

CLARECASTLE SITE DECOMMISSIONING

Project Update No. 9 / Winter 2025

Welcome

to the ninth edition of 'Project Update'.

As we approach year-end, it is fitting to reflect on what has been achieved in 2025 and to look ahead to the next phases of the overall site decommissioning project.

At the end of 2024, we had achieved our milestone of having the landfill area of the site ready for the excavation of waste.

This followed the successful demolition of all buildings on-site and the excavation of waste from the first of the three areas requiring ground remediation.

Moving to the landfill was a huge undertaking as the level of planned engineering required to facilitate the excavation of waste from the nine cells in the approximately 24,000 sq. metre area was extensive. A great job has been done by the main contractor Indaver and their subcontractors in conjunction with the Roche projects team. You will hear from Brian Staunton, Construction Superintendent, Indaver, later in this edition on the the engineering required to place enclosures on the landfill to enable the excavation of waste.

Work has progressed steadily since January, with, as shown in photo 2 below, Cells 1, 3 and 5 now fully

remediated and cells 7 and 8 to be remediated by early 2026.

We are well on track to seeing all the major activities associated with the remediation completed by the end of 2027. In tandem with this work, we are also focusing on assessing future opportunities for the site under a new investor(s). Key stakeholders in this process are Clare County Council, IDA Ireland, Enterprise Ireland and the local community. As site remediation is controlled and governed by an Industrial Emissions Licence (IEL) from the Environmental Protection Agency (EPA), surrendering this licence to the EPA will be a prerequisite to the future development of the site. Looking ahead to 2026, I anticipate this becoming an area of key attention.

In keeping with our communications policy throughout all phases of the site decommissioning project, we will continue to maintain open and transparent communication with the community regarding all matters related to the site.

Thank you for your ongoing support. I wish you and your family a happy and healthy Christmas and New Year.



Joe Murphy
Project Owner

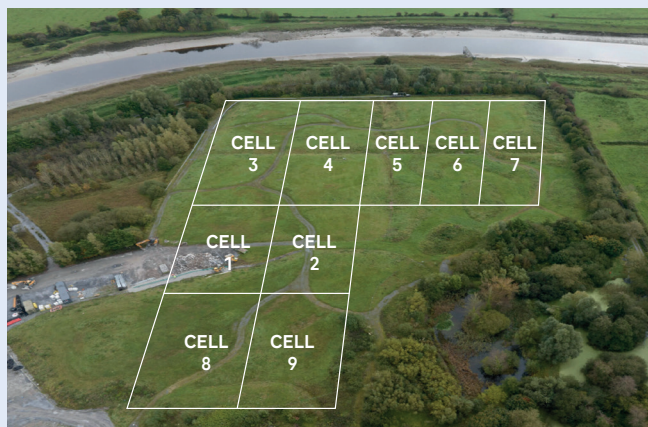


Photo 1: January 2025: This photo shows the 9 cells on the landfill requiring remediation.

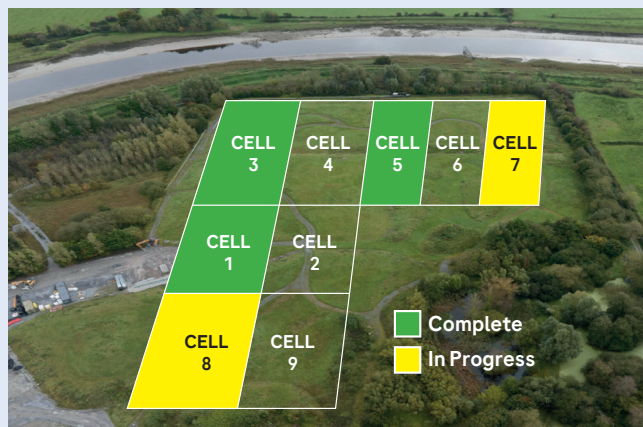


Photo 2: Progress at November 2025

January to October 2025 - an aerial view of remediation in action



1: **Feb 2025:** Enclosures in place at cell 3, on right (larger enclosure: 100m long x 44m wide x 13m high) and at cell 5 (smaller enclosure 100m x 28m x 13m) with excavation of waste underway.

2: **June 2025:** Excavation of waste in cell 3 complete and enclosure moved to cell 1 using the shifting system.

3: **Sept. 2025:** Excavation in cell 5 complete and enclosure moved to cell 7 where excavation commenced in October.

4: **October 2025:** The larger enclosure in place at cell 8 and the smaller enclosure at cell 7.

Groundwater treatment begins at AEC1

As the remediation at the landfill progresses, we are undertaking the final phase of work at AEC1, which was the first area of environmental concern to be successfully remediated. The focus now is on ensuring that no traces of contamination remain in the groundwater.

To accomplish this, we are using an advanced technology called Multiphase Extraction (MPE), which is considered the best available technology for this task. This system is highly effective because it removes any substances of concern from both the soil and groundwater at the same time.

The MPE system works by placing special wells into the ground, in this case, 29 wells. These wells act like a

powerful vacuum, pulling both liquids and vapours from underground. Once brought to the surface, the materials are separated and treated on-site.

The groundwater is pumped to our water treatment plant for cleaning, while the vapours go through filters with activated carbon – a material that traps any remaining pollutants. This process ensures that only clean air is released back into the environment. Once this MPE process is complete in 2027, the ground at AEC1 will be certified as fully remediated.

Data gathered is showing the system is very effective and once completed the results will be used to certify that the area is fully remediated as part of the license surrender process.



