic bottles, tin cans and aluminium cans, described by the following EWC codes: | Bulking up and storage pending transfer to authorised disposal or recovery facilities. |
| | 15 01 01 - paper and cardboard packaging | Transfer and storage may only take place on an impermeable pavement constructed in accordance with condition 2.1.2 |
| | 15 01 02 - plastic packaging | |
| | 15 01 04 – metallic packaging | |
| | 15 01 06 – mixed packaging | Storage of materials may only take place within the dry waste transfer station shown on drawings No 01 and 02 stamped 'RECEIVED' by Planning Service on 3 rd December 2002. |
| | 20 01 01 – paper and cardboard | |
| 20 03 01 – mixed municipal waste | | |

1.2 Permitted wastes

Permitted categories and types of wastes

- 1.2.1 No wastes other than those which are specified in Table 1.1 shall be accepted at the site.

Permitted quantities of wastes

- 1.2.2 The quantities of wastes accepted shall not exceed those listed in Table 1.2. The total quantity of waste accepted at the site per year shall not exceed 6,000 tonnes. The maximum storage capacities and maximum storage times shall not exceed those listed in Table 1.2 unless agreed in writing with the Department and only in an emergency.

Table 1.2 Permitted quantities of waste

| Permitted Waste Categories | Maximum Permitted Quantities (tonnes/year) |
|-----------------------------------|---|
| Dry recyclable wastes | Maximum daily intake – 80 tonnes Maximum storage capacity – 300 tonnes Maximum annual throughput – 6,000 tonnes Maximum storage time - 2 weeks |

Exclusion of wastes with other specified characteristics

1.2.3 Notwithstanding the specification of permitted waste types under conditions 1.2.1 and 1.2.2 above, wastes shall not be accepted at the site in the form of powder, sludge or liquid.

1.3 Hours of operation

Monday – Friday : 0800 to 1800hrs

Saturday : 0800 to 1800hrs

No operations shall take place on Sundays

1.4 Working Plan

All operations shall be carried out in accordance with the Working Plan submitted with the licence application and stamped 'RECEIVED' by Environment and Heritage Service on 21st June 2007. Where any licence condition conflicts with the Working Plan, the licence condition shall take precedence over the Working Plan.

1.5 Staffing and understanding of requirements of licence conditions and Working Plan

Minimum staffing and supervision

1.5.1 Whenever the site is open to receive or despatch waste, or is carrying out any of the specified waste management treatment operations, it shall be supervised by at least one member of staff who is suitably trained and fully conversant with the requirements of the licence and the Working Plan regarding:

- a waste acceptance and control procedures;
- b operational controls and environmental monitoring;
- c maintenance;
- d record-keeping;
- e emergency action plans;
- f notifications to the Department.

Availability of licence and Working Plan

- 1.5.2 A copy of this licence and the Working Plan shall be kept available on site for reference when required by all site staff carrying out work under the requirements of the licence.

Understanding of licence and Working Plan

- 1.5.3 All site staff shall be, or shall work under the direct supervision of a member of staff who is, fully conversant with those aspects of the licence conditions and Working Plan which are relevant to their specific duties.

Attendance of Technically Competent Persons

- 1.5.4 Attendance of the technically competent person(s) at the site shall be recorded in the site diary on arrival and departure

1.6 Changes in technically competent persons

- 1.6.1 Any changes in the technically competent management of the site and the name of any incoming person, together with evidence that such person has the required technical competence, shall be submitted to the Department in writing within 5 working days of the change in management. Technically competent management and technical competence shall be as defined under Regulations 3 to 5 of the 2003 Regulations.

1.7 Relevant convictions

Notification of relevant convictions

- 1.7.1 In the event of the Licence Holder and/or any relevant person being convicted of any prescribed offence (as defined by Regulation 2 of the 2003 Regulations) and which is in addition to any already notified to the Department, then full details shall be provided to the Department within 14 days following sentencing, whether or not the conviction or sentence is subsequently appealed. Such details shall include, in respect of each relevant person (as defined in Article 3 of the Waste and Contaminated Land (NI) Order 1997 or any subsequent amendments to those regulations), the nature of the offence, the place and date of conviction, and any fine or other penalty imposed.

Notifications of appeals against convictions

- 1.7.2 In the event that the Licence Holder and/or any relevant person lodges an appeal against any such conviction or sentence, the Licence Holder shall notify the Department of this within 14 days of the lodging. The Licence Holder shall notify the Department of the results of that appeal, within 14 days of the appeal being decided.

1.8 Amendments to the Working Plan and supporting information

- 1.8.1 The Licence Holder shall give the Department prior notice in writing of any proposed change to the Working Plan, and to any associated appendices, drawings and figures which are referenced in the Working Plan. The notice shall be accompanied by a copy of the proposed changes and by a written assessment of the effect that implementing the proposed change to the Working Plan would have on the risk posed by the site to human health and the environment.
- 1.8.2 The proposed change to the Working Plan shall not be implemented unless the Department has given its written consent to it. Following consent, the Licence Holder shall give the Department prior written notification of the implementation date of the change, and from that date the changed section shall be deemed to be incorporated in the Working Plan in replacement of the previous version of that section.

