DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

EIAR FOR THE DEVELOPMENT OF A HEALTHCARE WASTE MANAGEMENT FACILITY AT BLARNEY BUSINESS PARK

Volume 2 - Main Body of the EIAR
Chapter 17 - Material Assets – Utilities and Waste

Prepared for:

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17. MATERIAL ASSETS – UTILITIES AND WASTE

17.1 Introduction

The proposed development is defined in Chapter 1 - Introduction and a detailed description of the proposed development is set out in Chapter 4 - Description of the Existing and Proposed Development, in Volume 2 of this EIAR.

This chapter has been prepared to examine the potential effects of the proposed development on utility and waste management related material assets. An assessment of the effects the proposed development on utilities has considered potential impacts on electricity, gas, water supply, stormwater and wastewater infrastructure.

The potential effects of the proposed development are assessed, having taken account of mitigation measures to reduce or eliminate any likely significant effects on utility and waste management related material assets associated with the proposed development.

It should be noted that impacts on Traffic and Transport-related material assets have been assessed separately– in Chapter 14 – Traffic and Transportation, in Volume 2 of this EIAR.

17.2 Statement of Authority

This chapter has been prepared by Paul Nolan and Richard Deeney of Fehily Timoney and Company (FT).

Paul is a Senior Project Scientist working as part of the Circular Economy and Environment team in FT. Paul holds a BSc (Hons) in Environmental Sciences from University of Limerick. He has ca. 9 years of experience in the field of Environmental Science, Management and Consultancy. Paul has vast experience in the areas of waste management, reporting, auditing, environmental management systems and IE/IPC/Waste Licensing, Compliance and monitoring. He has worked on several development projects producing waste management reports that included Construction Waste Management Plans (CEMP), Resource Waste Management Plans (RWMP) and Operational Waste Management Plans (OWMP) for Large Scale Residential (LRD), Mixed-Use Developments, Commercial and Industrial projects. Paul supported the assessment of the effects of the proposed development on material assets regarding utilities and waste.

Richard is Principal Environmental Scientist who works in the Circular Economy and Environment group at Fehily Timoney at FT. He has ca. 13 years of experience. He is vastly experienced in the coordination and completion of planning applications; EIA, including EIA Screening, EIA Scoping and the production of Environmental Impact Assessment Reports (EIARs); Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) of plans and programmes; IE/IPC/Waste Licensing and Compliance; and Sustainability and Climate Action consultancy. He leads an Environmental Science team that delivers projects in these areas. He is an expert project manager who has led and successfully delivered a wide range of strategic and complex projects. He has expertise in assessing the effects of plans and projects on a wide breadth of environmental topics. Richard was responsible for peer review of the assessment contained in this chapter.

17.3 Assessment Methodology

The methodology adopted for this assessment is as follows:

- A review of the proposed development.
- A review of the receiving environment and existing publicly available information/data on utility and waste management infrastructure.
- Legislation and policy relevant to utilities and waste management in the area was identified and considered.
- An assessment of potential effects of the proposed development on utility and waste management-related material assets was undertaken.
- Mitigation measures for utility and waste management-related material assets were defined.
- An assessment of the residual impacts of the proposed development was carried out.

17.3.1 Relevant Guidance and Reference Documents/Data

The EIA guidelines referred to when completing this assessment are listed in Chapter 1 – Introduction, in Volume 2 of this EIAR. All topic specific relevant guidelines and reference documents/data that have been considered in the preparation of this chapter are shown below.

17.3.1.1 Legislation

There is no specific legislation or guidance relating to the assessment of a proposed development's effects on material assets. This material assets impact assessment has therefore followed the overall impact assessment methodology set out in Chapter 1 - Introduction, in Volume 2 of this EIAR.

Specific legislation relating to waste management which has been considered within this chapter of the EIAR includes:

- Waste Management Acts 1996, as amended.
- Waste Framework Directive 2008/98/EC
- European Communities (Waste Directive) Regulations 2011 (S.I. No. 126 of 2011), as amended.
- Circular Economy and Miscellaneous Provisions Act 2022

17.3.1.2 Policy

The assessment has considered electricity, gas, water supply and wastewater infrastructure-related policy defined in the Cork City Development Plan 2022 - 2028.

