

OPERATIONAL WASTE & RECYCLING MANAGEMENT PLAN

FOR DEVELOPMENT

AT

TEMPLAR PLACE

BALBRIGGAN

CO. DUBLIN



Prepared for

Rhonellen Developments Ltd

Prepared by

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1.0 INTRODUCTION

This Operational Waste Management Strategy (the 'Strategy') has been prepared by Nevin Traynor BSc.Env, HDIP IT, Cert SHWW, IAH of Traynor Environmental Ltd on behalf of Rhonellen Development Ltd ('The Applicant') in support of the proposed Templar Place SHD, Development, development (hereafter referred to as the 'Proposed Development') within the Fingal County Council.

The principal aim of this Strategy is to demonstrate how the Proposed Development has considered sustainable methods for waste and recycling control, management, and monitoring during its operation. Furthermore, with regards to waste and recycling management within the Proposed Development, this Strategy has the following aims:

- To contribute towards achieving current and long-term government, Eastern Midlands Region (EMR) and Fingal County Council targets for waste minimisation, recycling, and re-use.
- To comply with all legal requirements for handling operational waste.
- To achieve high standards of waste management performance, through giving (and continuing to give) due consideration to the waste generated by the Proposed Development during its operation; and
- To provide the Proposed Development with a convenient, clean, and efficient waste management strategy that enhances the operation of the Proposed Development and promotes recycling.

It is important to note that the Fingal County Council is part of the Eastern Midlands Region. The Eastern Midlands Region comprises of Dublin City Council, Dun Laoghaire – Rathdown, Fingal, South Dublin, Kildare, Louth, Laois, Longford, Meath, Offaly, Westmeath, and Wicklow County Council.

This Strategy provides a review of the requirements placed upon the Proposed Development under national legislation and implemented policy at all levels of government (i.e., national (Ireland), regional (EMR), district and local (Fingal Co Co). Consideration has also been given to requirements included in local standards and guidance documents (i.e., DoEHLG, Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018) in line with the Regional Waste Management Plan and British Standard Waste Management in Buildings, Code of Practice (BS 5906:2005) so as to comply with relevant objectives and targets.

Estimate volumes of waste generated during operation of the Proposed Development have been provided in the report which also include a breakdown of the waste management process, which details waste handling, storage area provision, and collection arrangements. All waste reduction measures are compliant with BS 5906:2005, Eastern Midlands Region (EMR) and Sustainable Urban Housing: Design Standards for New Apartments which are also discussed in this strategy.

2.0 LEGISLATION/ PLANNING POLICY

A summary of the European, national regional and local planning policy relevant to the Proposed Development is outlined in the section below. It should be noted that this summary identifies those elements of the policy or guidance applicable to waste management within the Proposed Development.

2.1 International and European Policy

The EU Waste Framework Directive (EU WFD) provides the overarching legislative framework for the collection, transport, recovery, and disposal of waste, and includes a common definition of waste. It encourages the prevention and reduction of harmful waste by requiring that Member States put waste control regimes into place. These waste management authorities and plans should ensure that necessary measures exist to recover or dispose of waste without endangering human health or causing harm to the environment and includes permitting, registration and inspection requirements.

The directive also requires Member States to take appropriate measures to encourage firstly, the prevention or reduction of waste production and its harmfulness and secondly the recovery of waste by means of recycling, re-use or reclamation or any other process with a view to extracting secondary raw materials, or the use of waste as a source of energy. The directive also puts an end to co-disposal of waste streams.

The definition of waste for the Ireland is governed by the EU WFS as:

“Any substance or object...which the holder discards or intends or is required to discard.”

It is the responsibility of the holder of a substance or object to decide whether or not they are handling waste. The European Protection Agency is the authority responsible for enforcing waste management legislation in Ireland, but where there is a disagreement as to whether or not something is waste it is ultimately a matter for the courts to decide.

The European Waste Catalogue In 1994, the *European Waste Catalogue* and *Hazardous Waste List* were published by the European Commission. In 2002, the EPA published a document titled the *European Waste Catalogue and Hazardous Waste List*, which was a condensed version of the original two documents and their subsequent amendments. This document has been replaced by the EPA ‘*Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous*’ which became valid from the 1st of June 2015. This waste classification system applies across the EU and is the basis for all national and international waste reporting, such as those associated with waste collection permits, COR’s, permits and licences and EPA National Waste Database.