1.9 Notification of change of operator's or holder's details

This condition refers to changes in details concerning the existing licence holder/operator. Any change in licence holder or operator identity requires formal application to the Department. Change of licence holder or operator outside these requirements constitutes a breach of a licence condition.

- 1.9.1 The following information shall be notified in writing within 5 working days to the Department:
where the Licence Holder is a corporate body other than a registered company:
- i any change in the Licence Holder's name or address;
 - ii any steps taken with a view to the dissolution of the Licence Holder;
 - iii the operator at the time of issue of the licence and of any change in the operator or in the operator's trading name, address, registered name or registered office address (if different from the Licence Holder)

1.10 Notification of preparatory works

- 1.10.1 No preparatory works shall be undertaken until at least 7 days prior notice in writing has been given to the Department of the intention to do so. The notification shall include details of what work is being done and when.

1.11 Notification of commencement, cessation and recommencement of waste handling operations

Specified waste management operations

- 1.11.1 No specified waste management operation shall be carried out until at least 7 days prior notice in writing has been given to the Department of the intention to commence carrying out the specified waste management operation.

Cessation and recommencement of receiving wastes

- 1.11.2 In the event that the site ceases receiving wastes for longer than 1 month then within 7 days following the elapse of that time, the Licence Holder shall inform the Department in writing of the date of cessation and of the planned date of recommencement. In the event that the site recommences receiving wastes sooner than the notified date then the Licence Holder shall give the Department not less than 7 days prior notice in writing.

1.12 Notifications and submissions to Department

- 1.12.1 Except where otherwise specified, all notifications and submissions to the Department under the requirements of these licence conditions:
- a shall be made in writing to the address specified by the Department in writing at the time of issue of this licence, or as subsequently specified by written notification to the Licence Holder;
 - b shall quote the licence reference number and the name of the Licence Holder.

2 Site engineering for pollution prevention and control

2.1 Engineered site containment and drainage systems

Provision and maintenance of site containment and drainage systems

- 2.1.1 No waste shall be deposited, stored, treated or otherwise handled in any area of the site until the engineered site containment and drainage system for that area has been constructed and completed in accordance with this condition and condition 2.1.2.
- 2.1.2 The engineered site containment and drainage systems shall be designed, constructed, inspected, validated and maintained, and shall be fully documented and recorded, to be fit for purpose and meet the standards specified in Table 2.1 below.

Table 2.1 Site containment and drainage standards

| Type of Site Containment and Drainage | Minimum Specified Standards of Design, Construction and Maintenance |
|--|---|
| a) Hardstanding | <p>Areas of hardstanding shall be constructed of granular material (e.g. crushed stone, aggregate, road planings or similar material) and maintained such that the working surface:</p> <ol style="list-style-type: none">i) shall remain evenii) shall not be subject to settlementiii) shall not be subject to rutting by vehicles even when wetiv) shall have sufficient durability to allow cleaning for example by scrapingv) shall remain free of standing water |
| b) Impermeable pavement, bunding and sills | <p>Areas of impermeable pavement, bunding and sills shall be constructed and maintained so as to prevent fluids running off the pavement and the transmission of fluids through the pavement or joints.</p> <p>Areas of impermeable pavement shall be:</p> <ol style="list-style-type: none">i) laid to take the weight of relevant vehicles, plant and equipment without cracking or breakingii) free from cracks which could reduce impermeabilityiii) resistant to mechanical, physical and chemical stresses to which they may be subjectediv) fall towards the drainage system to prevent ponding <p>No liquid shall run off areas of impermeable pavement other than via the drainage system.</p> |
| c) Sealed drainage systems | <p>Drainage to areas of impermeable pavement shall be provided by a sealed drainage system that is comprised of a drainage system with impermeable components, which does not leak and, which will ensure that:</p> <ul style="list-style-type: none">• no liquid will run off the pavement otherwise than via the system; and• except where they may be lawfully discharged, all liquids entering the system are collected in a sealed sump. <ol style="list-style-type: none">i) sealed sumps shall be inspected no less frequently than daily and after rain, emptied when the collected liquids reach 80% of its capacity as measured using a dipstick or equivalent gauge, and constructed and maintained so as to collect and contain all liquids which run off the pavement.ii) inspections and emptying of sealed sumps shall be recorded in the site diary.iii) uncontaminated drainage from clean yard areas shall be kept separate and discharged to either surface water or sewer or watercourse or soak away. |
| d) Covered buildings or roofed areas | <p>Where wastes are stored or treated in a building or roofed area:</p> <ol style="list-style-type: none">i) The building or roofed area shall be designed, constructed and maintained to prevent ingress of rain and surface water.ii) Roof water shall be kept separate from contaminated water and other liquids and shall be discharged to either surface water or a sewer or a water course or a soak away. |
| e) Fixed tanks | <ol style="list-style-type: none">a) All fixed tanks used for the storage and treatment of wastes must be constructed and maintained to a standard which is fit for purpose.b) All fixed tanks (and their associated inlet and outlet pipes and valves) used for the storage of potentially polluting or hazardous wastes, shall be located within a bund and on an impermeable pavement, which shall be |