Clarecastle Tidy Towns Strikes Gold

We extend our heartfelt congratulations to the Clarecastle Tidy Towns Committee and its team of volunteers on winning gold in the 2025 SuperValu Tidy Towns competition! Your dedication, community spirit, and commitment to sustainability have truly paid off. This achievement is testament to the pride you take in enhancing the character and charm of Clarecastle. An outstanding achievement.



Photos courtesy of John Power

Loving the challenge of a unique engineering project

When Co. Mayo native **Brian Staunton** first heard about Roche’s site remediation project, his interest was immediately piqued. He was drawn to the uniqueness of the work, a project with no real equivalent in Ireland or Europe, and to the scale of the heavy civil engineering involved.

He hasn’t looked back since moving from a civil engineering project in Dublin to take up the role of **Construction Superintendent** for the main on-site contractor, **Indaver**. After researching what the project would entail, he knew it would be a rare opportunity, and today he finds himself right at the centre of the action.

Since arriving on-site in 2022, Brian has overseen all construction activities. This currently includes preparing the landfill infrastructure for the two major enclosures, managing the safe construction of these structures, and coordinating the remediation of the cells within them.

“This project brings a wide range of engineering challenges, particularly ensuring that all subcontractors deliver to specification and on schedule,” he says.

“We’ve built a great team: **Nairon Ltd.** manage the civil engineering, **Modular** construct the enclosures, **Kirby Group** handle the mechanical and electrical installation, **Bridge Engineering Services** look after the steelwork, and **Thomas Crowley** provide the excavation crew. We also work with several specialist companies: **Gravitation** supply the weighbridge systems that ensure all containers leaving the enclosures meet regulatory requirements; **ComSec** manage the fire system; **Sigma** oversee the building management system; and **Door Motion** install the specialist enclosure doors. My role is to ensure that everyone slots in seamlessly at the right time to keep the project on track.”

Explaining the sequence of landfill remediation, he continues: “Construction began with the enclosure foundations; sheet piles were used on the landfill. This was followed by the creation of access roads and the installation of underground services to supply power and water to the enclosures. Once access was in place, Modular began assembling the enclosures – two enclosures are being used on the landfill.

“The enclosures are constructed in sections before the tarpaulin covers are fitted. Mechanical and electrical works follow, along with weighbridge installation and other essential services. The full process takes around three months for the larger enclosure, but now that the structure can be moved from cell to cell without being dismantled, the time from installation to excavation has been



significantly reduced. The smaller enclosure is dismantled in part before being moved from cell to cell.”

With remediation well underway, Brian reflects on what the team has achieved in the past year. “We’ve filled approximately 2,688 containers with excavated waste so far. They’re transported off-site to Foynes by our logistics partner, **South Coast Logistics**, and then shipped to Holland for thermal treatment. As of mid-November, twenty-four ships have sailed, each carrying 112 containers. Our shipping agent, **Shipit**, manages everything from Foynes to Holland.”

A typical day for Brian is fast paced. It begins with a 7:30 a.m. “daily huddle” with the excavation team before work starts at 8 a.m. Meetings with Roche and the subcontractors help guide and track weekly progress.

“My day is split between meetings, site walks, and reviewing our progress against targets. Being part of an environmental project of this scale is incredibly fulfilling. I’m proud to tell people what Roche is doing here. It’s completely different from a standard civil engineering job, and I’ve learned a huge amount from the Indaver team, particularly from those who have worked in waste remediation before, but never on anything as large as what’s happening in Clarecastle.

“It’s a project I’ll be extremely proud to look back on once it’s complete,” he adds.

As for what comes next, Brian is focused on the years ahead – and on helping to restore the Clarecastle site to a fully remediated brownfield location, ready to attract new investment.

Monitoring on and off-site environmental impacts

On and off-site environmental monitoring results for 2025 to date are shown below.

Governing Body	Environmental Aspect Monitored	Result Quarter 1 2025	Result Quarter 2 2025	Result Quarter 3 2025
Clare County Council	Dust Levels	100% Compliant	100% Compliant	100% Compliant
Clare County Council	Nitrogen Oxide (Nox) Levels	100% Compliant	100% Compliant	100% Compliant
Clare County Council	Noise Levels	100% Compliant	100% Compliant	100% Compliant
EPA	Storm Water Discharges	100% Compliant	100% Compliant	100% Compliant
EPA	Waste Water Treatment	100% Compliant	100% Compliant	100% Compliant

Extending a warm welcome to a wide range of visitors

We were delighted to welcome an increased number of visitors to-site in the past few months. It's always a pleasure to share what we do and connect with our community members and local business groups.

Community Groups



The Community Liaison Group (CLG) visited the site in June.



Clarecastle Tidy Towns visited the site in August.



Clarecastle Men's Shed visited the site in August.

Minister and Elected Representatives



Peter Burke TD, Minister for Enterprise, Tourism and Employment (centre) pictured on a visit to the site in June with (from left): Joe Murphy; Diarmuid McMahon, President, Ennis Chamber; Joe Cooney TD and Cllr. Paul Murphy, now Cathaoirleach of Clare County Council. Photo by Eamon Ward.



Donna McGettigan TD visited the site in June.

Business Groups



Engineers Ireland, Thomond Branch, visited the site in September.



Roche Products Dublin on a visit to the site in September.



Senior executives from Roche Basel met with representatives from Roche Products Dublin, Clare County Council, IDA Ireland, and Enterprise Ireland during a visit to the site in September. Photos by Eamon Ward.

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