The European Landfill Directive is in place to reduce the negative effects of land filling on the environment and health. It aims to encourage waste minimisation and increased levels of recycling and recovery; the increased costs of land filling associated with compliance with the Directive will also encourage alternative waste management methods.

The first requirement of the regulations was a ban on the co-disposal of hazardous waste with non-hazardous waste in landfills. The Directive has also imposed a ban on whole tyres going to landfill since 2003, with this ban extending to shredded tyres from July 2006, while liquid wastes were banned from landfill from October 2007.

The Directive also brings with it, tighter site monitoring and engineering standards. This is supplemented by the European Waste Catalogue, which has extended the range of materials classified as 'hazardous', and the Waste Acceptance Criteria, which has introduced potential pre-treatment requirements.

2.2 National Legislation

The Government issued a policy statement in September 1998 titled as '*Changing Our Ways*' which identified objectives for the prevention, minimisation, reuse, recycling, recovery and disposal of waste in Ireland. A heavy emphasis was placed on reducing reliance on landfill and finding alternative methods for managing waste. Amongst other things, *Changing Our Ways* stated a target of at least 35% recycling of municipal (i.e., household, commercial and non-process industrial) waste.

A further policy document '*Preventing and Recycling Waste – Delivering Change*' was published in 2002. This document proposed a number of programmes to increase recycling of waste and allow diversion from landfill. The need for waste minimisation at source was considered a priority.

This view was also supported by a review of sustainable development policy in Ireland and achievements to date, which was conducted in 2002, entitled '*Making Irelands Development Sustainable – Review, Assessment and Future Action*'. This document also stressed the need to break the link between economic growth and waste generation, again through waste minimisation and reuse of discarded material.

In order to establish the progress of the Government policy document *Changing Our Ways*, a review document was published in April 2004 entitled '*Taking Stock and Moving Forward*'. Covering the period 1998 – 2003, the aim of this document was to assess progress to date with regard to waste management in Ireland, to consider developments since the policy framework and the local authority waste management plans were put in place, and to identify measures that could be undertaken to further support progress towards the objectives outlined in *Changing Our Ways*.

In particular, *Taking Stock and Moving Forward* noted a significant increase in the amount of waste being brought to local authority landfills. The report noted that one of the significant challenges in the coming years was the extension of the dry recyclable collection services.

The most recent policy document was published in July 2012 titled '*A Resource Opportunity*'. The policy document stresses the environmental and economic benefits of better waste management, particularly in relation to waste prevention. The document sets out a number of actions, including the following:

- A move away from landfill and replacement through prevention, reuse, recycling, and recovery.
- A Brown Bin roll-out diverting 'organic waste' towards more productive uses.
- Introducing a new regulatory regime for the existing side-by-side competition model within the household waste collection market.
- New Service Standards to ensure that consumers receive higher customer service standards from their operator.
- Placing responsibility on householders to prove they use an authorised waste collection service.
- The establishment of a team of Waste Enforcement Officers for cases relating to serious criminal activity will be prioritised.
- Reducing red tape for industry to identify and reduce any unnecessary administrative burdens on the waste management industry.
- Design of waste management equipment and systems must be approved by the supplier.
- A review of the producer responsibility model will be initiated to assess and evaluate the operation of the model in Ireland.
- Significant reduction of Waste Management Planning Regions from ten to three.

While *A Resource Opportunity* covers the period to 2020, it is subject to a mid-term review in 2016 to ensure that the measures are set out properly and to provide an opportunity for additional measures to be adopted in the event of inadequate performance. In early 2016, the Department of the Environment, Community and Local Government invited comments from interested parties on the discussion paper 'Exporting a Resource Opportunity'. While the EPA have issued a response to the consultation, an updated policy document has not yet been published.

In September 2020, the government released a new 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*' was prepared in response to the 'European Green Deal' which sets a roadmap for a transition to a new economy, where climate and environmental challenges are turned into opportunities.