The following waste management principles, requirements and policies were considered during this assessment:

- Prevention of waste is the preferred option such that any surplus materials generated are reused within the proposed development. This means that products, materials, and resources are maintained at their highest value in the economy for as long as possible, the generation of waste is minimised, and the principles of circular economy are implemented.
- Where construction waste is generated, it should be source-separated to facilitate reuse, recycling and maximise diversion of waste from landfill.

- Where waste cannot be prevented, reused, or recycled, it should be transported and disposed of in accordance with the Waste Management Act, as amended.
- Waste may only be transferred from site by a waste collection permit holder and delivered to an authorised waste facility, i.e. a facility which holds a Certificate of Registration, Waste Facility Permit or Waste/Industrial Emissions Licence.

The principal objective of sustainable waste and resource management is to use material resources more efficiently, to maximize recycling, reuse, and recovery of material and to reduce the amount of waste requiring final disposal. The value of products, material and resources is maintained in the economy for as long as possible such that the generation of waste is minimised. To achieve resource efficiency there is a need to move from a traditional linear economy to a circular economy. The Waste Framework Directive[1] sets the basic concepts and definitions related to waste management, including definitions of waste, recycling and recovery. The waste hierarchy principles of the Waste Framework Directive are shown in Figure 17-1 below.

The National Waste Management Plan for a Circular Economy (NWMP) sets out a framework for the prevention and management of waste in Ireland for the period 2024 to 2030. The proposed development is in the functional are of Cork City Council. area which is governed by the NWMP.

The strategic vision of the NWMP is to rethink the approach to managing waste, and to move towards a *'circular economy'* approach where resources are reused or recycled as much as possible and the overall generation of waste is minimised. The NWMP has set out several specific and measurable performance targets in relation to construction and demolition waste which includes:

- Achieve a 2% reduction per annum is proposed for total construction and demolition waste to achieve a cumulative 12% reduction by 2030 (Baseline of 9 million tonnes).
- Achieve 70% of C&D waste sent for reuse, recycling and other recovery of construction and demolition waste (excluding natural soils and stones and hazardous wastes).

[1] Waste Framework Directive - European Commission

Figure 17-1: Waste Hierarchy (Source: Waste Framework Directive)

17.3.1.3 Guidance

The methodology and associated impact assessment has had regard to the general guidance regarding the undertaking of an EIA (as presented in Chapter 1 – Introduction, in Volume 2 of this EIAR) and the following topic-specific guidance:

- EPA (2021). Best Practice Guidelines for the Preparation of Resources & Waste Management Plans for Construction and Demolition Projects.
- IEMA (March 2020). Guide to Materials and Waste in Environmental Impact Assessment.

17.3.2 Desktop Study and Fieldwork

This EIAR chapter involved a desktop review of relevant existing data sources, including online and published resources, guidance documents, legislation, other information contained within the EIAR, information provided by the Applicant and EPA, utility provider information and Local Authority information.

As part of the desktop study to inform the assessment, the following information sources have been consulted and reviewed in relation to the assessment of Material Assets:

- Planning documentation and drawings for the proposed development.
- Chapter 4 – Description of the Existing and Proposed Development, in Volume 2 of this EIAR.
- National Waste Management Plan for a Circular Economy 2024 – 2030.
- Uisce Eireann databases
- Gas Network Ireland databases
- Utility Providers existing assets data.
- The EPA's Website and Geoportal
- Circular Economy and Waste Statistics Highlights Report 2022, EPA 2024.
- Cork City Development Plan 2022-2028.

17.3.3 Assessment of Impacts

The impacts of the proposed development on material assets have been assessed below. An assessment of the potential effects of the proposed development on utilities and waste management-related material assets has been undertaken.

The assessment of effects on utilities has considered potential impacts on electricity, gas, water supply, stormwater and wastewater infrastructure and focusses on the following:

- Disruption or damage to existing infrastructure during construction.
- Upgrades required to existing material assets to facilitate the proposed development.
- Long-term demand for on utilities has considered potential impacts on electricity, gas, water supply and wastewater infrastructure and capacity of this infrastructure to meet this demand.

