

3<sup>rd</sup> February 2021



Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
District Council

To: Councillor Gildernew )  
Councillor Graham )  
Councillor McAleer )  
Councillor McGuigan ) Mid Ulster District Council  
Councillor Robinson )

Mr A Cassells

Councillor Clarke )  
Councillor Fitzgerald )  
Councillor Garrity )  
Councillor Rainey ) Fermanagh & Omagh District  
Councillor Thompson )

Ms A McCullagh

Dear Sir/Madam

**Re: Tullyvar Landfill Site Joint Committee Meeting**

A meeting of the Management Committee for the development of Tullyvar Landfill Disposal Site will be held via WebEx on **Wednesday 10<sup>th</sup> February 2021 at 10.30am. A WebEx link will be sent to Members to facilitate remote access.**

1. Confirmation of Minutes of the Meeting held on Wednesday 14<sup>th</sup> October 2020 (copy herewith)
2. Matters Arising from the Minutes
3. Financial Matters
  - 3.1 2021/22 Budget
4. Update from Head of Environmental Services/Site Manager's Report (copy herewith)
5. Any Other Business

6. Date of Next Meetings
- Wednesday 9<sup>th</sup> June 2021
  - Wednesday 6<sup>th</sup> October 2021

Yours faithfully

**Andrew Cassells**

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Director of Environment & Property

Copy:

- A McCreesh
- M Smith
- M McAdoo
- A McIlwrath
- K McGowan

**MINUTES OF TULLYVAR JOINT COMMITTEE MEETING HELD ON WEDNESDAY  
14<sup>TH</sup> OCTOBER 2020 AT 10.30AM IN THE TOWER ROOM, RANFURLY HOUSE,  
HILL OF THE O'NEILL, MARKET SQUARE, DUNGANNON VIA MS TEAMS**

**PRESENT:**

FERMANAGH & OMAGH:	Councillor Rainey (Chair) Councillor Clarke
MID ULSTER:	Councillors Graham & Robinson
MS TEAMS:	Councillors Gildernew, Fitzgerald & McAleer
OFFICERS:	A Cassells, M McAdoo, J McCullagh, K McGowan, M Smith & A McIlwrath
APOLOGIES:	Councillors McGuigan & Thompson Ms A McCullagh

***Meeting commenced at 10.30am***

**1. CHAIRMAN'S REMARKS**

The Chair, Councillor Rainey, welcomed Mark Smith, Interim Director of Environment & Place with Fermanagh & Omagh Council.

**2. CONFIRMATION OF MINUTES – AGM/ORDINARY MEETING – 24<sup>TH</sup> JUNE 2020**

The minutes of the AGM and Ordinary Joint Committee Meeting held on 24<sup>th</sup> June 2020 were adopted.

Proposed by Councillor Robinson  
Seconded by Councillor Graham and agreed.

**3. MATTERS ARISING**

As per agenda items.

**4. FINANCIAL MATTERS**

**4.1 6 Monthly Income and Expenditure Update Report**

The above noted report, as previously circulated, was outlined by the Site Manager.

Proposed by Councillor Graham  
Seconded by Councillor Clarke and agreed.

## **5. UPDATE REPORT FROM SITE MANAGER**

The Site Manager's report, as previously circulated, was considered, reference being made to the undernoted:

### **5.1 Operational Update**

Following query on the quality of rock, it was confirmed that stone was imported for the areas highlighted in the report pictures, however, the Chair was advised that Tullyvar would use its own source of stone for the formation of internal site roads across the site.

### **5.2 Gas Generation**

Reference made to the graphs depicting the levels of gas generation. Noted the trend has been 5-6 gw hours up to 2016, however, there has been a downward trend due to the reduced waste and organic fines intake. It was confirmed that the landfill gas contract had generated income of £1.2million to date.

Following query from Councillor Clarke in relation to the potential to boost gas production, the site Manager referred to the opportunity of importing bio-gas from digestors. Reference made to companies in ROI and local companies who could potentially import gas into Tullyvar. A Cassells made reference to the value in the grid connection and other potential sources of renewable energy such as solar panels, wind turbines etc.