It aims to fulfil the commitment in the Programme for Government to publish and start implementing a new National Waste Action Plan. It is intended that this new national waste policy will inform and give direction to waste planning and management in Ireland over the coming years. It will be followed later this year by an All of Government Circular Economy Strategy. The policy document shifts focus away from waste disposal and moves it back up the production

chain. To support the policy, regulation is already being used (Circular Economy Legislative Package) or in the pipeline (Single Use Plastics Directive). The policy document contains over 200 measures across various waste areas including Circular Economy, Municipal Waste, Consumer Protection & Citizen Engagement, Plastics and Packaging, Construction and Demolition, Textiles, Green Public Procurement and Waste Enforcement.

Since 1998, the Environmental Protection Agency (EPA) has produced periodic '*National Waste (Database) Reports*' detailing among other things estimates for household and commercial (municipal) waste generation in Ireland and the level of recycling, recovery and disposal of these materials. The 2018 National Waste Statistics, which is the most recent study published, along with national waste statistics web resource (August 2020) reported the following key statistics for 2018:

- **Generated** – Ireland produced 2,912,353 t of municipal waste in 2018, this is almost a five percent increase since 2017. This means that each person living in Ireland generated 600kg of municipal waste in 2018.
- **Managed** – Waste collected and treated by the waste industry. In 2018, a total of 2,865,207 t of municipal waste was managed and treated.
- **Unmanaged** – Waste that is not collected or brought to a waste facility and is therefore likely to cause pollution in the environment because it is burned, buried, or dumped. The EPA estimates that 47,546 t was unmanaged in 2018.
- **Recovered** – the amount of waste recycled, used as a fuel in incinerators, or used to cover landfilled waste. In 2018, around 85% of municipal waste was recovered, this is an increase from 77% in 2017.
- **Recycled** – the waste broken down and used to make new items. Recycling also includes the breakdown of food and garden waste to make compost. The recycling rate in 2018 was 38%, which is down from 41% in 2017; and
- **Disposed** – Less than a quarter (15%) of municipal waste was landfilled in 2018, this is a decrease from 23% in 2017.

2.3 Regional Level

The proposed development is located in the Local Authority area of Fingal County Council. The *EMR Waste Management Plan 2015 – 2021* is the regional waste management plan for the DLRCC area which was published in May 2015. This plan replaces the previous Dublin region plan due to changing National policy as set out in *A Resource Opportunity: Waste Management Policy in Ireland* and changes being enacted by the *Waste Framework Directive (2008/98/EC)*.

The regional plan sets out the following strategic targets for waste management in the region:

- A 1% reduction per annum in the quantity of household waste generated per capita over the period of the plan.
- Achieve a recycling rate of 50% of managed municipal waste by 2020; and
- Reduce to 0% the direct disposal of unprocessed residual municipal waste to landfill (from 2016 onwards) in favour of higher value pre-treatment processes and indigenous recovery practices.

Municipal landfill charges in Ireland are based on the weight of waste disposed. In the Leinster Region, charges are approximately €130 - €150 per tonne of waste which includes a €75 per tonne landfill levy introduced under the *Waste Management (Landfill Levy) (Amendment) Regulations 2015*. The Fingal County Development Plan 2017 – 2023 sets out a number of objectives and actions for the South Dublin area in line with the objectives of the regional waste management plan.

The Fingal Development Plan 2017 – 2023 14 came into effect in 2017 and sets out a number of policies and objectives for the Fingal region in line with the objectives of the regional waste management plan.

Waste objectives with a particular relevance to the proposed development are:

- **Objective WM03** Implement the provisions of the Eastern Midlands Region Waste Management Plan 2015 - 2021 or any subsequent Waste Management Plan applicable within the lifetime of the Development Plan. All prospective developments in the County will be expected to take account of the provisions of the Regional Waste Management Plan and adhere to the requirements of that Plan.
- **Objective WM05** Prevent and minimise the generation of waste in accordance with the Eastern Midlands Region Waste Management Plan 2015 -2021 (or any subsequent plans).
- **Objective WM07** Promote the increased re-use of waste in accordance with the Eastern Midlands Region Waste Management Plan 2015-2021 (or any subsequent plan)."
- **Objective DMS36** Ensure all new residential schemes include appropriate design measures for refuse storage areas, details of which should be clearly shown at pre-planning and planning application stage. Ensure refuse storage areas are not situated immediately adjacent to the front door or ground floor window unless adequate screened alcoves or other such mitigation measures are provided.
- **Objective DMS37** Ensure the maximum distance between the front door to a communal bin area does not exceed 50 metres.