The assessment of effects on waste management focusses on waste generated during construction, operational and decommissioning phases of the proposed development, including the quantity of waste generated, how this waste will be managed, compliance with waste related policy and legislation, and mitigation measure to support waste prevention, reuse and recycling in accordance with *'Waste Hierarchy'* principles.

17.3.3.1 Assessment Criteria and Significance

Assessment criteria for evaluating material asset related sensitivities, the magnitude of impacts on material assets and the significance of impacts on material assets are provided in Table 17-1, 17-2 and 17-3 respectively. The significance of impacts on material assets is a product or material asset sensitivity and magnitude of impacts. The approach to assessing and characterising the significance of impacts on material assets aligns with the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA, 2022).

Table 3.4 – Description of Effects - of the EPA's Guidelines on the Information to be contained in Environmental Impact Assessment Reports (2022), which defines criteria for characterising environmental effects of a project, were used to further characterise effects (e.g., the probability, duration and frequency and type of effects).

Table 17-1: Assessment Criteria for Sensitivity of Material Asset Receptors

Sensitivity	Sensitivity Criteria
High	**Utilities -** High Importance, national scale and limited potential for substitution: • High Pressure (HP) gas pipelines. • Electricity overhead lines (OHL) and underground cables >38 kV. • Transmission pipelines (potable water) • Large-scale wastewater infrastructure
	Waste – No or extremely limited sustainable waste management capacity in the region.
Moderate	**Utilities –** High or medium importance, regional scale, limited potential for substitution • Medium Pressure (MP) and Low Pressure (LP) gas pipelines • Electricity OHL and underground cables <38 kV • Distribution pipelines (potable water) • Medium scale wastewater infrastructure and local collection networks
	Waste - Limited sustainable waste management capacity in the region.
Minor	**Utilities –** Low or medium importance, local scale: • Local infrastructure/connections for gas. • Electricity OHL and underground cables – low voltage • Local infrastructure/connections for water • Local infrastructure/connections for wastewater
	Waste – Some sustainable waste management capacity in the region.
Negligible	**Utilities –** Low importance, local scale: • Minor domestic connections for services
	Waste – A large quantum of sustainable waste management capacity in the region.

Table 17-2: Magnitude of Impact Criteria for Material Assets

Magnitude of Impact	Topic	Character of Impact	Magnitude of Impact Criteria
High	Utilities	Positive	Provision of material assets of national or regional importance
		Negative	Unplanned and complete loss of service; where material assets of regional or national importance is permanently damaged or lost, or where a serious and unacceptable environmental risk is posed
	Waste	Positive	Provision of large or medium scale sustainable waste management infrastructure
		Negative	Overloading of sustainable waste management capacity in the region, leading to unsustainable waste management
Moderate	Utilities	Positive	Provision of material asset of importance to many residences and/or commercial/business properties
		Negative	Planned outage to service or impact on service that affects many residences, commercial/business properties; or moderate impact on quality or quantity of service, which may pose some risk to environmental receptors
	Waste	Positive	Provision of small-scale sustainable waste management infrastructure
		Negative	Substantial increase in waste management demand and/or sustainable waste management capacity in the region being met or nearly met
Minor	Utilities	Positive	Provision of a material asset to a smaller number of residences and/or commercial/business properties
		Negative	Local short-term temporary disruption/interruption to service that affects a small number of residences or commercial/business properties; or slight impact on quality or quantity of service, which does not pose any risk to environmental receptors
	Waste	Positive	Provision of local or site level waste management infrastructure
		Negative	Slight increase in waste management demand

Magnitude of Impact	Topic	Character of Impact	Magnitude of Impact Criteria
Negligible	Utilities	Positive	No discernible improvement in the quality or quantity of a service
		Negative	Minor activities/works or works in proximity only to service, which do not affect the quality or quantity of a service, or lead to an interruption of a service
	Waste	Positive	No discernible improvement in the sustainable waste management infrastructure
		Negative	No discernible impact on sustainable waste management capacity

Table 17-3: Matrix for the Assessment of the Significance of the Effect

Sensitivity of Receptors	Magnitude of Effect			
	High	Moderate	Minor	Negligible
High	Profound or Very Significant	Significant	Moderate / Slight	Not Significant
Moderate	Significant	Moderate	Slight	Imperceptible
Minor	Moderate / Slight	Slight	Not Significant	Imperceptible
Negligible	Not Significant	Imperceptible	Imperceptible	Imperceptible

17.4 Baseline Environment

17.4.1 Land Use and Property

The development site is situated in Blayney Business Park. Blarney Business Park is a strategically located business campus set in over 70 acres with direct access to the N20 and just 6 kms north of Cork City.