Table 2.1 Site containment and drainage standards

| Type of Site Containment and Drainage | Minimum Specified Standards of Design, Construction and Maintenance |
|---|---|
| | isolated from the site drainage system. The capacity of any bund shall be at least 110% of the total capacity of all tanks within it. |
| | c) All underground tanks (and their associated inlet and outlet pipes and valves) used for the storage of potentially polluting or hazardous wastes in liquid, sludge or powder form shall be located within engineered secondary containment, which shall be isolated from the site drainage system. |
| f) Storage areas for skips, drums and other mobile tanks and containers | All skips, drums and other mobile tanks and containers having individual capacities of greater than 10 litres which are used for the storage of wastes, shall be constructed and maintained so that they do not leak any liquids contained in them. |

Construction quality assurance of new site containment and drainage systems

- 2.1.3 No wastes shall be deposited, stored, treated or otherwise handled in any area or in any fixed tank for which an engineered site containment and drainage system has been newly constructed to meet the requirements of this condition until:
- a details of the identities, relevant experience and relevant qualifications of the personnel who will be providing Quality Assurance of the engineered site containment and drainage systems have been submitted in writing to the Department and acknowledged in writing by the Department;
 - b the engineered site containment and drainage system has been constructed in accordance with the other requirements of this condition;
 - c the Validation Report on the construction of the engineered site containment and drainage system has been submitted in writing to the Department and has been acknowledged in writing by the Department.

Construction quality assurance of existing site containment and drainage systems

- 2.1.4 No wastes shall be deposited, stored, treated or otherwise handled in any area or in any fixed tank for which a previously constructed and existing engineered site containment and drainage system is being used to meet the requirements of this condition unless:
- a details of the identities, relevant experience and relevant qualifications of the suitably qualified Engineer who will be providing inspection and validation of the existing engineered site containment and drainage systems have been submitted in writing to the Department and acknowledged in writing by the Department;
 - b the engineered site containment and drainage system for that area has been inspected by the designated Engineer and has been maintained or improved, in accordance with their recorded advice, to meet the standards specified in Table 2.1;
 - c the Validation Report confirming that the engineered site containment and drainage system meets the specified standards has been submitted in writing to the Department and has been acknowledged in writing by the Department.

3 Site infrastructure

3.1 Provision of site identification board

- 3.1.1 No wastes shall be received at the site until an identification board has been provided at or near the site entrance.
- 3.1.2 The identification board shall be inspected at least once per week. In the event of damage or defect, the board shall be repaired or replaced within 3 working days.
- 3.1.3 The board shall be easily readable from outside the site entrance in daylight hours, and shall display the following information:
- a Site name and address;
 - b Licence Holder name (company name, not individual name unless justified as necessary);
 - c Operator name (company name, not individual name unless justified as necessary);
 - d Licence number;
 - e Emergency contact name and telephone number of licence holder/operator (for security reasons, personal names and home phone numbers should not be used except where no alternative is practicable);
 - f Statement that the site is licensed by Environment and Heritage Service, Department of the Environment;
 - g Environment and Heritage Service Telephone number 028 90 569359 (office hours),
 - h Days and hours site is open to receive waste.

[The location of the notice board should be such that it is clear that it does not designate areas outside the licensed site and does not encourage illegal tipping.]

3.2 Site security

- 3.2.1 Site security systems shall be provided at all times during the subsistence of this licence, the objective of which shall be to prevent access by humans and livestock which is not authorised either by the Licence Holder or under legal powers of entry.¹ These shall be installed, operated and maintained, and shall be fully documented and recorded, in accordance with the following requirements:

¹ The Department will review site security requirements in the light of ongoing site operations and licences may be modified to specify specific requirements.

Table 3.2 Site security system standards

| Site security system | Specified standards |
|------------------------|--|
| Timetable of provision | Site security shall be provided prior to commencement of the specified operations. |
| Design standards | Unless otherwise agreed in writing by the Department, this shall consist of a chainlink security fence at least 1.8 metres high around the perimeter of the site, which shall meet the standards specified in British Standard BS1722 or an agreed alternative, and shall have a lockable gate at least the same height and standard at the site access. |
| Operational standards | The site shall be kept closed and secure at all times when unattended. |
| Maintenance standards | The site security shall be fully inspected at the commencement of each working day, and recorded in the site diary. Any defects or damage shall be made secure by the end of the working day, and shall be repaired within 7 working days of the damage being detected. All repairs shall be recorded in the site diary. |

4 Site operations

4.1 Control of mud and debris

Prevention of mud and debris on road

- 4.1.1 Whenever the site is receiving or despatching wastes measures shall be provided, operated and maintained, with the objective of preventing the deposit or tracking of mud or debris arising from the site onto public areas outside the site, which shall include public highways and areas of public access outside the site.
- 4.1.2 All vehicles leaving areas of the site which are operational or upon which engineering works are being carried out shall, before leaving the site, be cleaned as necessary and shall be checked to ensure that they are clear of loose waste and that their loads are secure.

Remediation of mud and debris on road

- 4.1.3 In the event that mud or debris arising from the site is deposited onto public areas outside the site, remedial measures shall be implemented immediately, in accordance with the following requirements:
- a The affected public areas outside the site shall be cleaned
 - b Traffic shall be isolated from sources of mud, debris and loose waste within the site to prevent further tracking, and measures shall be taken to clear any such sources as soon as practicable. All such deposits shall be removed by the end of each working day.