In terms of infrastructure upgrade, the Site Manager suggested £100k capital investment would be required to facilitate the import of gas onto site. It was suggested that RPS (current service provider) could source the gas and a royalty scheme could be developed under existing contract arrangements.

### **5.3 Tree Planting**

M Smith outlined the concerns raised in Fermanagh & Omagh Council in relation to the proposed use of glyphosate and the timeliness and appropriate response from A Cassells in addressing the concerns. A Cassells referred to applications made by MUDC to the DAERA funded Forest Expansion Scheme and indicated that to date over 22,000 trees had been planted on landfill site environments in the MU area.

### **5.4 Phase 4 Capping**

Report contents noted.

#### **5.5 Wetlands**

The Site Manager outlined the process involved in establishing and developing the wetlands scheme. The Chair congratulated the Site Manager in taking forward the project and delivering a successful initiative.

#### **5.5 Adoption of Report**

The Chair paid tribute to the Site Manager and Officers for their effective management of the site.

The Site Manager's Report was adopted.

Proposed by Councillor Robinson  
Seconded by Councillor Graham and agreed.

#### **6.0 ANY OTHER BUSINESS**

##### **6.1 Mothballing of Site**

Following Member query, A Cassells confirmed that the future development of the site would be considered in context to an economic business case and environmental drivers such as recycling targets and demand for landfill void capacity. Reference made to the potential review within the next 2/3 years. It was noted that in the interim the Site Manager would continue to work on the aesthetics of the site through landscaping and site tidy up works.

M Smith referred to the value in meetings and welcomed the healthy financial position Tullyvar was in and commended both Councils on the success of the joint project to date.

#### **7.0 DATE OF NEXT MEETING**

It was agreed to convene the next meeting on **Wednesday 10<sup>th</sup> February 2021 at 10.30am. Venue to be confirmed.**

***Meeting ended 11.10am***

## **TULLYVAR JOINT COMMITTEE – 10<sup>th</sup> FEBRUARY 2021**

### **SITE MANAGER'S REPORT**

#### **1. Site Operational Update**

Between October 2020 and January 2021 approx. 180 tonnes of leachate per week was discharged to Cookstown Sewage Treatment Works. The Annual NIWater compliance report for 2020 was received in January and Tullyvar was deemed compliant, the main results of which are detailed in the table below:

Parameter	Annual Average	Limit	Compliance Score
<b>Ammoniacal Nitrogen</b>	82 mg/l	400 mg/l	100%
<b>Chemical Oxygen Demand</b>	824 mg/l O <sub>2</sub>	2000 mg/l O <sub>2</sub>	100%
<b>Suspended Solids</b>	93 mg/l	500 mg/l	100%
<b>pH</b>	Min 5.32 / Max 6.89	Min 5 / Max 10	100%

Mothballing works have continued over the last few months and include further regrading works that will prepare Cell 4 for either lining or restoration while reducing erosion and eliminating any unsafe rock faces. Other landscaping works have been carried out on the northern and southern sides of the site including scrub removal, grading and top-soiling to prepare the areas for tree planting in April 2021.

A contract was awarded in November to Contract Ground Services for the crushing and screening of approx. 4,000 tonnes of stockpiled rock that was extracted during the capping and regrading works. These works have mostly been completed and the crushed aggregate will be used over the coming months for re-surfacing of site roads and any necessary drainage works. Pictures of the rock crushing and mothballing works are included in Appendix 1.

A further year of electricity generation was completed at the end of May 2020 in which the site generated 2.92 GWHrs of electricity. A payment of £222,568.68 was subsequently received from Renewable Power Systems in December 2020, bringing the total income to date from landfill gas to approx. £1.286M.

#### **2. Financial Matters**

A budget has been prepared by Officers for the 2021/22 period, the projected operational expenditure for the coming financial year is £200,020, a decrease of approx. 24% to reflect the further winding down of site operations. The major costs in the next financial year are £60,210 for leachate haulage, salaries and wages of £39,240, fees of £15,000, environmental monitoring costs of £14,280, and hire of plant / equipment at £11,240. All costs are generally lower than the previous year due to reductions in site operations, with further significant reductions expected in the 2022/23 period once the site has been fully mothballed.

