

**CONSTRUCTION &  
DEMOLITION WASTE  
MANAGEMENT PLAN FOR A  
STUDENT  
ACCOMMODATION  
DEVELOPMENT**

**AT**

**OUR LADY'S GROVE,  
GOATSTOWN ROAD,  
GOATSTOWN, DUBLIN 14**

The Tecpro Building,  
Clonshaugh Business & Technology Park,  
Dublin 17, Ireland.

T: + 353 1 847 4220  
F: + 353 1 847 4257  
E: info@awnconsulting.com  
W: www.awnconsulting.com

---

Report Prepared For

**Colbeam Limited**

---

Report Prepared By

**Chonail Bradley**, Senior Environmental  
Consultant

---

Our Reference

CB/20/11383WMR01

---

Date of Issue

27 January 2021

---

**Cork Office**  
Unit 5, ATS Building,  
Carrigaline Industrial Estate,  
Carrigaline, Co. Cork.  
T: + 353 21 438 7400  
F: + 353 21 483 4606

AWN Consulting Limited  
Registered in Ireland No. 319812  
Directors: F Callaghan, C Dilworth,  
T Donnelly, T Hayes, D Kelly, E Porter

**Document History**

Document Reference		Original Issue Date	
CB/20/11383WMR01		27 January 2021	
Revision Level	Revision Date	Description	Sections Affected

**Record of Approval**

Details	Written by	Approved by
Signature		
Name	Chonaiil Bradley	Elaine Neary
Title	Senior Environmental Consultant	Associate
Date	27 January 2021	27 January 2021

<b>CONTENTS</b>		<b>Page</b>
1.0	INTRODUCTION	4
2.0	CONSTRUCTION & DEMOLITION WASTE MANAGEMENT IN IRELAND	4
2.1	National Level	4
2.2	Regional Level	5
2.3	Legislative Requirements	6
3.0	DESCRIPTION OF THE PROJECT	7
3.1	Location, Size and Scale of the Development	7
3.2	Details of the Non-Hazardous Wastes to be produced	8
3.3	Potential Hazardous Wastes to be produced	8
3.4	Main C&D Waste Categories	10
4.0	WASTE MANAGEMENT	10
4.1	Demolition Waste Generation	10
4.2	Construction Waste Generation	11
4.3	Proposed Waste Management Options	12
4.4	Tracking and Documentation Procedures for Off-Site Waste	14
5.0	ESTIMATED COST OF WASTE MANAGEMENT	15
5.1	Reuse	15
5.2	Recycling	15
5.3	Disposal	15
6.0	DEMOLITION PROCEDURES	15
6.1	Check for Hazards	15
6.2	Removal of Components	16
6.3	Removal of Roofing	16
6.4	Excavation of Services, Demolition of Walls and Concrete	16
7.0	TRAINING PROVISIONS	16
7.1	Waste Manager Training and Responsibilities	16
7.2	Site Crew Training	16
8.0	RECORD KEEPING	16
9.0	OUTLINE WASTE AUDIT PROCEDURE	17
9.1	Responsibility for Waste Audit	17
9.2	Review of Records and Identification of Corrective Actions	17
10.0	CONSULTATION WITH RELEVANT BODIES	18
10.1	Local Authority	18
10.2	Recycling/Salvage Companies	18
11.0	REFERENCES	18

## 1.0 INTRODUCTION

AWN Consulting Ltd. (AWN) has prepared this Construction & Demolition Waste Management Plan (C&D WMP) on behalf of Colbeam Limited, for a proposed student development on a site located on lands at Our Lady's Grove, Goatstown Road, Goatstown, Dublin 14. The proposed development will consist of the partial demolition of a dilapidated afterschool building and the construction of a student accommodation buildings, amenity space, hard and soft landscaping along with resident amenities.