4.2 Potentially polluting leaks and spillages of waste

Potentially polluting leaks and spillages from vehicles, plant and equipment

- 4.2.1 All vehicles used on the site by the operator, and all plant and all equipment used on the site in connection with specified waste management operations, shall be operated and maintained with the objective of preventing potentially polluting leaks and spillages of wastes or other potentially polluting materials.

Potentially polluting leaks and spillages from fixed tanks, skips, drums and other mobile containers

- 4.2.2 Each tank, skip, drum or other mobile container used to hold wastes which consist of or contain potentially polluting liquids, or other potentially polluting materials shall be, while on the site:
- a loaded and unloaded in accordance with the specified handling procedures;
 - b filled and emptied in accordance with the specified filling and emptying procedures;

- c clearly and unambiguously labelled regarding its contents, unless the contents are clearly identifiable by visual inspection;
- d inspected and maintained according to the specified maintenance schedules and procedures, which shall be fully documented and recorded;
- e in the event of damage or deterioration to a container that is, or is likely to cause, a leak, that container shall be repaired or replaced immediately;
- f secured while the site is not operating

Control and remediation of leaks and spillages

4.2.3 Before the commencement of specified waste management operations, the licence holder shall forward to the Department, an emergency leaks and spillages action plan detailing precautions in place, equipment available and the measures to be taken in the event of a leak or spillage on site. Procedures detailed in the action plan shall meet the standards specified in Table 4.2. In the event of any potentially polluting leak or spillage occurring on site, documented control and remediation procedures shall be implemented immediately. Such action shall prevent the escape of the material to the environment

Table 4.2 Standards for prevention and control of leaks and spillages

| Action | Specified standards |
|---|---|
| a) Control and remediation of leaks and spillages | <ul style="list-style-type: none"> i) Minor spills shall be cleaned up immediately, using sand or proprietary absorbent to clean up liquids. ii) Where major spillages occur which are causing or are likely to cause pollution emissions to the environment: <ul style="list-style-type: none"> • Immediate action shall be taken to contain the spillage and prevent liquid from entering surface water drains, water courses and unsurfaced ground; • The spillage shall be cleaned immediately and placed in alternative sealed containers; • The Department shall be informed immediately, and a record entered in the site diary. |

4.3 Fires on the site

Prohibition of unauthorised fires on site

4.3.1 No fires shall be permitted within the area covered by this licence. Any fire arising on the site shall be treated as an emergency situation and appropriate action taken to immediately extinguish the fire.

Fire action plan

4.3.2 Before the commencement of specified waste management operations, the licence holder shall forward to the Department, a fire action plan detailing fire precautions in place, firefighting equipment available and the measures to be taken in the event of a fire on site. In the event of a fire on the site, the fire action plan shall be implemented and the Department shall be informed immediately and action taken shall be recorded in the site diary.

4.4 Waste acceptance and control procedures

Waste acceptance procedures

- 4.4.1 All wastes shall be received, inspected, accepted or rejected, and recorded in accordance with the standards specified in Table 4.4 below.

Waste control procedures

- 4.4.2 All wastes accepted at the site shall be handled, kept and recorded in accordance with the standards specified in Table 4.4 below.

Waste despatch procedures

- 4.4.3 All outgoing wastes shall be inspected, despatched and recorded in accordance with the standards specified in Table 4.4 below. All waste despatched from the site shall be sent to authorised facilities.

Table 4.4 Standards for waste acceptance and control procedures

| Stage of Waste Handling | Specified standards |
|--|---|
| Waste inspection | Wastes stored at the site shall be regularly checked during the working day to ensure they comply with the permitted waste types detailed in condition 1.2.1 and that they are stored in the appropriate container and location within the site. |
| Waste Control procedures: Quarantine storage and rejection of wastes | <ul style="list-style-type: none">i) Any items of non-permitted waste which are detected after acceptance at the site shall be placed immediately in a designated quarantine area and stored in a manner that will not cause risk of environmental pollution, harm to human health or damage to local amenity.ii) In the quarantine area, wastes shall be kept segregated from other wastes which are or are likely to be incompatibleiii) Quarantined wastes shall be removed from site within 7 days.iv) A record shall be kept in the site diary of all rejected wastes and all wastes kept in quarantine storage |
| Identification of wastes | <ul style="list-style-type: none">i) Areas, bays and containers shall be clearly defined and labelled to identify the wastes stored within them;ii) Containers for hazardous waste shall be appropriately labelled. |
| Inspection of wastes for despatch | All wastes despatched from the site shall be inspected prior to despatch to confirm their description and composition. |
| Waste despatch and recording | Waste despatched from the site shall only be sent to appropriately licensed facilities. |
| Incompatible wastes | Incompatible wastes, which are likely, in combination with each other or with other material at the facility, to give rise to pollution of the environment or harm to human health outside the site, shall be clearly identified and kept physically separate in designated areas |

4.5 Waste quantity measurement systems

Means of measurement

The weight of all wastes accepted at and despatched from the site shall be determined by means of a public weighbridge, or a weighbridge or scales located within the site. The weighbridge or scales used shall record quantities of wastes to an accuracy of 0.02 tonnes.

4.6 Storage of wastes with specified hazardous properties or forms

- 4.6.1 Notwithstanding the specification of permitted waste types under section 1.2, wastes displaying any of the hazardous properties or forms specified in Table 4.6 shall only be handled and/or stored on the site in accordance with the standards specified in Table 4.6 below.