The site and surrounding landscape of Blarney Business Park comprises an extensive built-up area featuring commercial/light-industrial/industrial buildings of similar height and scale to the existing vacant light-industrial/warehouse building at the development site.

Blarney Business Park has a mix of uses including warehousing, storage and distribution, commercial, light-industrial, industrial and supply chain units. Blarney Business Park also features amenities for the convenience of tenants including on-site car parking. The management of Blarney Business Park is fully controlled by JCD Group who have complete responsibility for the maintenance of both developed and undeveloped lands. Other features of the park include full CCTV coverage, security patrols, extensive landscaping with walking trails and 24-hour access.

The wider area around the business park is characterised by one-off housing, residential estates surrounding Blarney, agricultural land and forestry.

17.4.2 Utilities

17.4.2.1 Electricity Supply System

An electricity supply system has been installed on-site. This system is connected – via underground connection - to the underground electricity mains serving the business park. An ESB substation and switch room building is situated adjacent to the 7 m access roadway to the south of building.

17.4.2.2 Gas Supply System

A gas supply system has been installed on-site. This system is connected – via underground connection - to the underground gas mains serving the business park.

17.4.2.3 Water Supply System

A water supply system is present on-site. There is with a 150 mm diameter ring water main to supply the site and for firefighting purposes. A water meter is located at the boundary of the site. Firefighting supply hydrants are provided to the east of the site at the landscaped area. This system is connected to the existing 150 mm diameter Blarney Business Park water main south of the site.

17.4.2.4 Wastewater

A foul water drainage system is provided at the on-site. This system drains to a 150 mm diameter foul water pipelines that connect from the building on-site to 150 mm diameter public foul sewer mains which runs along the road bounding the site to the east. The public foul sewer mains conveys foul water generated in the catchment to the Blarney Wastewater Treatment Plant for appropriate treatment.

17.4.2.5 Stormwater

A surface water drainage system serves the site. This drainage system was designed in compliance with Sustainable Drainage System (SuDS) principles. Rainwater falling on roof and external areas on-site is collected by the drainage system and discharged to the drainage network serving the overall Blarney Business Park, via an existing petrol interceptor and an existing, suitably sized stormwater attenuation tank. The stormwater discharge point is situated at the south-eastern corner of the site. Stormwater discharges from the site are controlled by a hydrobrake, which limits the discharge to 8.55 litres per second. Stormwater from the site is discharged to the drainage network serving the overall Blarney Business Park. This drainage network drains via culvert to the Shean Upper Stream ca. 230 m south-west of the site.

17.4.3 Waste Management

17.4.3.1 Waste Management Context

The Irish waste management sector has undergone significant changes over the past number of decades and continues to undergo change. The waste management sector has transitioned from being heavily *'landfill dependant'*, to one in which the role of landfill disposal as a waste management option has diminished. This reflects the requirements and objectives of European and national legislation and policy, where waste management activities are focused on the higher tiers of the waste hierarchy (e.g. waste recovery, waste recycling). There has been a dramatic reduction in landfilling capacity in Ireland consequently. This reduced landfill capacity has not yet been fully offset by an increase in waste management capacity at waste recovery or recycling facilities.

This requirement for waste recovery and recycling capacity extends to the healthcare waste management sector in Ireland. Currently, there are only two healthcare waste management facilities in the country. Both facilities are based in Dublin. These facilities serve to manage all healthcare waste generated by the Health Service Executive (HSE) and other healthcare providers across the country. These facilities do not have the capacity to provide for the management of healthcare waste generated into the future, and there is a limited capacity to manage a sudden rise in healthcare waste generation due to an unforeseen healthcare event such as a pandemic.

