

**RESOURCE & WASTE MANAGEMENT PLAN
FOR THE PROPOSED DEVELOPMENT
AT
WOODTOWN
BALLYCULLEN
DUBLIN 16
CO. DUBLIN**



Prepared for

Lagan Homes Ballycullen Limited

Prepared by

Traynor Environmental Ltd.

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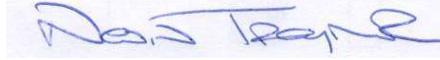


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This report refers, within the limitations stated, to the condition of the site at the time of the report. No warranty is given as to the possibility of future changes in the condition of the site. The report as presented is based on the information sources as detailed in this report, and hence maybe subject to review in the future if more information is obtained or scientific understanding changes.

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1.0 INTRODUCTION

Traynor Environmental Ltd has prepared this Resource & Waste Management Plan (RWMP) on behalf of Lagan Homes Ballycullen Limited for the proposed development at Woodtown, Ballycullen, Dublin 16.

The lands are located to the east of Abbots Grove Park, south-east of Abbots Grove Avenue, south of Stocking Avenue and Stocking Wood estate, and west of White Pines Park.

The proposed development will consist of 502 no. residential units comprising 197no. 2 storey houses (terraced/semi-detached/detached) and 29no. 3 and 4 storey simplex/duplex apartment blocks providing 305no. apartments. The proposed development also includes a crèche (109sq.m), public open space, car parking (surface/undercroft), bicycle parking, bicycle storage structures and lockers, bin stores, and 5no. ESB substations. Vehicular access to be provided from the existing spur road connection to Stocking Avenue to the west of the site, and via Stocking Wood Drive to the east of the site (with relocation of existing ESB substation and associated works to the existing hammerhead). Pedestrian/cycle routes will be provided for to the boundaries with Abbot's Grove Park, Stocking Wood Way, Stocking Wood Manor and White Pines Park are also proposed. The proposed development includes all associated site development works (including site reprofiling, retaining structures and downing of ESB overhead lines), landscaping, boundary treatments and services provision.

This plan will provide information necessary to ensure that the management of Construction & Demolition (C&D) waste at the site is undertaken in accordance with the current legal and industry standards including the Waste Management Act 1996 as amended and associated Regulations, Environmental Protection Agency Act 1992 as amended, Litter Pollution Act 1997 as amended and the Eastern-Midlands Region Waste Management 2015 – 2021. In particular, this plan aims to ensure maximum recycling, reuse, and recovery of waste with diversion from landfill, wherever possible. It also seeks to provide guidance on the appropriate collection and transport of waste from the site to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil and/or water).

This RWMP includes information on the legal and policy framework for C&D waste management in Ireland, estimates of the type and quantity of waste to be generated by the proposed development and makes recommendations for management of different waste streams. The RWMP should be viewed as a live document and should be regularly revisited throughout a project's lifecycle so that opportunities to maximise waste reduction / efficiencies are exploited throughout, and that data is collected on an ongoing basis so that it is as accurate as possible.

2.0 CONSTRUCTION AND DEMOLITION RESOURCE & WASTE MANAGEMENT IN IRELAND

2.1 National Level

The Irish Government issued a policy statement in September 1998 known as 'Changing Our Ways', which identified objectives for the prevention, minimisation, reuse, recycling, recovery, and disposal of waste in Ireland. The target for C&D waste in this report was to recycle at least 50% of C&D waste within a five-year period (by 2003), with a progressive increase to at least 85% over fifteen years (i.e., 2013).

In response to the *Changing Our Ways* report, a task force (Task Force B4) representing the waste sector of the already established Forum for the Construction Industry, released a report entitled 'Recycling of Construction and Demolition Waste' concerning the development and implementation of a voluntary construction industry programme to meet the Government's objectives for the recovery of C&D waste.

In September 2020, the Irish Government published a policy document outlining a new action plan for Ireland to cover the period of 2020-2025. This plan, 'A Waste Action Plan for a Circular Economy' (WAPCE), replaces the previous national waste management plan, "A Resource Opportunity" (2012), and was prepared in response to the 'European Green Deal' which sets a roadmap for a transition to an altered economical model, where climate and environmental challenges are turned into opportunities.

The WAPCE sets the direction for waste planning and management in Ireland up to 2025. This reorientates policy from a focus on managing waste to a much greater focus on creating circular patterns of production and consumption. Other policy statements of a number of public bodies already acknowledge the circular economy as a national policy priority.

The policy document contains over 200 measures across various waste areas including circular economy, municipal waste, consumer protection and citizen engagement, plastics and packaging, construction, textiles, green public procurement, and waste enforcement.

One of the first actions to be taken was the development of the Whole of Government Circular Economy Strategy 2022-2023 'Living More, Using Less' (2021) to set a course for Ireland to transition across all sectors and at all levels of Government toward circularity and was issued in December 2021. It is anticipated that the Strategy will be updated in full every 18 months to 2 years.

The Environmental Protection Agency (EPA) of Ireland issued 'Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects' in November 2021. These guidelines replace the previous 2006 guidelines issued by The National Construction and Demolition Waste Council (NCDWC) and the Department of the Environment, Heritage, and Local Government (DoEHLG) in 2006. The guidelines provide a practical approach which is informed by best practice in the prevention and management of C&D wastes and resources from design to construction of a project, including consideration of the deconstruction of a project. These guidelines have been followed in the preparation of this document and include the following elements:

- Predicted C&D wastes and procedures to prevent, minimise, recycle, and reuse wastes.
- Design teams' roles and approach.
- Relevant EU, national and local waste policy, legislation, and guidelines.
- Waste disposal/recycling of C&D wastes at the site.
- Provision of training for Resource Waste Manager (RM) and site crew.
- Details of proposed record keeping system.
- Details of waste audit procedures and plan; and

- Details of consultation with relevant bodies i.e., waste recycling companies, Local Authority, etc.

Section 3 of the Guidelines identifies thresholds above which there is a requirement for the preparation of a RWMP for developments. The new guidance classifies developments on a two-tiered system. Developments which do not exceed any of the following thresholds may be classed as Tier 1 development:

- New residential development of less than 10 dwellings.
- Retrofit of 20 dwellings or less.
- New commercial, industrial, infrastructural, institutional, educational, health and other developments with an aggregate floor area less than 1,250m².
- Retrofit of commercial, industrial, infrastructural, institutional, educational, health and other developments with an aggregate floor area less than 2,000m²; and
- Demolition projects generating in total less than 100m³ in volume of C&D waste. A development which exceeds one or more of these thresholds is classed as Tier-2 projects.