Table 4.6 Standards for handling and/or storage of wastes with specified characteristics

| Storage requirement | Specified standards |
|---|---|
| a) Solids wastes which when handled or stored are likely to generate significant quantities of dust, fibres or particulates | These wastes only permitted if they are handled and stored in: (i) buildings or containers providing containment of aerial emissions of dusts and particulates; or (ii) bays or roofed areas provided with a permanent water supply and water spraying or misting equipment is used at all times when significant quantities of dust, fibres or particulates are likely to be, or are being generated. |
| b) Odorous wastes, including wastes which are likely to be odour producing during storage | i) These wastes only permitted if: <ul style="list-style-type: none">• Stored in sealed containers and in areas provided with impermeable pavement and sealed drainage; or• Stored in covered buildings providing containment of aerial emissions; or• Stored in bays provided with an impermeable pavement and sealed drainage. ii) These wastes shall be subject to monitoring in accordance with condition 5.2 and shall in any case not be stored for longer than 48 hours, unless otherwise agreed in writing with the Department. |
| c) Solid wastes which are likely to produce polluting or contaminating run-off. | i) Inert wastes only permitted if stored in bays with: <ul style="list-style-type: none">• Hardstanding and drainage that prevents run-off from the waste into adjacent surface water bodies or storm water drains; or• An impermeable pavement and sealed drainage. ii) Degradable municipal wastes only permitted if stored in areas with impermeable pavement and sealed drainage and: <ul style="list-style-type: none">• Stored in sealed containers; or• Stored in covered shelters or roofed areas; or• Stored in bays. |
| d) Combustible wastes | These wastes only permitted if stored in bays provided with an impermeable pavement and sealed drainage, and with access to fire fighting equipment. |
| e) Wastes which are likely to attract pests | These wastes shall be subject to monitoring in accordance with condition 5.4, and in any case not be stored for longer than 48 hours, unless otherwise agreed in writing with the Department. |
| f) Wastes which are likely to attract scavengers | i) These waste only permitted if: <ul style="list-style-type: none">• Stored in closed or secure containers; or• Stored in covered buildings providing security against scavengers, or• Stored in bays provided with netting or fencing providing security against scavengers. ii) These wastes shall be subject to monitoring in accordance with condition 5.5 |
| g) Wastes which include light wastes or other wastes liable to give rise to litter | These wastes only permitted if: <ul style="list-style-type: none">• Stored in sealed containers and in areas provided with impermeable pavement and sealed drainage; or• Stored in covered buildings providing containment of aerial emissions of litter; or• Stored in bays provided with litter control netting or fencing. |

4.7 Removal of residual wastes from site

- 4.7.1 In the event that the specified waste management operations on the site cease and the Department has reasonable grounds to believe that they will not be resumed within 90 days, then, notwithstanding the operational limits on storage times of wastes specified in the other conditions of this licence, the licence holder shall ensure that all wastes remaining on the site shall be removed by the date specified by the Department in writing. This shall include, where required by the Department, cleaning of plant, equipment and engineered containment used in the specified waste management operations, and emptying of any sealed sumps or interceptors.

5 Amenity management and reporting

5.1 Monitoring and control of dusts, fibres and particulates

- 5.1.1 Measures shall be implemented and maintained throughout the operational life of the site to control and monitor emissions of dusts, fibres and particulates from the site, in accordance with Table 5.1 below.
- 5.1.2 All emissions to air from the specified waste management operations on the site shall be free from visible concentrations of dusts, fibres or particulates as are likely to cause pollution of the environment or harm to human health or serious detriment to the amenity of the locality outside the site boundary, as perceived by an authorised officer of the Department.

Table 5.1 Standards for monitoring and control of aerial emissions of dusts, fibres and particulates.

| | |
|--------------------------------|---|
| Monitoring of aerial emissions | Site staff supervising individual waste handling operations shall, during the carrying out of those operations, undertake visual monitoring of aerial emissions. |
| Remedial action | On detection or notification of visible aerial emissions that are likely to be transported beyond the site boundary, immediate action shall be taken to stop the waste handling operations giving rise to the emission and to suppress the aerial emission from the waste. The incident and the remedial action shall be recorded in the site diary. |

5.2 Monitoring and control of odours

- 5.2.1 Measures shall be implemented and maintained throughout the operational life of the site to control and monitor emissions of odours from the site, in accordance with Table 5.2.
- 5.2.2 All emissions to air from the specified waste management operations on the site shall be free from odours at levels as are likely to cause pollution of the environment or harm to human health or serious detriment to the amenity of the locality outside the site boundary, as perceived by an authorised officer of the Department.

Table 5.2 Standards for monitoring and control of emissions of odours

| | |
|---------------------------------|--|
| Monitoring of odorous emissions | Olfactory monitoring of aerial emissions from the site shall be carried out: <ul style="list-style-type: none">i. By the site manager or supervisor, at least twice a day, at the site boundary situated downwind of the waste operations and shall be recorded in the site diary; andii. By site staff supervising individual waste handling operations during the carrying out of those operations. |
| Remedial action | On detection or notification of aerial emissions of odour that are likely to be transported beyond the site boundary at such levels that they are likely to cause pollution of the environment or harm to human health or serious detriment to the amenity of the locality, immediate action shall be taken to stop the waste handling operations giving rise to the emission and to suppress the aerial emission from the waste. The incident and the remedial action shall be recorded in the site diary. |

5.3 Control of noise

5.3.1 Measures shall be implemented and maintained throughout the operational life of the site, in accordance with this condition and the working plan, to control and minimise the levels of noise from operations on the site beyond the site boundary.