The purpose of this plan is to provide information necessary to ensure that the management of construction and demolition (C&D) waste at the site is undertaken in accordance with the above planning condition, current legal and industry standards including the *Waste Management Acts 1996 - 2011* and associated Regulations <sup>1</sup>, *Protection of the Environment Act 2003* as amended <sup>2</sup>, *Litter Pollution Act 1997* as amended <sup>3</sup> and the *Eastern-Midlands Region Waste Management Plan 2015 – 2021* <sup>4</sup>. 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 C&D WMP includes information on the legal and policy framework for C&D waste management in Ireland, estimates of the type and quantity of C&D waste to be generated by the proposed development and makes recommendations for management of different waste streams.

## 2.0 CONSTRUCTION & DEMOLITION WASTE MANAGEMENT IN IRELAND

### 2.1 National Level

The Irish Government issued a policy statement in September 1998 known as '*Changing Our Ways*' <sup>5</sup>, 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*' <sup>6</sup> 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 government released a new national policy document outlining a new action plan for Ireland and its waste to cover the period of 2020-2025. This plan '*A Waste Action Plan for a Circular Economy*' <sup>7</sup>, 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. Replacing the previous national waste management plan "A Resource Opportunity (2012).

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.

The National Construction and Demolition Waste Council (NCDWC) was launched in June 2002, as one of the recommendations of the Forum for the Construction Industry, in the Task Force B4 final report. The NCDWC subsequently produced '*Best Practice Guidelines for the Preparation of Waste Management Plans for Construction and Demolition Projects*'<sup>8</sup> in July 2006 in conjunction with the then Department of the Environment, Heritage and Local Government (DoEHLG). The guidelines outline the issues that need to be addressed at the pre-planning stage of a development all the way through to its completion. 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;
- Waste disposal/recycling of C&D wastes at the site;
- Provision of training for waste manager 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, Dun Laoghaire Rathdown County Council etc.

Section 3 of the Guidelines identifies thresholds above which there is a requirement for the preparation of a C&D Waste Management Plan for developments. This development requires a C&D WMP under the following criterion:

- New residential developments of 10 houses or more.

Other guidelines followed in the preparation of this report include '*Construction and Demolition Waste Management – a handbook for Contractors and Site Managers*'<sup>9</sup> published by FÁS and the Construction Industry Federation in 2002.

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 Dun Laoghaire Rathdown County Council (DLRCC).

The *Eastern-Midlands Region Waste Management Plan 2015 – 2021* is the regional waste management plan for the Dun Laoghaire Rathdown area published in May 2015. This Plan replaces the previous Dublin region plan due to changing national policy.

The Regional Plan sets out the strategic targets for waste management in the region and also specifies a mandatory target of 70% of C&D wastes to be prepared for reuse, recycling and material recovery (excluding soil and stones) by 2020. This reflects the target for management of C&D waste in the Waste Framework Directive.

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 2012*.

The *Dún Laoghaire-Rathdown County Development Plan 2016 – 2022*<sup>10</sup> sets out a number of objectives for the Dún Laoghaire-Rathdown area, in line with the objectives of the regional waste management plan. The plan identifies the Council's commitment

to the promotion of the Waste Hierarchy. Waste policies with a particular relevance to the proposed development are:

Policies:

- **EL13: Waste Plans:** *It is Council policy to publish plans for the collection, treatment, handling and disposal of waste in accordance with the provisions of the Waste Management Acts 1996 (as amended) and Protection of the Environment Act 2003 (as amended).*
- **EL14: Private Waste Companies:** *It is council policy to ensure that all waste that is disposed of by private waste companies is done so in compliance with the requirements of the EPA and the Waste Management Legislation and in accordance with the planning code.*
- **EL15: Waste Prevention and Reduction:** *It is Council policy to promote the prevention and reduction of waste and to co-operate with the industry and other agencies in viable schemes to achieve this.*
- **EL16: Waste Re-use and Recycling:** *The council promotes the increased re-use and re-cycling of materials from all waste streams. The council will co-operate with other agencies in viable schemes for the extraction of useful materials from refuse for the re-use or re-cycling.*
- **EL17: Refuse Disposal:** *It is Council policy to dispose of refuse by means of sanitary landfill or other suitable methods as deemed appropriate.*

With regard to C&D waste specifically, the Development Plan requires that the 'Construction and Demolition Waste Management Plan, as a minimum, should include provision for the management of all construction and demolition waste arising on site, and make provision for the reuse of said material and / or the recovery or disposal of this waste to authorised facilities by authorised collectors.' It also requires that where appropriate, excavated material from development sites should be reused on the subject site.