This development requires a RWMP as a Tier 2 development as it is **above** the following criterion:

- New residential development of less than 10 dwellings

It is proposed to construct 502 residential units)

Other guidelines followed in the preparation of this report include 'Construction and Demolition Waste Management – a handbook for Contractors and Site Managers', published by FÁS and the Construction Industry Federation in 2002 and the previous guidelines, 'Best Practice Guidelines for the Preparation of Waste Management Plans for Construction and Demolition Projects' (2006). These guidance documents are considered to define best practice for C&D projects in Ireland and describe how C&D projects are to be undertaken such that environmental impacts and risks are minimised and maximum levels of waste recycling are achieved.

2.2 Regional Level

The proposed development is located in the Local Authority area of South Dublin County Council. The EMR Waste Management Plan 2015 – 2021 is the regional waste management plan for the SDCC area which was published in May 2015. The EMR Waste Management Plan 2015 – 2021 has been superseded as of March 2024 by the NWMPCE 2024 - 2030. The NWCPCE sets the ambition of the plan to have a 0% total waste growth per person over the life of the Plan with an emphasis on non-household wastes including waste from commercial activities and the construction and demolition sector. This plan seeks to influence sustainable consumption and prevent the generation of waste, improve the capture of materials to optimise circularity and enable compliance with policy and legislation. The national plan sets out the following strategic targets for waste management in the country that are relevant to the development:

Proposed National Targets

- 1A. (Residual Municipal Waste) 6% Reduction in Residual Municipal Waste per person by 2030
- 2A. (Contamination of Materials) 90% of Material in Compliance in the Dry Recycling Bin
- 2B. (Material Compliance Residual) 10% per annum increase in Material Compliance in the residual bin. (90% by the end of 2030)
- 3A. (Reuse of Materials) 20kg Per person / year – Reuse of materials like cloths or furniture to prevent waste.

Municipal landfill charges in Ireland are based on the weight of waste disposed. In the Leinster Region, charges are approximately €140-160 per tonne of waste, which includes a €85 per tonne landfill levy introduced under the Waste Management (Landfill Levy) (Amendment) Regulations 2015. The South Dublin County Council Development Plan 2022 – 2028

sets out a number of objectives and actions for the South Dublin area in line with the objectives of the waste management plan. Waste objectives and policies with a particular relevance to this development are:

- **Policy IE7: Waste Management**

Implement European Union, National and Regional waste and related environmental policy, legislation, guidance, and codes of practice to improve management of material resources and wastes.

- **IE7 Objective 1:** To encourage a just transition from a waste management economy to a green circular economy to enhance employment and increase the value, recovery and recirculation of resources through compliance with the provisions of the Waste Action Plan for a Circular Economy 2020-2025 and to promote the use of, but not limited to, reverse vending machines and deposit return schemes or similar to ensure a wider and varying ways of recycling.
- **IE7 Objective 2:** To support the implementation of the Eastern Midlands Region Waste Management Plan 2015-2021 or as amended by adhering to overarching performance targets, policies and policy actions.
- **IE7 Objective 3:** To provide for, promote and facilitate high quality sustainable waste recovery and disposal infrastructure / technology in keeping with the EU waste hierarchy and to adequately cater for a growing residential population and business sector
- **IE7 Objective 4:** To provide for and maintain the network of bring infrastructure (for example, civic amenity facilities, bring banks) in the County to facilitate the recycling and recovery of hazardous and non-hazardous municipal wastes.
- **IE7 Objective 5:** To ensure the provision of adequately sized public recycling facilities in association with new commercial developments and in tandem with significant change of use / extensions of existing commercial developments where appropriate.
- **IE7 Objective 6:** To ensure that green waste centres are provided in suitable locations to augment the local house to house collection system for compostable waste.
- **IE7 Objective 7:** To require the appropriate provision for the sustainable management of waste within all developments, ensuring it is suitably designed into the development, including the provision of facilities for the storage, separation, and collection of such waste.
- **IE7 Objective 8:** To adhere to the recommendations of the National Hazardous Waste Management Plan 2014-2020 and any subsequent plan, and to co-operate with other agencies including the EPA in the planning, organisation, and supervision of the disposal of hazardous waste streams, including hazardous waste identified during construction and demolition projects.
- **IE7 Objective 9:** To support the development of indigenous capacity for the treatment of non-hazardous and hazardous wastes where technically, economically, and environmentally practicable subject to the relevant environmental protection criteria for the planning and development of such activities being applied.

2.3 Legislative Requirements

The primary legislative instruments that govern waste management in Ireland and applicable to the project are:

- Waste Management Act 1996 (No. 10 of 1996) as amended.
- Environmental Protection Act 1992 (No. 7 of 1992) as amended.
- Litter Pollution Act 1997 (No. 12 of 1997) as amended.
- Planning and Development Act 2000 (No. 30 of 2000) as amended

One of the guiding principles of European waste legislation, which has in turn been incorporated into the Waste Management Act 1996 - 2001 and subsequent Irish legislation, is the principle of "Duty of Care". This implies that the waste producer is responsible for waste from the time it is generated through until its legal recycling, recovery, or disposal (including its method of disposal). As it is not practical in most cases for the waste producer to physically transfer all waste from where it is produced to the final destination, waste contractors will be employed to physically transport waste to the final destination. Following on from this is the concept of "Polluter Pays" whereby the waste producer is liable to be prosecuted for pollution incidents, which may arise from the incorrect management of waste produced, including the

actions of any contractors engaged (e.g. for transportation and disposal/recovery/recycling of waste. It is therefore imperative that the client ensures that the waste contractors engaged by construction contractors are legally compliant with respect to waste transportation, recycling, recovery, and disposal. This includes the requirement that a contractor handle, transport, and recycle/recover/dispose of waste in a manner that ensures that no adverse environmental impacts occur as a result of any of these activities. A collection permit to transport waste must be held by each waste contractor which is issued by the National Waste Collection Permit Office (NWCPO). Waste receiving facilities must also be appropriately permitted or licensed. Operators of such facilities cannot receive any waste, unless in possession of a Certificate of Registration (COR) or Waste Facility Permit granted by the relevant Local Authority under the Waste Management (Facility Permit & Registration) Regulations 2007 and Amendments or a waste or IED licence granted by the EPA. The COR/permit/licence held will specify the type and quantity of waste able to be received, stored, sorted, recycled, recovered and/or disposed of at the specified site.