5.4 Control of pest infestations

5.4.1 Measures shall be implemented and maintained throughout the operational life of the site to control and monitor the presence of pests on the site, in accordance with Table 5.4.

Table 5.4 Standards for monitoring and control of pest infestations

| | |
|---------------------------------|---|
| Monitoring of pest infestations | An inspection of stored wastes for pest infestations shall be carried out at least at weekly intervals and shall be recorded in the site diary. |
| Remedial action | On detection or notification of pest infestations, immediate action shall be taken to secure the attendance of a professional pest control contractor to eliminate the pest infestation. The incident and the remedial action shall be recorded in the site diary. |

5.5 Control of scavenging birds and other scavengers

- 5.5.1 Measures shall be implemented and maintained throughout the operational life of the site to control and monitor the presence of scavenging birds and other scavengers on the site. The objective of these measures shall be to prevent scavenging birds and other scavengers from gathering on operational areas or scavenging wastes in such numbers that are likely to cause harm to human health or serious detriment to the amenity of the locality.

5.6 Control of litter

- 5.6.1 Measures shall be implemented and maintained throughout the operational life of the site to control and monitor the escape of litter from the confines of the site.
- 5.6.2 In the event that litter does escape from the site, it shall be retrieved as soon as practicable and no later than 1 hour after its escape.

6 Site records

6.1 Security and availability of records

Security of records

- 6.1.1 All records which are required to be made under the other conditions of this licence, the working plan and The Hazardous Waste Regulations (Northern Ireland) 2005 shall be maintained and kept secure from loss, damage or deterioration, and shall be kept in accordance with the requirements specified in Table 6.1 below.

Availability of records

- 6.1.2 All records which are required to be made under the other conditions of this licence, the working plan and The Hazardous Waste Regulations (Northern Ireland) 2005 shall be made available for inspection at the place where they are kept immediately when required by an authorised officer of the Department.

| Site records | Specified standards |
|-------------------|--|
| Wastes accepted | All records shall be stored either: i. On paper in a secure cabinet or cupboard; or ii. On computer disc with a back up copy |
| Wastes rejected | |
| Wastes dispatched | |
| Site diaries | |
| | Records shall be kept for a minimum of 2 years |
| | All hazardous waste consignment notes must be stored as paper copies in a secure cabinet or cupboard on site for a minimum of 3 years, in accordance with Regulation 40 of The Hazardous Waste Regulations (Northern Ireland) 2005 |

6.2 Records of waste movements

Recording of wastes accepted and removed

- 6.2.1 A record shall be kept of each load of waste accepted and each load of waste removed from site. This record shall include the following details:
- Loads in :- Waste type as specified under condition 1.2 and the relevant European Waste Catalogue code, quantity (tonnes), date received, date accepted, producer, registered carrier.
 - Loads out :- Waste type as specified under condition 1.2 and the relevant European Waste Catalogue code, quantity (tonnes), date removed, authorised point of disposal, registered carrier, consignment note number.

Summary records of wastes accepted and removed

- 6.2.2 A summary record of the waste types removed from the site shall be made for each quarter of the financial year and shall be submitted to the Department within one month following the end of that quarter. The summary record shall be in a format agreed by the Department in writing.

6.3 Site diary

- 6.3.1 A site diary shall be kept secure and shall be available for inspection at the site when required by an authorised officer of the Department. This shall include a record of the following events:
- a construction work
 - b maintenance
 - c breakdowns
 - d emergencies
 - e problems with waste received and action plan
 - f site inspections, monitoring and consequent actions carried
 - g technically competent management attendance on site: the date and the time onto site and the time left site
 - h despatch of records to the Department
 - i severe weather conditions
 - j complaints about site operations and actions taken
 - k environmental problems and remedial actions
- 6.3.2 Each record shall be completed within 24 hours of the relevant event.

7 Interpretation

In these conditions and their interpretation, unless the context otherwise requires, the following terms have the specified meanings:

“accepted”

for waste being delivered to the site, shall mean accepted as waste input to the site for storage and/or processing and/or disposal under the specified waste management operations. This also includes waste that does not conform to the licence conditions being stored in quarantine areas for removal from the site;

“authorised officer of the Department”

means any person(s) authorised in writing by the Department pursuant to Part IV of the Waste and Contaminated Land (NI) Order 1997;

“consequences”

for **risk assessments** carried out within these conditions, means the adverse effects of harm as a result of realising a **hazard** which cause the quality of human health (other than health and safety of site staff or visitors to the site covered under the Health and Safety at Work Act 1974) or the environment to be impaired in the short or longer term;

“engineer”

for engineering works specified in these conditions, means a person who works in the relevant branch of engineering, as a qualified professional;

“engineered”

for works specified in these conditions, means carried out and completed using the relevant engineering process specified in these conditions;