Additionally, a substantial quantity of hazardous waste, including healthcare waste, generated is exported for treatment abroad. In 2022, 57% of Ireland's hazardous waste was treated abroad. This is an inefficient practice which does not accord with the Proximity Principle or Self-sufficiency principle defined under the Waste Framework Directive (Directive 2008/98/EC). This practice also poses a risk to Ireland's waste management capacity in the event export routes become disrupted.

17.4.4 Waste Management Legislative and Policy Framework

Waste management in the Cork area and wider region is primary governed by the following:

- Waste Management Acts 1996, as amended.
- Waste Framework Directive 2008/98/EC.
- European Communities (Waste Directive) Regulations 2011 (S.I. No. 126 of 2011), as amended.
- Circular Economy and Miscellaneous Provisions Act 2022
- Waste Action Plan for a Circular Economy
- National Waste Management Plan for a Circular Economy 2024 – 2030.
- Cork City Development Plan 2022 – 2028

Combined, this legislation and policy drive societal alignment with the Waste Hierarchy (see Figure 17.3) and Circular Economy principles and currently controls and influences waste management activities in the Cork area and wider region.

Waste management infrastructure developed and operated in the Cork area is reflective of this policy context and primarily consists of facilities that contribute to the recovery and recycling of waste. An overview of the main waste management facilities in the Cork area is provided in Table 17-4.

Table 17-4: Main Waste Facilities in Cork

Operator	Facility Type	Address	EPA Licence Reference
Starrus Eco Holdings Limited (Munster)	Materials Recovery and Transfer Facility	Sarsfieldcourt Industrial Estate, Sarsfieldcourt, Glanmire, Cork.	W0136
Country Clean Recycling Unlimited Company	Materials Recovery and Transfer Facility	Churchfield Industrial Estate, John F. Connolly Rd, Cork, Cork.	W0257
Forge Hill Recycling Unlimited Company	Waste Transfer Station	Forge Hill Waste Transfer Station, Forge Hill, Cork, Cork, Cork.	W0291
Indaver Ireland	Energy Recovery Facility	Indaver Ireland, Ringaskiddy, Cork.	W0186-01
ERAS ECO Limited	Anaerobic Digestion Facility	ERAS ECO Ltd, Foxhole, Youghal, Cork.	W0211-02
Veolia Environmental Services Technical Solutions Limited	Hazardous Waste Treatment and Transfer Facility	Veolia Environmental Services Technical Solutions Ltd, Corrin, Fermoy, Cork, Corrin, Fermoy, Co Cork, Cork.	W0050-02
Enva Ireland Limited	Hazardous Waste Treatment and Transfer Facility	Enva Ireland Limited (Cork), Unit 9, Raffeen Industrial Estate, Raffeen, Monkstown, Cork.	W0145-02

There are a variety of other smaller-scale waste facilities in the Cork area, including Waste Transfer facilities, Soil and Construction and Demolition Waste Recovery Facilities, Civic Amenity Facilities, Metal Recovery/Recycling Facilities.

A variety of waste collectors currently provide waste collection services in the Cork area, including Wiser Recycling, Country Clean Recycling, DMC Waste and Recycling and Panda.

17.5 Potential Impacts

The potential effects of the proposed development on utilities and waste management infrastructure have been assessed in this section. Impacts associated with each phase of the proposed development (construction, operation and decommissioning, as described in Chapter 4 - Description of the Existing and Proposed Development, in Volume 2 of this EIAR) have been evaluated.

Potential impacts are assessed in accordance with the evaluation criteria outlined in Section 17.3.3. Mitigation measures to prevent, reduce and control potential effects are defined in Section 17.6. An evaluation of residual impacts of the proposed, considering the adoption and implementation of defined mitigation is presented in Section 17.7.

17.5.1 'Do Nothing' Impacts

If the proposed development does not proceed, the baseline material asset environment would likely evolve in line with Cork City Development Plan and waste management related policy. It is likely commercial/light-industrial/industrial activity will be carried out the development site in the future, however, given the nature and character of existing development on-site.

If the proposed development does not proceed, the various benefits of the proposed development would not be generated. There would continue to be limited healthcare waste management capacity in the southern and western regions and an over-reliance on facilities in the Dublin area for healthcare waste management. There would also be limited healthcare waste treatment in Ireland.