2.4 South Dublin County Council Byelaws 2018

These Byelaws for the Segregation, Storage and Presentation of Household and Commercial Waste were designed to repeal South Dublin County Council Household Waste Byelaws 2012 and South Dublin County Council (Storage, separation at source, presentation, and collection of commercial waste) Bye-Laws 2007. The Bye-Laws commenced on the 3rd December 2018 and place legal obligations on the waste producer in terms of the way waste is stored and managed on a site/premises. Dry recyclables must be segregated at source, and bio-waste (organic) must be segregated if a collection service is available. Waste must be presented in approved containers that are kept in a reasonable state and only presented for collection in approved areas and times by the Council. Key requirements under these bye-laws are:

- Kerbside waste presented for collection shall not be presented for collection earlier than 8.00pm on the day immediately preceding the designated waste collection day;
- All containers used for the presentation of kerbside waste and any uncollected waste shall be removed from any roadway, footway, footpath, or any other public place no later than 8:00am on the day following the designated waste collection day.
- Neither recyclable household kerbside waste nor food waste arising from households shall be contaminated with any other type of waste before or after it has been segregated; and
- A management company, or another person if there is no such company, who exercises control and supervision of residential and/or commercial activities in multi-unit developments, mixed-use developments, flats or apartment blocks, combined living/working spaces or other similar complexes shall ensure that: o separate receptacles of adequate size and number are provided for the proper segregation, storage and collection of recyclable household kerbside waste and residual household kerbside waste;
- additional receptacles are provided for the segregation, storage, and collection of food waste where this practice is a requirement of the national legislation on food waste.
- the receptacles referred to in paragraphs (a) and (b) are located both within any individual apartment and at the place where waste is stored prior to its collection;
- any place where waste is to be stored prior to collection is secure, accessible at all times by tenants and other occupiers and is not accessible by any other person other than an authorised waste collector,
- written information is provided to each tenant or other occupier about the arrangements for waste separation, segregation, storage, and presentation prior to collection.
- an authorised waste collector is engaged to service the receptacles referred to in this section of these bye-laws, with documentary evidence, such as receipts, statements or other proof of payment, demonstrating the existence of this engagement being retained for a period of no less than two years. Such evidence shall be presented to an authorised person within a time specified in a written request from either that person or from another authorised person employed by South Dublin County Council; and
- receptacles for kerbside waste are presented for collection on the designated waste collection day.

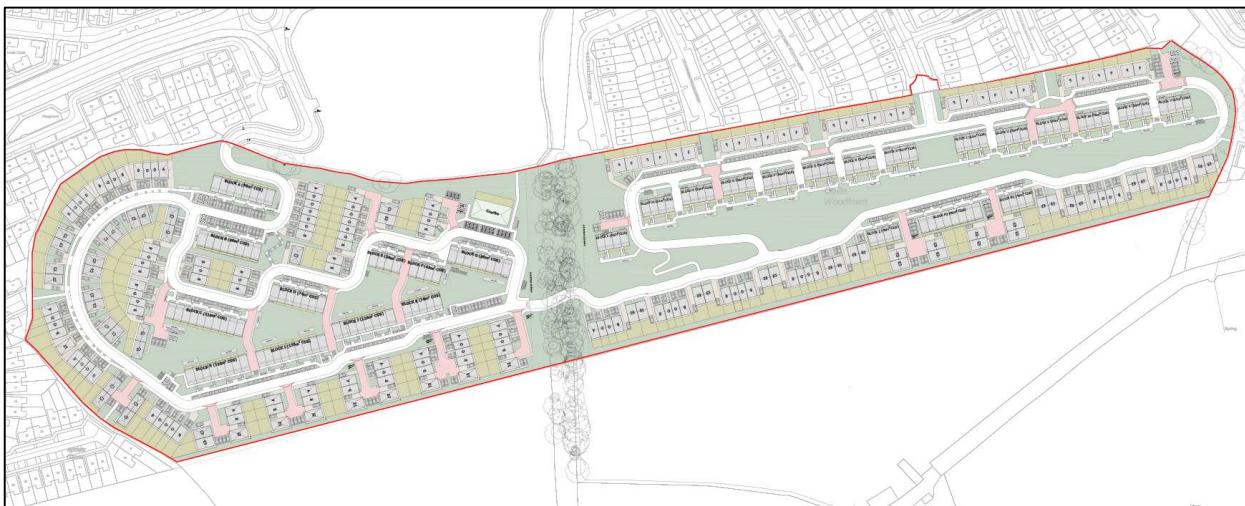
3.0 DESCRIPTION OF THE PROJECT

3.1 Location, Size and Scale of the Development

The subject site is situated in Wood town, Ballycullen in the South Dublin County Council Area, to the south-west of junction number 12 of the M50 motorway. The site is currently a greenfield site, bounded to the east, north and west by existing residential areas and to the south by greenfield lands. The overall site area is approximately 10.35 ha. The subject development site is to be accessed by way of the established existing road infrastructure, with two road accesses off Stocking Avenue: one via Abbots Grove and the other via Stoking Wood Drive. These roads have footpaths on both side of the streets.

The proposed development will consist of 502 no. residential units (108no. 1-bed, 170no. 2-bed, 162 no. 3-bed; 62 no. 4-bed) comprising 197no. 2 storey houses (terraced/semi-detached/detached) (19no. 2-bed, 116no. 3-bed; 62no. 4-bed) and 29no. 3 and 4 storey simplex/duplex apartment blocks providing 305no. apartments (108no. 1-bed apartments, 151no. 2-bed apartments, 46no. 3-bed apartments). The proposed development also includes a crèche (109sq.m), public open space, car parking (surface/undercroft), bicycle parking, bicycle storage structures and lockers, bin stores, and 5no. ESB substations. Vehicular access to be provided from the existing spur road connection to Stocking Avenue to the west of the site, and via Stocking Wood Drive to the east of the site (with relocation of existing ESB substation and associated works to the existing hammerhead). Pedestrian/cycle routes will be provided for to the boundaries with Abbot's Grove Park, Stocking Wood Way, Stocking Wood Manor and White Pines Park are also proposed. The proposed development includes all associated site development works (including site reprofiling, retaining structures and downing of ESB overhead lines), landscaping, boundary treatments and services provision.

Figure 1 – Site Layout Plan



3.2 Details of the Non-Hazardous Wastes to be produced.

During the construction phase there may be a surplus of building materials, such as timber off-cuts, broken concrete blocks, cladding, plastics, metals and tiles generated. There may also be excess concrete during construction which will need to be disposed of. Plastic and cardboard waste from packaging and supply of materials will also be generated. Waste will also be generated from construction workers e.g., organic/food waste, dry mixed recyclables (wastepaper, newspaper, plastic bottles, packaging, aluminium cans, tins and Tetra Pak cartons), mixed non-recyclables and potentially sewage sludge from temporary welfare facilities provided onsite during the construction phase. Waste printer/toner cartridges, waste electrical and electronic equipment (WEEE) and waste batteries may also be generated infrequently from site offices.