2.4 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. Sub-ordinate legislation includes:
 - European Communities (Waste Directive) Regulations 2011 (SI 126 of 2011) as amended
 - Waste Management (Collection Permit) Regulations (S.I No. 820 of 2007) as amended.
 - Waste Management (Facility Permit and Registration) Regulations 2007 (S.I No. 821 of 2007) as amended.
 - Waste Management (Licensing) Regulations 2004 (S.I. No. 395 of 2004) as amended.
 - Waste Management (Packaging) Regulations 2014 (S.I. 282 of 2014) as amended.
 - Waste Management (Planning) Regulations 1997 (S.I. No. 137 of 1997)
 - Waste Management (Landfill Levy) Regulations 2015 (S.I. No. 189 of 2015)
 - European Union (Waste Electrical and Electronic Equipment) Regulations 2014 (S.I. No. 149 of 2014)

- European Union (Batteries and Accumulators) Regulations 2014 (S.I. No. 283 of 2014) as amended.
- Waste Management (Food Waste) Regulations 2009 (S.I. 508 of 2009), as amended ○ European Union (Household Food Waste and Bio-waste) Regulation 2015 (S.I. No. 191 of 2015)
- Waste Management (Hazardous Waste) Regulations, 1998 (S.I. No. 163 of 1998) as amended.
- Waste Management (Shipments of Waste) Regulations, 2007 (S.I. No. 419 of 2007) as amended.
- Waste Management (Movement of Hazardous Waste) Regulations, 1998 (S.I. No. 147 of 1998)
- European Communities (Transfrontier Shipment of Waste) Regulations 1994 (SI 121 of 1994)
- European Union (Properties of Waste which Render it Hazardous) Regulations 2015 (S.I. No. 233 of 2015) 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.

These Acts and subordinate Regulations enable the transposition of relevant European Union Policy and Directives into Irish law.

One of the guiding principles of European waste legislation, which has in turn been incorporated into the Waste Management Act 1996 - 2011 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 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 disposal area, waste contractors will be employed to physically transport waste to the final waste disposal site.

It is therefore imperative that the residents, tenants, and proposed facilities management company undertake on-site management of waste in accordance with all legal requirements and employ suitably permitted/licenced contractors to undertake off-site management of their waste in accordance with all legal requirements. This

includes the requirement that a waste contractor handle, transport, and reuse/recover/recycle/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 permit granted by the relevant Local Authority under the Waste Management (Facility Permit & Registration) Regulations 2007 as amended or a waste or IED (Industrial Emissions Directive) 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.

2.5 Responsibilities of the Waste Producer

The waste producer is responsible for waste from the time it is generated through until its legal disposal (including its method of disposal.) Waste contractors will be employed to physically transport waste to the final waste disposal / recovery site.

It is therefore imperative that the residents, commercial tenants, and the proposed facilities management company undertake on-site management of waste in accordance with all legal requirements and employ suitably permitted/licenced contractors to undertake off-site management of their waste in accordance with all legal requirements. This includes the requirement that a waste contractor handle, transport, and reuse/recover/recycle/dispose of waste in a manner that ensures that no adverse environmental impacts occur as a result of any of these activities.

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2.6 Fingal County Council Bye-Laws

The FCC “Fingal County Council (Segregation Storage, Presentation and of Household and Commercial Waste) Bye-Laws (2020)” came into use on the 1st of April 2020. These bye-laws repeal the previous ‘Fingal County Council Bye-Laws for the Storage, Presentation and Collection of Household Waste (2006)’. The Bye-Laws set a number of enforceable requirements on waste holders with regard to storage, separation, and presentation of waste within the FCC functional area. Key requirements under these Bye-Laws of relevance to the proposed development include the following:

- Kerbside waste presented for collection shall not be presented for collection earlier than 6.00 pm 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 9:00am on the day following the designated waste collection day, unless an alternative arrangement has been approved in accordance with bye-law 4.
- Documentation, including receipts, is obtained, and retained for a period of no less than one year to provide proof that any waste removed from the premises has been managed in a manner that conforms to these bye-laws, to the Waste Management Act and, where such legislation is applicable to that person, to the European Union (Household Food Waste and Bio-Waste) Regulations 2015; and
- Adequate access and egress onto and from the premises by waste collection vehicles is maintained.