17.5.2 Construction Phase Impacts

The proposed development will involve only minor, limited construction works that are small-scale in nature. The proposed works for the development of the Healthcare Waste Management Facility are described in Chapter 4 - Description of Existing and Proposed Development, in Volume 2 of this EIAR. The proposed development does not involve any demolition, land-take, construction of any additional buildings or structures on-site, site clearance or groundworks. A vast majority of construction will take place inside the existing building.

The proposed works can be broken down into the following principal stages:

1. Minor Additions/Alterations to Existing Ancillary Site Infrastructure located externally on-site – consisting of the installation of a multi-flue stack (1.5 m x 2.0 m) at the existing roof of the building and Modifications to increase the height of 2 x rear station doors from 3.0 m to 4.0 m.
2. Installation of the Healthcare Waste Treatment and Transfer Facility and Ancillary Building Facilities on-site. These works will be primarily carried out inside the existing building on-site.

It is not proposed to development new utility connections or increase the size of the existing water supply, gas, electricity, wastewater or stormwater connections to the site. There are no proposals to re-develop or retrofit existing utilities serving the site. Existing utility connections at the site are sufficient for accommodating the proposed development, including the proposed gas fired steam raising plant for the facility.

Only minor levels of construction waste will be generated during the construction works.

17.5.2.1 Construction Phase Impacts on Utilities

Construction works associated with the proposed development are limited in nature and scale. The sensitivity of utilities that may be impacted by construction works are **Minor** (i.e. local utilities). The magnitude of impacts on utilities is characterised as **Negligible** as no off-site utilities will be affected or interrupted by construction. The significance of effects on utilities due to the construction phase of the proposed development is characterised as **Imperceptible** and **Temporary**.

17.5.2.2 Construction Phase Impacts on Waste Management

Construction works associated with the proposed development are limited in nature and scale. Only minor levels of waste will be generated during construction. There is adequate sustainable waste management capacity for the types and quantities of waste that are likely to be generated during construction works therefore the sensitivity of waste management infrastructure that may be impacted by construction works is **Negligible**. The magnitude of impacts on waste management infrastructure is characterised as **Negligible** given the anticipated levels of construction waste arising and the quantum of sustainable waste management capacity in the region. The significance of effects on waste management infrastructure due to the construction phase of the proposed development is characterised as **Imperceptible** and **Temporary.**

17.5.3 Operational Phase Impacts

17.5.3.1 Operational Phase Impacts on Utilities

A Healthcare Waste Treatment and Transfer Facility will be operated on-site during the operational phase of the proposed development. Existing utilities serving the site are sufficient for accommodate the water supply, gas, electricity, wastewater or stormwater needs for the proposed development.

Wastewater discharges from the proposed facility will be directed to foul sewer mains and then the Blarney Wastewater Treatment Plant (EPA Licence Reference: D0043). The Uisce Eireann Wastewater Treatment Capacity Register indicates that this treatment plant has spare capacity available.

The sensitivity of utilities that may be negatively impacted by facility operations are **Minor** (i.e. local utilities) to **Moderate** (i.e. medium-scale, regional infrastructure). The magnitude of impacts on utilities is characterised as **Minor** as wastewater generated at the proposed will utilise existing wastewater treatment capacity at Blarney Wastewater Treatment Plant and there will be a slight impact on the quantity of this utility service. The significance of potential negative effects on utilities due to the facility operations is characterised as **Not Significant** to **Slight** and **Long-term**.

17.5.3.2 Operational Phase Impacts on Waste Management

Only minor levels of waste will be generated at the proposed facility. There is adequate sustainable waste management capacity for the types and quantities of waste that are likely to be generated on-site during facility operations therefore the sensitivity of waste management infrastructure that may be impacted by facility operations is **Negligible**. The magnitude of impacts on waste management infrastructure is characterised as **Negligible** given the anticipated levels of operational phase waste arising and the quantum of sustainable waste management capacity in the region. The significance of potential negative effects on waste management infrastructure due to facility operations is characterised as **Imperceptible**, and **Long-term**.