Site income for the year is predicted to be £133,257 from the predicted electricity generation royalties. This gives a net expenditure for the year of £66,763 which will be funded from the sites reserves. In addition to this operational expenditure, a further £35,000 of capital expenditure is proposed to improve site security and the automation necessary due to lower staffing levels.



This expenditure covers £10,000 for a secure shed to store site vehicles, £7,500 to install security and safety fencing and £17,500 for leachate plant upgrades to automate operations and improve treatment efficiency.

The full budget and details of the last 6 months expenditure are detailed in Appendix 2. At the end of the first 9 months of the current financial year the site had sufficient reserves in its bank account so additional funding from the two Councils will not be necessary for the foreseeable future.

### **3. Bad Debt Write Off**

Approval is requested to write off a number of bad debts remaining from the operational phase of the site. Debts to be written off total £240.75 and are deemed unrecoverable due to the age of the debt or are uneconomical to recover. A further £7,530.20 is recommended to be forwarded to formal debt collection via the Councils solicitor or debt collection firm. In the past year £25,729.23 has been recovered from debtors with a further £6,531.02 expected by the end of the current financial year. The figures to be written off represent a very small fraction of the site turnover, which averaged approx. £800,000 per annum in the years prior to mothballing.

### **4. Tree Planting Grant Application**

It was approved at a previous Joint Committee meeting to create a new native broadleaf woodland at the site using approx. 6,000 locally sown and grown trees. The site has partnered with the consultants Indiwoods who prepared an application for funding under the Forest Expansion Scheme. The site was notified in December that it was successful and was offered funding of up to £20,232.60 which covers up to 100% of the woodland creation costs in addition to a further 2 years of maintenance costs.

The woodland will comprise of almost 4 Hectares of woodland running along the North, East and Southern boundaries of the site. The area adds to existing areas of forest already on-site and the Integrated Constructed Wetlands. The proposed woodland will predominantly be comprised of the following species; Downy Birch, Silver Birch, Alder, Rowan, Wild Cherry, Aspen, Hazel, Crab Apple, Guelder Rose, Willow, Scots Pine, and Oak. The trees have been specifically chosen to have shallow roots so as to prevent damage to the capping membranes. The only exception is the Oak will only be planted outside the cap, to avoid penetration by the deep tap roots. Planting is expected to start in April to allow for completion by the deadline of the 28<sup>th</sup> May 2021.

### **5. Variation of Site License**

A permit variation for the site was prepared in November 2020 by WDR & RT Taggart's for submission to the NIEA. This variation allows for the site to reduce its monitoring requirements, and associated costs, to reflect the reduced operations during the mothballed period. Other changes proposed include the operation of the site under the Hydraulic Containment principle which has been made possible by the Cell 4 drainage works completed during the last phase of capping. This change will allow the Integrated Constructed Wetlands to better deal with high rainfall periods in the winter and dry conditions in the summer by giving more flexibility over leachate holding capacity. An action plan was submitted to NIEA in January 2021 to address

issues with the Integrated Constructed Wetlands caused by settlement that had been made worse by the recent capping of Cell 1. The proposed actions / repairs are planned to be complete by the end of February.

## **6. Landfill Related Services Tender**

A number of contracts are due to lapse on the 31<sup>st</sup> March 2021 and have now been combined into a single Landfill Related Services Tender. This tender will be awarded in lots as detailed below:

- Lot 1 - Leachate Haulage – the contract is for tankering of the sites leachate to a number of treatment facilities and is estimated at approx. £60,000 per annum.
- Lot 2 - Environmental Monitoring - to collect water samples and arrange for their testing at a UKAS accredited laboratory in addition to other monitoring and reporting duties. The expected annual value of this tender is approx. £15,000 per annum.
- Lot 3 - Plant Hire – to allow for the hire of various items of plant for use in mothballing operations, landscaping and drainage works. The contract is estimated at approx. £12,000 per annum in year 1 of the contract and £5,000 per annum in years 2 and 3.
- Lot 4 – Mechanical and Electrical Services – to allow for the leachate plant capital works detailed above as well as ongoing maintenance of the sites mechanical and electrical infrastructure. The contract is estimated at approx. £5,000 per annum.
- Lot 5 – Landfill Gas Related Services – to allow for servicing and calibration of the sites landfill gas monitor at a cost of approx. £1,000 per annum.
- Lot 6 – Fencing - to allow for the fencing capital works detailed above which is estimated at approx. £7,500.