The full text of the Waste Bye-Laws is available from the FCC website.

2.7 Regional Waste Management Service Providers & Facilities

Various contractors offer waste collection services for the residential sector in the FCC region. Details of waste collection permits (granted, pending, and withdrawn) for the region are available from the NWCPO.

As outlined in the regional waste management plan, there is a decreasing number of landfills available in the region. Only three municipal solid waste landfills remain operational and are all operated by the private sector. There are a number of other licensed and permitted facilities in operation in the region including waste transfer stations, hazardous waste facilities and integrated waste management facilities. There are two existing thermal treatment facilities, one in Duleek, Co. Meath and a second facility in Poolbeg in Dublin.

The closest civic amenity centre can be found at Estuary Recycling Centre c. 16.5km away to the southwest, the civic amenity centre can be used for the disposal of other household wastes. Additionally, textiles and other bulky wastes can be brought to the following bring centres located in the Balbriggan area:

A copy of all CORs and waste permits issued by the Local Authorities are available from the NWCPO website and all waste/IE licenses issued are available from the EPA.

2.8 Policy Context

Development Plan Policy generally sets out guidelines for waste management which conform to the European Union and National Waste Management Hierarchy as follows:

- Waste Prevention
- Minimisation
- Re-use
- Waste Recycling
- Energy Recovery
- Disposal



This guidance is subject to economic and technical feasibility and environmental assessment. Council's Waste Management Strategy is firmly grounded in EU and National policy and can be summarised by the waste hierarchy of prevention, recycling, energy recovery and disposal.

3.0 DESCRIPTION OF THE PROJECT

3.1 Location, Size and Scale of the Development

Rhonellen Developments Ltd are applying for planning permission at Templar Place SHD, Balbriggan, Co. Dublin. The site is located between Quay Street and Hight street at the heart of balbriggan town east of bridge street. The proposed development comprises a Build to Rent (BTR), Strategic Housing Development (SHD) as follows: Demolition of the existing buildings (former shopping centre and associated structures). Construction of 3 no. apartment blocks (Blocks A - C) ranging in height from 3 to 6 storeys (with Block B over 3 no. lower courtyard floors) providing a total of 101 units (19 no. studios, 41 no. 1-beds, 41 no. 2-beds). Provision of Resident Support Facilities/Resident Services and Amenities, 2 no. retail units, car parking (at ground floor), cycle parking, ESB substation/switch room, plant, bin stores, open space, landscaping, boundary treatments, all associated site works and services provision.

Block	Number of Units			Total
	Studio	1-Bed	2-Bed	
Building A	12	17	22	51
Building B	5	24	17	46
Building C	2	0	2	4
Total	19	41	41	101

Table 1.0 Residential Development Unit Mix

Block	Public Amenities	Floor Space m ²
A	Retail Units	110.15m ²
	Shared Amenity	217.03 m ²
Total		327.18 m²

Table 2.0 Mixed Development Details Non-Residential Floor Areas

3.2 Typical Waste Categories

The predicted waste types that will be generated at the proposed development include the following:

- **Dry Mixed Recyclables (DMR)** – includes Newspaper / General paper Magazines, Cardboard Packaging, Drink (Aluminum) Cans, Washed Food (Steel/Tin) Cans, Washed Tetra Pak Milk & Juice Cartons, Plastic Bottles (Mineral/Milk/Juice/Shampoo/Detergents), Rigid Plastics. (Pots/Tubs/Trays*)
- **Mixed Non-Recyclables (MNR) / All General Waste** – Nappies, soiled food, packaging, old candles, plasters, vacuum cleaner contents, broken delph, contaminated plastics.
- **Organic (food) Waste** – Bread, pasta and rice, Meat, fish, poultry bones, out of date food (no plastic packaging), Tea Bags, Coffee grounds and paper filters. Fruit and vegetables (cooked and uncooked). Food soiled cardboard or paper (no coated paper) Eggs and dairy products (no plastic packaging) Paper napkin and paper towels
- **Glass**

In addition to the typical waste materials that will be generated on a daily basis, there will be some additional waste types generated in small quantities that will need to be managed separately including:

- Green/garden waste - may be generated from internal plants and external landscaping carried out by the management company.
- Textiles
- Batteries
- Waste electrical and electronic equipment (WEEE)
- Chemicals (solvents, pesticides, paints, adhesives, resins, detergents, etc.)
- Furniture (and from time-to-time other bulky wastes)

Wastes should be segregated into the above waste types to ensure compliance with waste legislation and guidance while maximising the re-use, recycling, and recovery of waste with diversion from landfill wherever possible.