3.3 Potentially Hazardous Wastes to be Produced.

3.3.1 Contaminated Soil

In the event that any contaminated material is encountered, it will need to be segregated from clean/inert material, tested, and classified as either non-hazardous or hazardous in accordance with the EPA publication entitled 'Waste Classification: List of Waste & Determining if Waste is Hazardous or Non-Hazardous' using the HazWasteOnline application (or similar approved classification method). The material will then need to be classified as clean, inert, non-hazardous, or hazardous in accordance with the EC Council Decision 2003/33/EC, which establishes the criteria for the acceptance of waste at landfills.

3.3.2 Fuel/Oils

As fuels and oils are classed as hazardous materials, any on-site storage of fuel/oil, all storage tanks and all draw-off points will be bunded (or stored in double-skinned tanks) and located in a dedicated, secure area of the site. Provided that these requirements are adhered to, and site crew are trained in the appropriate refuelling techniques, it is not expected that there will be any fuel/oil wastage at the site.

3.3.3 Other known Hazardous Substances

Paints, glues, adhesives, and other known hazardous substances will be stored in designated areas. They will generally be present in small volumes only and associated waste volumes generated will be kept to a minimum. Wastes will be stored in appropriate receptacles pending collection by an authorised waste contractor. In addition, WEEE (containing hazardous components), printer toner/cartridges, batteries (Lead, Ni-Cd or Mercury) and/or fluorescent tubes and other mercury containing waste may be generated during construction activities.

These wastes (if encountered) will be stored in appropriate receptacles in designated areas of the site pending collection by an authorised waste contractor. In the event that hazardous soil, or historically deposited hazardous waste is encountered during the work, the contractor must notify South Dublin County Council, Environmental Enforcement Section, and provide a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant mitigation, destination for authorised disposal/treatment, in addition to information on the authorised waste collectors.

4.0 KEY MATERIALS & QUANTITIES

4.1 Project Resource Targets

Project specific resource and waste management targets for the site have not yet been set and this information will be updated for these targets once these targets have been confirmed by the client. However, it is expected for projects of this nature that a minimum of 70% of waste is fully re-used, recycled or recovered. Target setting will inform the setting of project-specific benchmarks to track target progress. Typical Key Performance Indicators (KPIs) that may be used to set targets include (as per guidelines):

- Weight (tonnes) or Volume (m³) of waste generated per construction value.
- Weight (tonnes) or Volume (m³) of waste generated per construction floor area (m²).
- Fraction of resource reused on site.
- Fraction of resource notified as by-product.
- Fraction of waste segregated at source before being sent off-site for recycling/recovery; and
- Fraction of waste recovered, fraction of waste recycled, or fraction of waste disposed.

4.2 Main C&D Waste Categories

The main non-hazardous and hazardous waste streams that could be generated by the construction activities at a typical site are shown in Table 4.1. The List of Waste (LoW) code (as effected from 1 June 2015) (also referred to as the European Waste Code or EWC) for each waste stream is also shown.

Waste Material	LoW Code
Concrete	17 01 01
Bricks	17 01 02
Tiles and ceramics	17 01 03
Wood	17 02 01-03
Glass	17 02 02
Plastic	17 02 03
Bituminous mixtures, coal tar and tarred products	17 03 02
Copper, Bronze, Brass	17 04 01
Aluminium	17 04 02
Lead	17 04 03
Zinc	17 04 04
Iron & steel	17 04 05
Tin	17 04 06
Mixed metals	17 04 07
Soil and Stones	17 05 04
Gypsum-based construction material	17 08 02
Mixed C&D waste	17 09 04

Table 4.1 Typical waste types generated and EWCs (individual waste types may contain hazardous substances)

5.0 WASTE MANAGEMENT

5.1 Demolition Waste Generation

There are no demolition works proposed for the site.

5.2 Construction Waste Generation

Table 5.2 shows the breakdown of C&D waste types produced on a typical site based on data from the EPA National Waste Reports, the GMIT and other research reports.

Waste Types	%
Mixed C&D	33
Timber	28
Plasterboard	10
Metals	8
Concrete	6
Other	15
Total	100

Table 5.2 Waste materials generated on a typical Irish construction site.

Table 5.3 shows the predicted construction waste generation for the proposed development based on the information available to date along with the targets for management of the waste streams. The predicted waste amounts are based on an average largescale development waste generation rate per m², using the waste breakdown rates shown in Table 5.2 and the schedule of areas supplied by the project architects.

Waste Types	Tonnes	Reuse		Recycle/Recover		Disposal	
		%	Tonnes	%	Tonnes	%	Tonnes
Mixed C&D	2390.85	10	239.09	80	1912.68	10	239.09
Timber	2028.60	40	811.44	55	1115.73	5	101.43
Plasterboard	724.50	30	217.35	60	434.70	10	72.45
Metals	579.60	5	28.98	90	521.64	5	28.98
Concrete	434.70	30	130.41	65	282.56	5	21.74
Other	1086.75	20	217.35	60	652.05	20	217.35
Total	7245.00		1644.62		4919.36		681.04

Table 5.3 Estimated on and off-site reuse, recycle and disposal rates for construction waste.

These quantities are provisional only and subject to further determination during construction works.

5.3 Proposed Resource and Waste Management Options

Waste materials generated will be segregated on site, where it is practical. Where the on-site segregation of certain waste types is not practical, off-site segregation will be carried out. There will be skips and receptacles provided to facilitate segregation at source where feasible. All waste receptacles leaving site will be covered or enclosed. The appointed waste contractor will collect and transfer the wastes as receptacles are filled. There are numerous waste contractors in the SDCC Region that provide this service.

All waste arisings will be handled by an approved waste contractor holding a current waste collection permit. All waste arisings requiring disposal off-site will be reused, recycled, recovered or disposed of at a facility holding the appropriate registration, permit or licence, as required. Written records will be maintained by the contractor(s) detailing the waste arising throughout the C&D phases, the classification of each waste type, waste collection permits for all waste contractors who collect waste from the site and COR/permit or licence for the receiving waste facility for all waste removed off site for appropriate reuse, recycling, recovery and/or disposal. Dedicated bunded storage containers will be provided for hazardous wastes which may arise such as batteries, paints, oils, chemicals etc, if required. The management of the main waste streams is outlined as follows:

Soil, Stone, Gravel & Clay

The waste hierarchy states that the preferred option for waste management is prevention and minimisation of waste, followed by preparing for reuse and recycling / recovery, energy recovery (i.e., incineration) and, least favoured of all, disposal. The excavations are required to facilitate construction works so the preferred option (prevention and minimisation) cannot be accommodated for the excavation phase. The extent to which the reprofiling will take place on the site is detailed in Figure 5.1 A & B Cut and Fill Analysis provided by Waterman Moylan Ltd. Preliminary excavation volume calculations indicate that approximately 57,117 m³ of soil will need to be removed during the excavation phase. This estimate includes the removal of the topsoil, and the balancing of cut and fill volumes within the site. To provide a robust estimation, it is assumed that an additional 10% of soil to be removed from the site. Therefore, a total of 63,000 m³ of soil will be removed during the excavation phase.