## 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. 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. 430 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 <sup>11</sup>.

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 permit granted by the relevant Local Authority under the *Waste Management (Facility Permit & Registration) Regulations 2007 and Amendments* or a waste or IE 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.

### **3.0 DESCRIPTION OF THE PROJECT**

#### **3.1 Location, Size and Scale of the Development**

The development will principally consist of: the construction of a Student Accommodation development containing 698 No. bedspaces with associated facilities located in 8 No blocks, which range in height from part 3 No. storeys to part 6 No. storeys over part lower ground floor level (7 No. storeys as viewed from an internal courtyard). Some 679 No. bedspaces are provided in 99 No. clusters ranging in size from 5 No. bedspaces to 8 No. bedspaces, each with a communal Living/Kitchen/Dining room. The remaining 19 No. bedspaces are accessible studios. The includes the provision of communal residential amenity space at lower ground floor level (349 sq m) including the provision of a movie room (108 sq m), a music room (42 sq m) and a laundry (37 sq m); communal residential amenity space (1,356 sq m) at ground floor

level including the provision of a gym (228 sq m), reception desk and seating area (173 sq m), a common room (338 sq m), a study space (104 sq m), a library (64 sq m), a yoga studio (74 sq m), a prayer room (33 sq m) and group dining (33 sq m).

The development also includes staff and administrative facilities (195 sq m); 9 No. car parking spaces; 4 No. motorcycle parking spaces; 860 No. cycle parking spaces; refuse stores; signage; an ESB substation and switchroom; boundary treatments; green roofs; PV panels; hard and soft landscaping; plant; lighting; and all other associated site works above and below ground. The development includes the demolition of part of the Goatstown Afterschool building (558 sq m) and the construction of a new external wall to the remaining open, in addition to the demolition of a prefabricated structure adjacent to the Afterschool building (161 sq m).

### **3.2 Details of the Non-Hazardous Wastes to be produced**

There will be waste materials generated from the partial demolition of the existing after school care building on site to accommodate the proposed development. The volume of waste generated from demolition will be more difficult to segregate than waste generated from the construction phase, as many of the materials will be bonded together or integrated i.e. plasterboard on timber ceiling joists, steel embedded in concrete etc.

There will be topsoil, made ground and subsoils excavated to facilitate site clearance, construction of the new building foundations and installations of services. The volume of material to be excavated has been estimated by the project engineers to be c. 30,000m<sup>3</sup>. Topsoil will be reused onsite, where possible. It is currently anticipated that c. 10,000m<sup>3</sup> of topsoil and other suitable excavated material will be reused on site, where possible.

During the construction phase there may be a surplus of building materials, such as timber off-cuts, broken concrete blocks, 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 oversupply 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 Potential Hazardous Wastes to be produced**

#### **3.3.1 Contaminated Soil**

Site investigations (S.I.) were undertaken by Ground Investigations Ireland (GII) in April 2019. During the S.I. 9 no. samples were collected and submitted for the RILTA suite of analysis which is a comprehensive waste acceptance criteria (WAC) suite. The WAC analysis allows soils to be compared to the inert, non-hazardous or hazardous thresholds as set out in EC Council Decision 2003/33/EC<sup>12</sup> (which establishes the criteria for the acceptance of waste at landfills) and landfill specific criteria for Polyaromatic Hydrocarbons (PAHs).

The parameter list for the RILTA suite includes analysis of the solid samples for arsenic, barium, cadmium, chromium, copper, cyanide, lead, nickel, mercury, zinc, speciated aliphatic and aromatic petroleum hydrocarbons, pH, sulphate, sulphide, moisture content, soil organic matter and an asbestos screen

In total, twenty-nine (29 No.) samples were assessed using the HazWasteOnLine™ Tool. All samples were classified as being non-hazardous.