3.3 European Waste Codes

Under the classification system, different types of wastes are fully defined by a code. The List of Waste (LoW) code (also referred to as European Waste Code or EWC) for typical waste materials expected to be generated during the operation of the proposed development are provided in the Table below 3.0.

Waste Material	LoW Code
Paper and Cardboard	20 01 01
Plastic	20 01 39
Metals	20 01 40
Mixed Municipal Waste	20 03 01
Glass	20 01 02
Biodegradable Kitchen Waste	20 01 08
Oils and Fats	20 01 25/26*
Biodegradable garden and park waste	20 02 01
Textiles	20 01 11
Batteries and accumulators*	20 01 33*-34
Printer Toner / Cartridges*	20 01 27* -28
Green Waste	20 02 01
Waste electrical and electronic equipment*	20 01 35*-36
Chemicals (solvents, pesticides, paints & adhesives, detergents etc)*	20 01 13 / 19 / 27 / 28 / 29* 30
Fluorescent tubes and other mercury containing waste*	20 01 21*
Bulky wastes	20 03 07

Table 3.0 LoW Code

3.4 Methodology

3.4.1 Residential Calculation Methodology

Waste arisings were calculated in accordance with BS 5906:2005 and included a provision of 5 litres (L) of food waste per residential unit per week. These guidelines determine the minimum capacity for waste storage space to be allocated and are as follows:

- 30 litres (L) per unit + 70L per bedroom (see Table 4.0 for further details).
- Split 50:50 between DMR and residual waste; and
- 5L per residential unit for food waste.

Number of Bedrooms	Weekly Waste Arisings per Unit (L)				
	DMR	Food Waste	MNR	Glass	Total
1 Bedroom/Studio	50	5	50	5	110
2 Bedroom	85	5	85	5	180

Table 4.0 Weekly Waste Arisings Methodology

3.4.2 Commercial Calculation Methodology

BS 5906:2005 provides a methodology for the calculation of waste arisings from communal areas and crèche. These calculation methodologies are outlined within Table 5.0 of this Strategy. A 50:50 split between DMR and residual waste has been assumed for the shared amenity spaces.

Land Use Class	Waste Storage Requirements	Waste Stream Ratios
Amenities Space	5L per m ² NIA	50: 50 DMR: Residual

Table 5.0 Commercial Waste Arising Calculations (Weekly)

4.0 ESTIMATED WASTE ARISING

The estimated quantum/volume of waste that will be generated from the residential units has been determined based on the predicted occupancy of the units and is presented in table 6.0 below.

Waste Volume (L/week)				
Waste Type	Building A	Building B	Building C	Totals
Organic Waste	255	230	20	505
Mixed Dry Recyclables	3,320	2,895	270	6,485
Mixed Municipal Waste	3,320	2,895	270	6,485
Glass	255	230	20	505
Total	7,150	6,250	580	13,980

Table 6.0 Residential Waste Prediction (L/per week)

It is anticipated that the conservative estimation of waste quantities from the residents will be sufficient to cover the small quantities likely to be generated in the common areas on a weekly basis.

Non-Residential Floor Areas	Location	Area (sq.m)	Area (sq.) GIA	Area(sq.) (NIA)	DMR Recycling	Food Waste	MNR (Residual)	Glass	Total (L)
Retail Units	Block A	110.15	101.3	84.82	212.04	212.04	371.07	212.04	583.11
Shared Amenity		217.03	199.7	167.11	417.78	417.78	731.12	417.78	1148.90
		327	301.0	251.93	629.82	629.82	1102.19	629.82	1732.01

Table 7.0 Amenities/Crèche Waste Predictions (L/per week)

4.1 Waste Storage and Collection

This section provides information on how waste generated within the development will be stored and how the waste will be collected from the development. This has been prepared with due consideration of the proposed site layout as well as best practice standards, local and national waste management requirements including those of Fingal County Council. In particular, consideration has been given to the following documents:

- BS 5906:2005 Waste Management in Buildings – Code of Practice.
- EMR Waste Management Plan 2015 – 2021.
- Fingal County Council, *Presentation and Storage of Waste Bye-Laws* (2020).
- DoEHLG, Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018).