When material is removed off-site it could be reused as a by-product (and not as a waste). If this is done, it will be done in accordance with Article 27 of the European Communities (Waste Directive) Regulations 2011, which requires that certain conditions are met and that by-product notifications are made to the EPA via their online notification form. Excavated material should not be removed from site until approval from the EPA has been received. The potential to reuse material as a by-product will be confirmed during the course of the excavation works, with the objective of eliminating any unnecessary disposal of material.

The next option (beneficial reuse) may be appropriate for the excavated material, pending environmental testing to classify the material as hazardous or non-hazardous in accordance with the EPA Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous publication. Clean inert material may be used as fill material in other construction projects or engineering fill for waste licensed sites. Beneficial reuse of surplus excavation material as engineering fill may be subject to further testing to determine if materials meet the specific engineering standards for their proposed end use. Any nearby sites requiring clean fill/capping material will be contacted to investigate reuse opportunities for clean and inert material. If any of the material is to be reused on another site as a by-product (and not as a waste), this will be done in accordance with Article 27. Similarly, if any soils/stones are imported onto the site from another construction site as a by-product, this will also be done in accordance with Article 27. Article 27 will be investigated to see if the material can be imported onto this site for beneficial reuse instead of using virgin materials.

If the material is deemed to be a waste, then removal and reuse / recovery / disposal of the material will be carried out in accordance with the Waste Management Act 1996 as amended, the Waste Management (Collection Permit) Regulations

2007 as amended and the Waste Management (Facility Permit & Registration) Regulations 2007 as amended. Once all available beneficial reuse options have been exhausted, the options of recycling and recovery at waste permitted and licensed sites will be considered.

In the event that contaminated material is encountered and subsequently classified as hazardous, this material will be stored separately to any non-hazardous material. It will require off-site treatment at a suitable facility or disposal abroad via Transfrontier Shipment of Wastes (TFS).

Bedrock

While it is not envisaged that bedrock will be encountered, if bedrock is encountered, it is anticipated that it will not be crushed on site. Any excavated rock is expected to be removed off-site for appropriate reuse, recovery and / or disposal. If bedrock is to be crushed on-site, the appropriate mobile waste facility permit will be obtained from SDCC.

Silt & Sludge

During the construction phase, silt and petrochemical interception will be carried out on runoff and pumped water from site works, where required. Sludge and silt will then be collected by a suitably licensed contractor and removed offsite.

Concrete Blocks, Bricks, Tiles & Ceramics

The majority of concrete blocks, bricks, tiles and ceramics generated as part of the construction works are expected to be clean, inert material and will be recycled, where possible.

Hard Plastic

As hard plastic is a highly recyclable material, much of the plastic generated will be primarily from material off-cuts. All recyclable plastic will be segregated and recycled, where possible.

Timber

Timber that is uncontaminated, i.e. free from paints, preservatives, glues etc., will be disposed of in a separate skip and recycled off-site.

Metal

Metals will be segregated where practical and stored in skips. Metal is highly recyclable and there are numerous companies that will accept these materials.

Plasterboard

There are currently a number of recycling services for plasterboard in Ireland. Plasterboard from the construction phases will be stored in a separate skip, pending collection for recycling. The site manager will ensure that oversupply of new plasterboard is carefully monitored to minimise waste.

Glass

Glass materials will be segregated for recycling, where possible.

Waste Electrical and Electronic Equipment (WEEE)

Any WEEE will be stored in dedicated covered cages/receptacles/pallets pending collection for recycling.

Other Recyclables

Where any other recyclable wastes such as cardboard and soft plastic are generated, these will be segregated at source into dedicated skips and removed off-site.

Non-Recyclable Waste

C&D waste which is not suitable for reuse or recovery, such as polystyrene, some plastics and some cardboards, will be placed in separate skips or other receptacles. Prior to removal from site, the non-recyclable waste skip/receptacle will be examined by a member of the waste team (see Section 9.0) to determine if recyclable materials have been placed in there by mistake. If this is the case, efforts will be made to determine the cause of the waste not being segregated correctly and recyclable waste will be removed and placed into the appropriate receptacle.

Other Hazardous Wastes

On-site storage of any hazardous wastes produced (i.e., contaminated soil if encountered and/or waste fuels) will be kept to a minimum, with removal off-site organised on a regular basis. Storage of all hazardous wastes on-site will be undertaken so as to minimise exposure to on-site personnel and the public and to also minimise potential for environmental impacts. Hazardous wastes will be recovered, wherever possible, and failing this, disposed of appropriately.

On-Site Crushing

It is currently not envisaged that the crushing of waste materials will occur on-site. However, if the crushing of material is to be undertaken, a mobile waste facility permit will first be obtained from SDCC, and the destination of the accepting waste facility will be supplied to the SDCC waste unit. It should be noted that until a construction contractor is appointed it is not possible to provide information on the specific destinations of each construction waste stream. Prior to commencement of construction and removal of any construction waste offsite, details of the proposed destination of each waste stream will be provided to SDCC by the project team.