“engineered site containment and drainage system”

means all elements relating to engineered containment of activities on the site, other than final disposal to land, and incorporating site surfacing, bunding and drainage systems, buildings and fixed tanks;

“engineering”

for engineering works specified in these conditions, means the relevant process of design, construction or installation, quality assurance or validation or commissioning specified in these conditions;

“engineering survey”

means a survey carried out in accordance with recognised or approved standards by a suitably qualified competent person;

“environmental targets or receptors”

for **risk assessments** carried out within these conditions, shall mean identified human and environmental populations or components, as specified in these conditions or otherwise agreed by the Department within these conditions;

“groundwater”

means any water contained in underground strata;

“hazard”

means a property or situation that in particular circumstances could lead to harm;

“hazardous waste”

has the meaning as defined in The Hazardous Waste Regulations (Northern Ireland) 2005 or any statutory provisions or regulations amending or replacing them;

“immediately”

for carrying out of actions under the conditions, shall mean without delay and within a reasonable time, taking into account any more immediate direct action necessary to prevent or minimise risk to human health and the environment. For carrying out notifications to the Department, shall also mean by the fastest effective means available (for example, telephone) and confirmed in writing within 1 working day (or such other time as may be agreed by the Department within the conditions);

“inert waste “

means waste which when disposed of in or on land does not undergo any significant physical, chemical or biological transformation;

“maintenance”

for engineering maintenance specified in these conditions, means the process of inspection, testing, repair of the relevant engineering works specified in these conditions;

“preparatory works”

means engineering works required prior to the carrying out of the activities authorised by this licence;

“probability”

means the quantified expression of chance, denoted either as:

- the ratio or percentage of the occurrence of a particular event as one among a number of possible events;
- or as the frequency of occurrence of a particular event in a given period of time;

“received”

for waste being delivered to the site, shall mean delivered to the site and undergoing the waste acceptance procedures specified in the working plan, including storage of those wastes during those procedures prior to acceptance of the waste and including wastes that do not conform to licence conditions being kept on the site in quarantine areas pending collection;

“release pathways”

for **risk assessments** carried out within these conditions, shall mean the routes by which defined **hazards** may potentially realise their **consequences**, defined in terms of releases or emissions from the site that go beyond the site containment or boundary via one or more of the following routes, either directly or indirectly: **Land; Groundwater; Surface water; Atmosphere;**

“relevant/prescribed offences”

are offences within the meaning of Regulation 2 of the Waste Management Licensing Regulations (NI) 2003, or any statutory provisions or regulations amending or replacing them;

“risk”

means a combination of the **probability** and **consequences** of occurrence of a defined **hazard**;

“risk assessment”

means the systematic identification, analysis, estimation and evaluation within a defined **scope** of the defined **risks** of a particular activity, operation, process or design, carried out and reported by suitably qualified or competent persons, using recognised quantified or semi-quantified methods and techniques.

Unless otherwise agreed by the Department within these conditions, a risk assessment shall include and record the following:

- definition of the **hazards** associated with an activity, operation, process or design;
- assessment of the **probability** of those **hazards** occurring;
- determination of the potential **consequences** of those hazards for defined **environmental targets or receptors**, taking into account defined **release pathways** and defined protective measures;
- evaluation of the potential **magnitude** of those consequences and the **probability** of their occurrence;

“scope of risk assessment”

means the boundaries of the **risk assessment** and the **risks** to be assessed within those boundaries, as defined in the conditions or otherwise agreed by the Department within the conditions;

“specified waste management operations”

means the waste management operations authorised by condition 1 of this licence;

“surface water management system”

means all elements relating to collection of rain water or surface water from individual landfill phases and the landfill site as a whole, and incorporating methods of water collection, containment and the subsequent treatment and/or disposal system, either on or off the site;

“surface water”

means any lake, pond, river or watercourse whether natural or artificial;

“the 1997 Order”

means the Waste and Contaminated Land (Northern Ireland) Order 1997 any statutory provisions or regulations amending or replacing them.

“the 2003 Regulations”

means the Waste Management Licensing Regulations (Northern Ireland) 2003

“the Department”

means the Department of Environment;

“the Licence Holder”

means the Licence Holder specified in this licence or other person to whom the licence has been transferred in accordance with Article 14 of the 1997 Order.

“the operator”

means a person who is in occupation of the site and has responsibility for carrying out day to day activities at the site;

“the site”

means the land, structures, plant and equipment to which this licence relates;

“time periods, e.g. annually, quarterly, monthly, per year, etc. “

Where periods are referred to in conditions, they shall be calculated in the following way:

- annually or per year: 1 April to 31 March;
- quarterly: 1 April to 30 June, 1 July to 30 September, 1 October to 31 December, 1 January to 31 March;
- monthly: calendar month;
- weekly: Monday to Sunday.