4.2 Residential Waste and Recycling Management and Storage Strategy

It is required that space be provided for recycling bins to accommodate 50% of the total weekly volume. This is in line with the BS5906:2005 requirements. Residual waste (MNR) is required for 87.5% of the total weekly arising. For the purpose of the strategy Glass and Organic Waste is required for 87.5% of the total weekly arising.

Block	Number of Bins Required for a Weekly Collection			
	MNR	Organic	Glass	DMR
Block A	2 x 1100L	1 x 240L	1 x 240L	3 x 1100L
Block B	2x 1100L	1 x 240L	1 x 240L	3 x 1100L
Block C	1 x 1100L	1 x 240L	1 x 240L	1 x 1100L

Table 8.0 Residential Storage Requirements

Block	Number of Bins Required for a Weekly Collection			
	MNR	Organic	DMR	Glass
Retail Units	1 x 1100L	1 x 240L	1 x 1100L	1 x 240L
Shared Amenity	1 x 1100L	1 x 240L	1 x 1100L	1 x 240L

Table 9.0 Amenity & Retail Units Storage Requirements

4.3 Waste Storage Residential Units

4.3.1 Blocks A, B & C

Provision is made for the segregation and storage of domestic waste within each unit. Each unit is provided with bins in the kitchen area to enable the separation of waste into different waste streams – glass, food, DMR (Dry Mixed Recycling) and general waste.

Residents will be expected to take all waste arisings from their units to the appropriate residential waste storage area. Residents will be required to segregate their waste into the following waste categories within their own apartment units:

- DMR;
- MNR;
- Organic waste; and
- Glass.

The proposed Waste Storage Area for Block A & B is located on the ground floor Car Park level as per Figure 1.0. Residents in Block C will use WSA for Block A and Block B. The WSA is titled “Bin Store”. It is recommended that the WSAs will have secure access with either key or fob to ensure only residents may place waste in the WSA. On collection day, the bins will be brought from the bin store up to the waste collection point by the management company personnel.

Once the bins are emptied the bins will be brought back to the waste storage area. It is recommended that bins are collected on a twice weekly basis from this development.

Figure 1.0 Waste Storage Area – Block A, B & C



4.4 Waste Collection Contractors

There are numerous private contractors that provide waste collection services in the Balbriggan area who hold a valid waste collection permit for the specific waste types collected. All waste collected must be transported to registered/permited/licensed facilities only. Provision should be made for a full waste collection service and provide of guidance (in relation to waste management) to all occupants from the date of first occupancy of the development.

4.5 Additional Waste Materials

There is likely to be a small component of the overall waste arisings from the Proposed Development that will comprise other waste streams, such as WEEE, printer and toner cartridges, and fluorescent light tubes. Building maintenance will also give rise to materials such as paints and will be the responsibility of the management company to dispose of this waste.

4.6 Waste Storage Area Design

This area will be installed in accordance with BS 5906:2005.

- The walls and roofs of the bin stores will be formed of non-combustible, robust, secure, and impervious material, and have a fire resistance of one hour.
- All containers for waste, including recyclable material, will be easily accessible to both the occupier and waste collector.
- Waste stores will be designed and located in such a way as to limit potential noise disturbance to residents.
- Storage areas for waste and DMR will be clearly designated for this use only, by a suitable door or wall sign and, where appropriate, with floor markings and a Be fitted with a non-slip floor surface.
- Waste storage sites will include areas for instructional signage detailing correct use of the facilities.
- The entrance of the waste storage room will be free from steps and projections.
- Where the area is to be enclosed in a roofed building, adequate ventilation will be provided. Permanent ventilators will be provided giving a total ventilation area of not less than 0.2m².
- Contain electrical lighting by means of sealed bulkhead fittings (housings rated to IP65 in BS EN 60529:199 for the purpose of cleaning down with hoses and inevitable splashing. Luminaires will be low energy light fittings or low energy lamp bulbs, controlled by proximity detection or a time delay button to prevent lights being left on; and
- Gullies for wash down facilities will be positioned so as not to be in the track of container trolley wheels.
- In addition to the above requirements, past experience and best practice for the storage of waste materials will include the following provisions:
 - Waste storage facilities will not block any utility service points.
 - Waste storage areas will not obstruct sight lines for pedestrians, drivers, and cyclists, if doors open outwards, they will not open onto a road or highway.
 - Waste containers will be inside or at least enclosed. If bins are outside, they will be secured in a compound; Information packs will be provided to residents to include full information on available recycling facilities.
 - Colour coding will be used for bins of different streams; and any internal storage areas adjacent to a fire escape route will be fitted with fire doors, automatic fire detection and a sprinkler system and comply with the Building Regs.
 - The facilities management company will be required to maintain the bins and their WSAs in good condition. All residents should be made aware of the waste segregation requirements and waste storage arrangements.
 - Door access to the bin will allow 1100L bins plus 20% over width.
 - Door to the bin areas will incorporate settle sheet covering where appropriate.
 - Designated area for WEEE and hazardous waste