Figure 5.1 (A) Cut and Fill Analysis

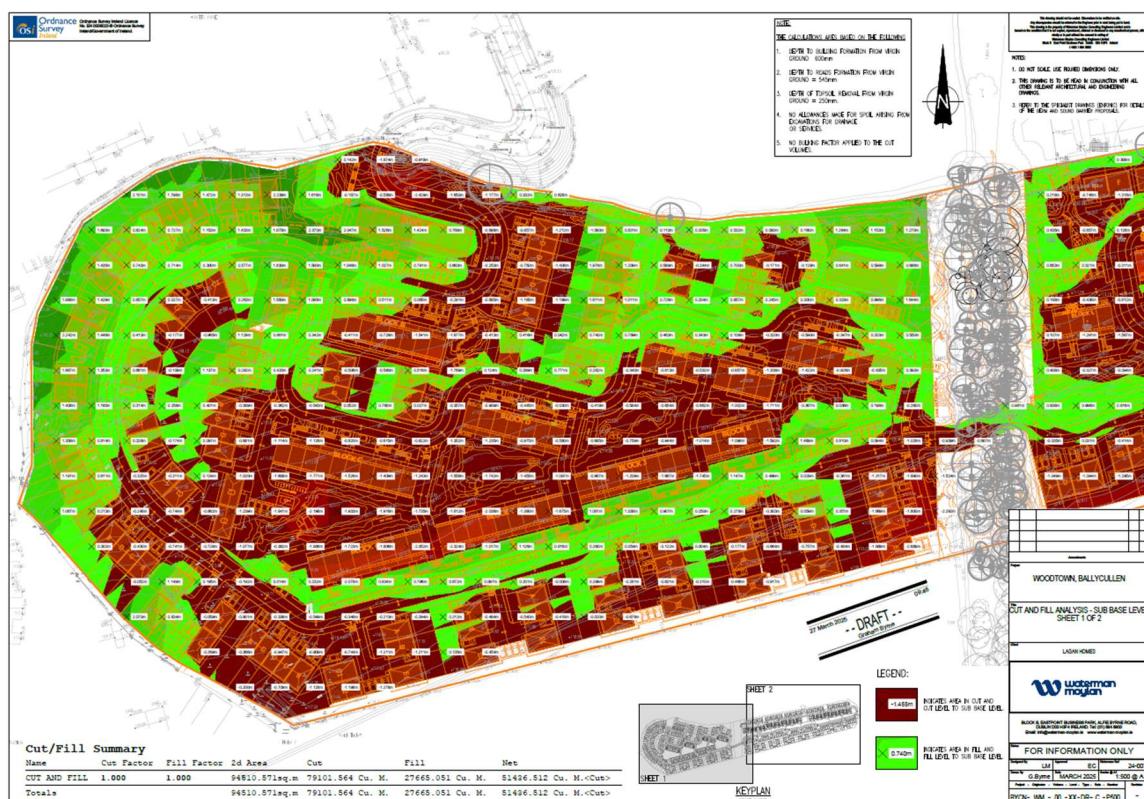
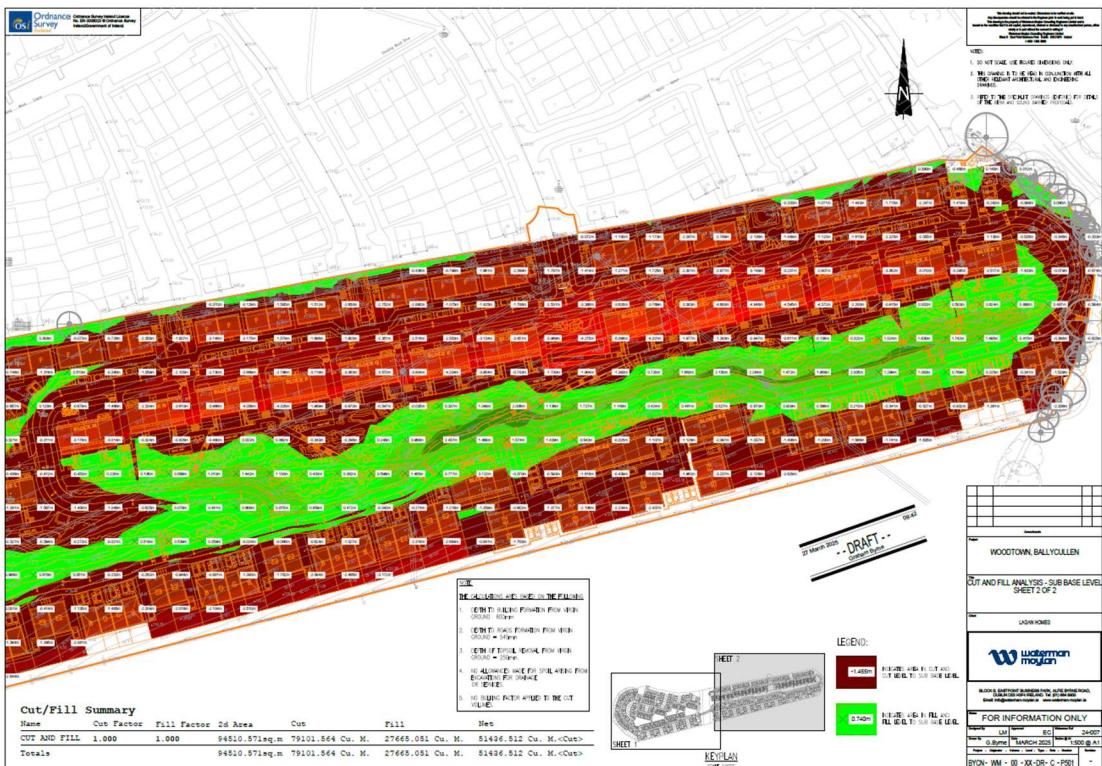


Figure 5.2 (B) Cut and Fill Analysis



5.4 Tracking and Documentation Procedures for Off-Site Waste

All waste will be documented prior to leaving the site. Waste will be weighed by the contractor, either by weighing mechanism on the truck or at the receiving facility. These waste records will be maintained on site by the nominated project Waste Manager (see Section 9.0).

All movement of waste and the use of waste contractors will be undertaken in accordance with the Waste Management Acts 1996 - 2011, Waste Management (Collection Permit) Regulations 2007 as amended and Waste Management (Facility Permit & Registration) Regulations 2007 and amended. This includes the requirement for all waste contractors to have a waste collection permit issued by the NWCPO. The nominated project waste manager (see Section 10.0) will maintain a copy of all waste collection permits on-site.

If the waste is being transported to another site, a copy of the Local Authority waste COR/permit or EPA Waste/IE Licence for that site will be provided to the nominated project waste manager (see Section 10.0). If the waste is being shipped abroad, a copy of the Transfrontier Shipping (TFS) notification document will be obtained from SDCC (as the relevant authority on behalf of all local authorities in Ireland) and kept on-site along with details of the final destination (COR, permits, licences etc.). A receipt from the final destination of the material will be kept as part of the on-site waste management records.

All information will be entered in a waste management recording system to be maintained on site.

6.0 DESIGN APPROACH

The client and the design team have integrated the 'Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects' guidelines into the design workshops, to help review processes, identify and evaluate resource reduction measures and investigate the impact on cost, time, quality, buildability, second life and management post demolition and construction.

Further details on these design principles can be found within a forementioned guidance document. The design team have undertaken the design process in line with the international best practice principles to firstly prevent wastes, reuse where possible and thereafter sustainably reduce and recover materials. The below sections have been the focal point of the design process and material selections and will continue to be analysed and investigated throughout the design process and when selecting material. The approaches presented are based on international principles of optimising resources and reducing waste on construction projects through:

- Prevention.
- Reuse.
- Recycling.
- Green Procurement Principles.
- Off-Site Construction.
- Materials Optimisation; and
- Flexibility and Deconstruction.

6.1 Designing for Prevention, Reuse and Recycling

Undertaken at the outset and during project feasibility and evaluation the Client and Design Team considered:

- Establishing the potential for any reusable site assets (buildings, structures, equipment, materials, soils, etc.).
- The potential for refurbishment and refit of existing structures or buildings rather than demolition and new build.
- Assessing any existing buildings on the site that can be refurbished either in part or wholly to meet the Client requirements; and
- Enabling the optimum recovery of assets on site.