Lots will be awarded for a period of 3 years running until the 31<sup>st</sup> March 2024. The tender will also cover the two other Mid Ulster District Council landfills to give greater economies of scale and potentially reduce costs. The Tender will be released through the eTendersNI website within the next week. Tender costs will be reported at the next Joint Committee meeting.



## Appendix 1 – Site Operations Photos



Pictures showing a before (left) and after (right) comparison of the Northern section of Cell 4 showing the grading of the steep rock faces and covering with soil prior to tree planting.



Pictures showing a before (left) and after (right) comparison of the western flank of Cell 4. The left picture was taken during the extraction of clay for capping Cell 1 with the right picture showing the bank being graded into shallower more stable slope.



Pictures showing the rock crushing process carried out by Contract Ground Services (left) and the grading of the southern side of the site into an even slope ready for top-soiling and tree planting (right).

## Appendix 2 – 6 Month Accounts and Proposed 2021/22 Budget

Account Code	Expense Description	2020/21 6 Mts TD*	2020/21 Budget	2021/22 Budget
2176	SALES	0	0	0
2991	DEPOSIT A/C INTEREST	0	(500)	0
2501	GAS GENERATION INCOME	(222,569)	(262,159)	(133,257)
4990	MISC INCOME	0	0	0
	<b>1 Total</b>	<b>(222,569)</b>	<b>(262,659)</b>	<b>(133,257)</b>
2004	SALARIES & WAGES	23,965	54,371	39,240
2006	LEACHATE TREATMENT	24,009	60,210	60,210
2009 & 2117	MANAGEMENT CHARGE	5,500	11,000	11,000
2010	RATES	8,271	7,000	8,500
2011	INSURANCE	10,440	10,000	10,500
2012	HEAT & LIGHT	4,244	15,000	10,000
2018	REPAIRS & RENEWALS GENERAL	2,996	10,000	6,000
2021	REPAIRS VEHICLES	637	1,500	1,500
2024	BANK CHARGES	26	50	50
2029	TELEPHONE	175	500	300
2031	ADVERTISING	0	0	0
2030 & 2032	POST & STATIONERY	0	50	50
2033	COMPUTER SOFTWARE	0	0	0
2039	HIRE OF EQUIPMENT	12,390	24,280	11,240
2040	PROTECTIVE CLOTHING	0	400	300
2041	BLINDING MATERIALS	0	3,000	0
2035 & 2048	FEES & LEGAL FEES	17,515	20,000	15,000
2054	FUELS & OILS	2,383	11,000	5,000
2060	TRAVEL & SUBSISTENCE	0	2,500	1,000
2061 & 2145	TRANING & CONFERENCES COURSES	0	750	750
2070	CHEMICALS	0	500	2,000
2072	WATER	512	500	1,000
2073	SITE ENGINEERING	0	8,000	2,000
2081	LANDFILL TAX ON BLINDING	0	0	0
2104	SAMPLES	10,802	21,569	14,280
2300	MISCELLANEOUS	0	100	100
8100	BAD DEBT WRITE-OFF/RECOVERED	0	0	0
8102	PROVISION FOR BAD DEBT	(8,238)	0	0
	<b>2 Total</b>	<b>115,629</b>	<b>262,280</b>	<b>200,020</b>
	<b>Grand Total</b>	<b>(106,940)</b>	<b>(379)</b>	<b>66,763</b>

\* 6 Months TD expenditure including some additional expenditure that were accrued in the first 6 months but not yet invoiced.