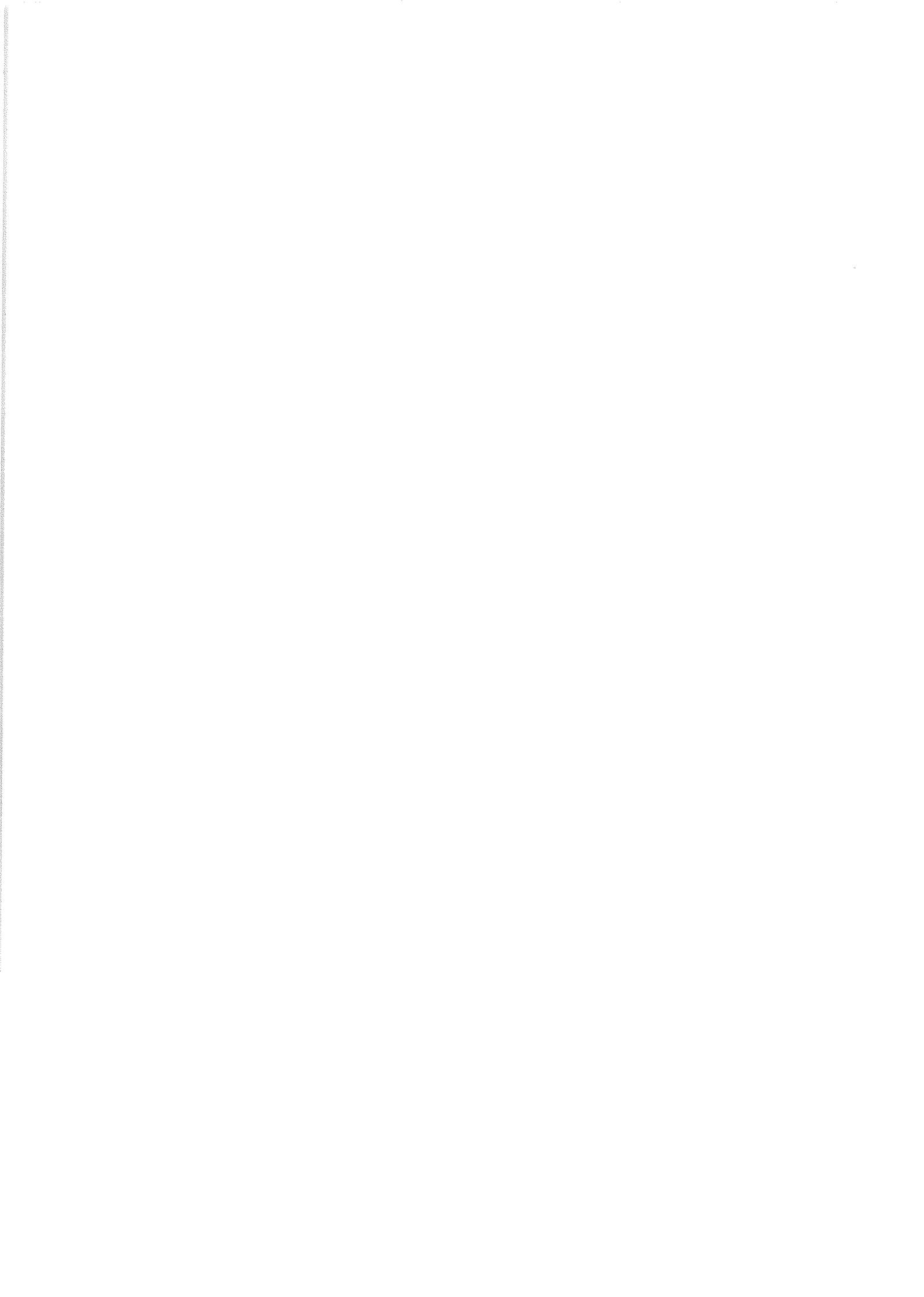
Where the issue of the licence does not coincide with the start of any of these periods, then any relevant limits for the first period shall apply pro rata;

“waste”

means waste as defined in Article 2(2) of the 1997 Order or any statutory provisions or regulations amending or replacing it;

“working plan”

means the working plan identified in writing by the Department at the time of issue of this licence and any subsequent amendments to it made in accordance with the conditions of this licence.



EXPLANATORY NOTES - including rights of appeal.

RIGHTS OF APPEAL

Article 17 of the Waste and Contaminated Land (NI) Order makes provision for the applicant to appeal the Decision of the Department to the Planning Appeals Commission where:

1. An application for a licence, or a modification of the conditions of a licence is refused;
2. a licence is granted subject to conditions;
3. the conditions of a licence are modified;
4. a licence is suspended;
5. a licence is revoked under Article 12 or 16;
6. an application to surrender a licence is refused; or
7. an application for the transfer of a licence is refused.

Appeals should be made by notice in writing. Such a notice shall be accompanied by:

1. a statement of the grounds of the appeal;
2. where the appeal relates to an application for a waste management licence or for the modification, surrender or transfer of a waste management licence, a copy of the appellants application and any supporting documents;
3. where the appeal relates to an existing waste management licence (including a waste management licence which has been suspended or revoked) a copy of that licence;
4. a copy of any correspondence relevant to the appeal;
5. a copy of any other document relevant to the appeal including, in particular, any relevant consent, determination, notice, planning permission under the Planning (NI) Order 1991(a) or consent under the Water (NI) Order 1999; and
6. a statement indicating whether the appellant wishes to appear before and be heard by the Planning Appeals Commission.

Notice of appeal must be given within 2 months of the date of the decision which is the subject of the appeal. Notices of appeal should be sent to:

The Planning Appeals Commission
Park House
87-91 Great Victoria Street
Belfast
BT2 7AG