5.0 WASTE COLLECTION REQUIREMENTS

In line with BS 5906:2005 and Fingal County Council (Segregation, Storage and Presentation of Household and Commercial Waste) Bye Laws 2019 guidance, the following collection requirements have been designed into the Proposed Development in order to comply with all mandatory waste storage requirements:

5.1 BS 5906 2005

All paths used to transport bins from the storage area to the collection point will have a minimum width of 2m, be free from kerbs or steps, have a solid foundation and be finished with a smooth, continuous finish. Based on the clearance height and tonnage specified by the dimensions of a standard waste collection vehicle have been used to undertake the swept path analysis. Provision will also be allowed for in relation to tracking of the waste to its final destination, complaints handling and environmental monitoring when it is deemed necessary.

Dimensions	
Width	2.53 metres
Gross vehicle weight	26 tonnes
Length	11.2 metres
Clearance Height	4.75m (Any part of a building through which a waste collection vehicle passes must have a minimum clear height of 4.75 m, to allow for overhead fixtures and fittings)
Turning Circle (diameter)	9.5 metres

Table 8.0 Collection Vehicle Dimensions: Waste/Recycling Collection Vehicle

5.2 Facility Management Responsibilities

It shall be the responsibility of the Facilities Management Company to ensure that all domestic waste generated by residents is managed to ensure correct storage prior to collection by an appropriately permitted waste management company. The Facilities Management Company should provide the following items in accordance with the *Guidance Notes for Waste Management in Residential & Commercial Developments*:

- Provision of a Waste Management Plan document, prepared by the Facilities Management Company to all residential units, which shall clearly state the methods of source waste segregation, storage, reuse, and recycling initiatives that shall apply to the management of the development.
- Provision and maintenance of appropriate graphical signage to inform residents of their obligation to reduce waste, segregate waste and in the correct bin.
- Preparation of an annual waste management report for all residential and tenants.
- Designation of access routes to common waste storage areas to ensure safe access from the units by mobility

impaired persons.

- Provision of an appropriately qualified and experienced staff member, who will be responsible for all aspects of waste management at the development.
- Daily inspection of waste storage areas and signing of a daily check list, which shall be displayed within the area; and
- Maintenance of a monthly register, detailing the quantities and breakdown of wastes collected from the development and provision of supporting documentation by the waste collector to allow tracking of waste recycling rates.

6.0 CONCLUSIONS

The Proposed Development will be achieved with high standards of waste management performance. As such, due consideration has been given to waste which will be generated by the Proposed Development during its operation. Waste management within the Proposed Development has the following aims:

- To contribute towards achieving current and long-term government, Fingal County Council and EMR targets for waste minimisation, recycling, and reuse.
- To ensure that all legal requirements for the handling and management of waste during the operation of the Proposed Development are complied with; and
- To provide tenants with convenient, clean, and efficient waste management systems that enhance the operation of the buildings and promote high levels of recycling.

Once operational, the Development is anticipated to produce approximately 13,983L of waste which includes MNR, DMR, organic and glass. Residential waste storage allows for a weekly storage capacity for DMR, Food, Glass and MNR (i.e., nonrecyclable).

In summary, this OWRMP presents a waste strategy that complies with all legal requirements, waste policies and best practice guidelines and demonstrates that the required storage areas have been incorporated into the design of the development.