6.2 Designing for Green Procurement

Waste prevention and minimisation pre-procurement have been discussed and will be further discussed in this section. The Design Team will discuss proposed design solutions, encourage innovation in tenders and incentivise competitions to recognise sustainable approaches. They will also discuss options for packaging reduction with the main Contractor and subcontractors/suppliers using measures such as 'Just-in-Time' delivery and use ordering procedures that avoid excessive waste. The Green procurement extends from the planning stage into the detailed design and tender stage and will be an ongoing part of the long-term design and selection process for this development.

6.3 Designing for Off-Site Construction

Use of off-site manufacturing has been shown to reduce residual wastes by up to 90% (volumetric building versus traditional). The decision to use offsite construction is typically cost led but there are significant benefits for resource management. Some further considerations for procurement which are being investigated as part of the planning stage design process are listed as follows:

- Use of pre-cast structural concrete panels which can reduce the residual volumes of concrete blocks, mortars, plasters, etc.
- The use of prefabricated composite panels for walls and roofing to reduce residual volumes of insulation and plasterboards.
- Using pre-cast hollow-core flooring instead of in-situ ready mix flooring or timber flooring to reduce the residual volumes of concrete/formwork and wood/packaging, respectively; and

6.4 Designing for Materials Optimisation During Construction

To ensure manufacturers and construction companies adopt lean production models, including maximising the reuse of materials onsite. This helps to reduce the environmental impacts associated with transportation of materials and from waste management activities. This includes investigating the use of standardised sizes for certain materials to help reduce the number of offcuts produced on site, focusing on promotion and development of off-site manufacture.

6.5 Designing for Flexibility and Deconstruction

Design flexibility has and will be investigated throughout the design process to ensure that where possible products (including buildings) only contain materials that can be recycled and are designed to be easily disassembled. Material efficiency is being considered for the duration and end of life of a building project to produce; flexible, adaptable spaces that enable a resource-efficient, low-waste future change of use; durability of materials and how they can be recovered effectively when maintenance and refurbishment are undertaken and during disassembly/deconstruction.

7.0 ROLES & RESPONSIBILITIES

The Best Practice Guidelines on the Preparation of Resource Waste Management Plans for Construction and Demolition Projects promotes that a RM (Resource Waste Manager) should be appointed. The RM may be performed by number of different individuals over the life cycle of the Project; however it is intended to be a reliable person chosen from within the Planning/Design/Contracting Team, who is technically competent and appropriately trained, who takes the responsibility to ensure that the objectives and measures within the Project RWMP are complied with. The RM is assigned the requisite authority to meet the objective and obligations of the RWMP. The role will include the important activities of conducting waste checks/audits and adopting construction and demolition methodology that is designed to facilitate maximum reuse and/or recycling of waste.

7.1 Role of the Client Advisory Team

The Client Advisory Team or Design Team is formed of architects, consultants, quantity surveyors and engineers and is responsible for:

- Drafting and maintaining the RWMP through the design, planning and procurement phases of the project.
- Appointing a RM to track and document the design process, inform the Design Team and prepare the RWMP.
- Including details and estimated quantities of all projected waste streams with the support of environmental consultants/scientists. This should also include data on waste types (e.g., waste characterisation data, contaminated land assessments, site investigation information) and prevention mechanisms (such as by-products) to illustrate the positive circular economy principles applied by the Design Team.
- Managing and valuing the demolition work with the support of quantity surveyors.
- Handing over of the RWMP to the selected Contractor upon commencement of construction of the development, in a similar fashion to how the safety file is handed over to the Contractor.
- Working with the Contractor as required to meet the performance targets for the project.

7.2 Future Role of the Contractor

The future construction Contractors have not yet been decided upon for this RWMP. However, once selected they will have major roles to fulfil. They will be responsible for:

- Preparing, implementing and reviewing the RWMP throughout the construction phase (including the management of all suppliers and sub-contractors) as per the requirements of these guidelines.
- Identifying a designated and suitably qualified RM who will be responsible for implementing the RWMP.
- Identifying all hauliers to be engaged to transport each of the resources / wastes off-site.
- Implementing waste management policies whereby waste materials generated on site are to be segregated as far as practicable.
- Applying for the appropriate waste permit to crush concrete onsite.
- Identifying all destinations for resources taken off-site. As above, any resource that is legally classified as a 'waste' must only be transported to an authorised waste facility.
- End-of-waste and by-product notifications addressed with the EPA where required.
- Clarification of any other statutory waste management obligations, which could include on-site processing.
- Full records of all resources (both wastes and other resources) will be maintained for the duration of the project; and
- Preparing a RWMP Implementation Review Report at project handover.

8.0 ESTIMATED COST OF WASTE MANAGEMENT

An outline of the costs associated with different aspects of waste management is provided below.

The total cost of C&D waste management will be measured and will take into account handling costs, storage costs, transportation costs, revenue from rebates and disposal costs.

8.1 Reuse

By reusing materials on site, there will be a reduction in the transport and recycle/recovery/disposal costs associated with the requirement for a waste contractor to take the material off-site.

Clean and inert soils, gravel, stones etc. which cannot be reused on site may be used as access roads or capping material for landfill sites etc. This material is often taken free of charge or a reduced fee for such purposes, reducing final waste disposal costs.

8.2 Recycling

Salvageable metals will earn a rebate which can be offset against the costs of collection and transportation of the skips.

Clean uncontaminated cardboard and certain hard plastics can also be recycled. Waste contractors will charge considerably less to take segregated wastes, such as recyclable waste, from a site than mixed waste.

Timber can be recycled as chipboard. Again, waste contractors will charge considerably less to take segregated wastes such as timber from a site than mixed waste.

8.3 Disposal

Landfill charges are currently at around €130 - €150 per tonne which includes a €75 per tonne landfill levy specified in the Waste Management (Landfill Levy) Regulations 2015. In addition to disposal costs, waste contractors will also charge a collection fee for skips.

Collection of segregated C&D waste usually costs less than municipal waste. Specific C&D waste contractors take the waste off-site to a licensed or permitted facility and, where possible, remove salvageable items from the waste stream before disposing of the remainder to landfill. Clean soil, rubble, etc. is also used as fill/capping material, wherever possible.

9.0 TRAINING PROVISIONS

A member of the construction team will be appointed as the RM to ensure commitment, operational efficiency, and accountability in relation to waste management during the C&D phases of the development.

9.1 Resource Waste Manager Training and Responsibilities

The nominated RM will be given responsibility and authority to select a waste team if required, i.e. members of the site crew that will aid them in the organisation, operation and recording of the waste management system implemented on site.

The RM will have overall responsibility to oversee, record and provide feedback to the client on everyday waste management at the site. Authority will be given to the Waste Manager to delegate responsibility to sub-contractors, where necessary, and to coordinate with suppliers, service providers and sub-contractors to prioritise waste prevention and material salvage.