The proposed facility will provide a substantial quantum of healthcare waste management and treatment capacity in the southern and western regions and nationally overall. The sensitivity of the healthcare waste management sector in the region is deemed to be **High** given the lack of regional Healthcare Waste Management Facility. The magnitude of positive impacts due to the development and operation of the facility is characterised as **High**, given the strategic and regional need for the proposed development. The significance of potential positive effects on waste management infrastructure due to facility operations is characterised as **Very Significant** and **Long-term**.

17.5.4 Decommissioning Phase Impacts

Facility decommissioning activities are described in Chapter 4 - Description of Existing and Proposed Development, in Volume 2 of this EIAR. Decommissioning will be carried out in accordance with a Closure Plan for the facility, and in accordance with the conditions of the prospective Industrial Emissions licence for the proposed facility.

17.5.4.1 Decommissioning Phase Impacts on Utilities

Decommissioning activities associated with the proposed development are limited in nature and scale. The sensitivity of utilities that may be impacted by decommissioning activities are **Minor** (i.e. local utilities). The magnitude of impacts on utilities is characterised as **Negligible** as no off-site utilities will be affected or interrupted by construction. The significance of effects on utilities due to the decommissioning activities is characterised as **Imperceptible** and **Temporary**.

17.5.4.2 Decommissioning Phase Impacts on Waste Management

Decommissioning activities associated with the proposed development are limited in nature and scale. Only minor levels of waste will be generated during decommissioning. There is adequate sustainable waste management capacity for the types and quantities of waste that are likely to be generated during decommissioning activities therefore the sensitivity of waste management infrastructure that may be impacted by decommissioning activities is **Negligible**. The magnitude of impacts on waste management infrastructure is characterised as **Negligible** given the anticipated levels of decommissioning waste arising and the quantum of sustainable waste management capacity in the region. The significance of effects on waste management infrastructure due to the construction phase of the proposed development is characterised as **Imperceptible** and **Temporary.**

17.5.5 Cumulative Impacts

An evaluation of the potential cumulative impacts of the proposed development and other plans and projects presented in Appendix 1.2 - Projects and Plans considered during the Cumulative Assessment, in Volume 3 of the EIAR, on the material asset environment has been undertaken. The predicted not significant to slight effects on material assets do not have the potential to combine with the effects of other development in the area to create significant, negative cumulative effects.

The provision of sustainable healthcare waste management capacity in the region and Ireland overall has the potential to generate positive effects, in combination with other sustainable waste management developments across the country. These positive effects are characterised as **Very Significant** and **Long-term**.

17.6 Mitigation Measures

The potential negative effects of the proposed development on utilities and waste management infrastructure are imperceptible. No mitigation measures relating to utilities and waste management are therefore required.

The following design/mitigation measures will be implemented to further minimise any potential effects:

- Wastewater will be discharged to the foul sewer mains in accordance with Uisce Eireann and EPA requirements defined under the Industrial Emissions licence for the facility. Emission Limit values for wastewater discharges will be prescribed and ongoing wastewater monitoring will be carried out.
- Wastes generated on-site during facility operations will be managed in accordance with circular economy principles and as 'high up' the Waste Hierarchy defined under in the Waste Framework Directive (2008/98/EC) as possible.
- A Resource and Waste Management Plan (RWMP) will be implemented during construction to promote waste prevention, reuse and recycling, in line with 'Waste Hierarchy' principles, and to ensure that the management of waste arising during construction is undertaken in accordance with legal and policy framework for construction waste in Ireland.
- A Construction Environmental Management Plan (CEMP) will be implemented during construction. This plan will define measures for carrying out construction in a manner that does not result in inadvertent or accidental impacts on material assets. Safety in design and construction will be adopted and implemented under this CEMP to prevent such impacts.

17.7 Residual Impacts

The residual negative effects of the proposed development on utilities are **Imperceptible** to **Slight.**

The residual positive effects of the proposed development on waste management infrastructure are **Very Significant** and **Long-term**.

17.8 References

- Government of Ireland (1996). Waste Management Acts 1996, as amended.
- European Commission (2008). Waste Framework Directive 2008/98/EC.
- Government of Ireland (2011. European Communities (Waste Directive) Regulations 2011 (S.I. No. 126 of 2011), as amended.
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