The RM will be trained in how to set up and maintain a record keeping system, how to perform an audit and how to establish targets for waste management on site. The RM will also be trained in the best methods for segregation and

storage of recyclable materials, have information on the materials that can be reused on site and be knowledgeable in how to implement this RWMP.

9.2 Site Crew Training

Training of site crew in relation to waste is the responsibility of the Waste Manager and, as such, a waste training program will be organised. A basic awareness course will be held for all site crew to outline the RWMP and to detail the segregation of waste materials at source. This may be incorporated with other site training needs such as general site induction, health and safety awareness and manual handling.

This basic course will describe the materials to be segregated, the storage methods and the location of the Waste Storage Areas (WSAs). A sub-section on hazardous wastes will be incorporated into the training program and the particular dangers of each hazardous waste will be explained.

10.0 TRACKING AND TRACING / RECORD KEEPING

Records will be kept for all waste material which leaves the site, either for reuse on another site, recycling or disposal. A recording system will be put in place to record the waste arisings on Site. A waste tracking log will be used to track each waste movement from the site. On exit from the site, the waste collection vehicle driver will stop at the site office and sign out as a visitor and provide the security personnel or RM with a waste docket (or Waste Transfer Form (WTF) for hazardous waste) for the waste load collected. At this time, the security personnel will complete and sign the Waste Tracking Register with the following information:

- Date
- Time
- Waste Contractor
- Company waste contractor appointed by, e.g., Contractor or subcontractor name
- Collection Permit No.
- Vehicle Reg.
- Driver Name
- Docket No.
- Waste Type
- EWC / LoW

The waste vehicle will be checked by security personnel or the RM to ensure it has the waste collection permit no. displayed and a copy of the waste collection permit in the vehicle before they are allowed to remove the waste from the site.

The waste transfer dockets will be transferred to the RM on a weekly basis and can be placed in the Waste Tracking Log file. This information will be forwarded onto the SDCC Waste Regulation Unit when requested.

Each subcontractor that has engaged their own waste contractor will be required to maintain a similar waste tracking log with the waste dockets / WTF maintained on file and available for inspection on site by the main contractor as required. These subcontractor logs will be merged with the main waste log.

Waste receipts from the receiving waste facility will also be obtained by the site contractor(s) and retained. A copy of the Waste Collection Permits, CORs, Waste Facility Permits and Waste Licences will be maintained on site at all times and will be periodically checked by the RM. Subcontractors who have engaged their own waste contractors, will provide the main contractor with a copy of the waste collection permits and COR / permit / licence for the receiving waste facilities and maintain a copy on file, available for inspection on site as required.

11.0 OUTLINE WASTE AUDIT PROCEDURE**11.1 Responsibility for Waste Audit**

The appointed RM will be responsible for conducting a waste audit at the site during the C&D phase of the proposed Project. Contact details for the nominated RM will be provided to the SDCC Waste Regulation Unit after the main contractor is appointed and prior to any material being removed from site.

11.2 Review of Records and Identification of Corrective Actions

A review of all waste management costs and the records for the waste generated and transported off-site should be undertaken mid-way through the construction phase of the proposed Project.

If waste movements are not accounted for, the reasons for this will be established in order to see if and why the record keeping system has not been maintained. The waste records will be compared with the established recovery / reuse / recycling targets for the site. Each material type will be examined, in order to see where the largest percentage waste generation is occurring. The waste management methods for each material type will be reviewed in order to highlight how the targets can be achieved.

Upon completion of the C&D phase, a final report will be prepared, summarising the outcomes of waste management processes adopted and the total recycling / reuse / recovery figures for the development.

12.0 CONSULTATION WITH RELEVANT BODIES**12.1 Local Authority**

Once construction contractors have been appointed and have appointed waste contractors, and prior to removal of any C&D waste materials off-site, details of the proposed destination of each waste stream will be provided to the SDCC Waste Regulation Unit.

SDCC will also be consulted, as required, throughout the excavation and construction phases in order to ensure that all available waste reduction, reuse, and recycling opportunities are identified and utilised and that compliant waste management practices are carried out.

12.2 Recycling / Salvage Companies

The appointed waste contractor for the main waste streams managed by the construction contractors will be audited in order to ensure that relevant and up-to-date waste collection permits and facility registrations / permits / licences are held. In addition, information will be obtained regarding the feasibility of recycling each material, the costs of recycling / reclamation, the means by which the wastes will be collected and transported off-site, and the recycling / reclamation process each material will undergo off-site.

LAGON HOMES BALLYCULLEN LIMITED

RESOURCE WASTE MANAGEMENT PLAN

COMPLETED BY

TRAYNOR ENVIRONMENTAL LTD

APPENDIX A – NOMINATED WASTE FACILITIES



NOMINATED WASTE FACILITIES

LAGON HOMES BALLYCULLEN LIMITED

RESOURCE WASTE MANAGEMENT PLAN

COMPLETED BY

TRAYNOR ENVIRONMENTAL LTD

APPENDIX B – NOMINATED HAULAGE CONTRACTORS



NOMINATED HAULAGE CONTRACTORS

LAGON HOMES BALLYCULLEN LIMITED
RESOURCE WASTE MANAGEMENT PLAN
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APPENDIX C – WASTE TRACKING TEMPLATES



WASTE TRACKING TEMPLATES

Low Code	Description	Volume Generated	Prevention (tonnes) non-waste	Reused (tonnes) non-waste	Recycled (tonnes) waste	Recovered (tonnes) Waste	Disposed (tonnes) Waste	Unit Cost Rate €/tonnes	Total Cost (€)
17 01 01	Concrete								
17 01 02	Bricks								
17 01 03	tiles and ceramics								
17 02 01	wood								
17 02 02	Glass								
17 02 03	Plastic								
17 04 01	Copper Bronze, Brass								
17 04 02	Aluminium								
17 04 03	Lead								
17 04 04	Zinc								
17 04 05	Iron and Steel								
17 04 06	Tin								
17 04 07	Mixed Metals								
17 04 11	Cables								
17 04 05	Soil and Stone								
17 06 04	Insulation Material								
17 08 02	Gypsum								
17 09 04	Mixed C&D Material								
17 01 06*	mixtures of, or separate fractions of concrete, bricks, tiles and ceramics containing dangerous substance								

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RESOURCE WASTE MANAGEMENT PLAN

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APPENDIX D – WASTE CONSIGNMENT REGISTER



WASTE CONSIGNMENT REGISTER

No.	Date	Haulage Contractor	National Waste Collection Permit No.	Vehicle Registration	LoW Code	Waste Collection Docket No.	Destination Facility	Facility Permit / Licence No.	Destination Facility Docket No.	Quantity (tonnes)