A waste classification assessment has been prepared by GII on the material to be excavated. It has been classified as non-hazardous in accordance with the EPA publication entitled *Waste Classification: List of Waste & Determining if Waste is Hazardous or Non-Hazardous*<sup>13</sup> using the *HazWasteOnline™* application. Inert waste facilities may not require this classification to be undertaken, non-hazardous and hazardous facilities generally do. The proposed waste facility should be contacted to determine if they require this classification as well as the WAC test results to establish if they can accept the material. The GII waste classification assessment should be forwarded onto the waste facility before excavated material is relocated.

No asbestos was identified in the soil samples collected. If, however asbestos or asbestos containing material (ACMs) are identified in any further soil samples or during excavation, the removal will only be carried out by a suitably permitted waste contractor, in accordance with *S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010*. All asbestos will be taken to a suitably licensed or permitted facility.

In the event that ACMs are found, the removal will only be carried out by a suitably permitted waste contractor, in accordance with *S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010*. All asbestos will be taken to a suitably licensed or permitted facility.

In the event that hazardous soil, or historically deposited waste is encountered during the construction phase, the contractor will notify DLRCC and provide a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant mitigation, destination for disposal/treatment, in addition to information on the authorised waste collector(s).

### **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 Japanese Knot Weed and Other Invasive Plant Species**

A site invasive species search will be undertaken by Scott Cawley Ecology prior to site works beginning. This will include a site walkover survey of the entire site, and around part of the outside perimeter to search for any schedule 3 invasive species.

Japanese Knotweed (*Fallopia japonica*) is an alien invasive species listed under *schedule 3 of Regulations SI No. 355/2015*. If Japanese Knotweed or any other schedule 3 species are located onsite an invasive species management plan will be prepared and agreed with in writing with DCC.

### **3.3.4 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 from during C&D activities or temporary site offices. These wastes (if encountered) will be stored in appropriate receptacles in designated areas of the site pending collection by an authorised waste contractor.

### 3.4 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 3.1. 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/EWC Code
Concrete, bricks, tiles, ceramics	17 01 01-03 & 07
Wood, glass and plastic	17 02 01-03
Treated wood, glass, plastic, containing hazardous substances	17-02-04*
Bituminous mixtures, coal tar and tarred products	17 03 01*, 02 & 03*
Metals (including their alloys) and cable	17 04 01-11
Soil and stones	17 05 03* & 04
Gypsum-based construction material	17 08 01* & 02
Paper and cardboard	20 01 01
Mixed C&D waste	17 09 04
Green waste	20 02 01
Electrical and electronic components	20 01 35 & 36
Batteries and accumulators	20 01 33 & 34
Liquid fuels	13 07 01-10
Chemicals (solvents, pesticides, paints, adhesives, detergents etc.)	20 01 13, 19, 27-30
Insulation materials	17 06 04
Organic (food) waste	20 01 08
Mixed Municipal Waste	20 03 01

**Table 3.1** Typical waste types generated and EWCs (individual waste types may contain hazardous substances)

## 4.0 WASTE MANAGEMENT

### 4.1 Demolition Waste Generation

Demolition works at the site will involve the partial demolition of the existing structure (i.e. school building). Demolition figures published by the EPA in the 'National Waste Reports' <sup>14</sup> and data from previous projects have been used to estimate the approximate break-down for indicative reuse (offsite), recycling and disposal targets of demolition waste. This breakdown is shown in Table 4.1.

Waste Types	Total Waste	Reuse		Recycle/Recovery		Disposal	
	tonnes	%	tonnes	%	tonnes	%	tonnes
Glass	8.6	0	0.0	85	7.3	15	1.3

Concrete, Bricks, Tiles, Ceramics	48.8	30	49.7	65	31.7	5	2.4
Plasterboard	3.8	0	0.0	80	3.1	20	0.8
Asphalts	1.0	0	0.0	25	0.2	75	0.7
Metals	14.4	5	2.4	80	11.5	15	2.2
Slate	7.7	0	0.0	85	6.5	15	1.1
Timber	11.5	10	3.9	40	4.6	50	5.7
<b>Total</b>	<b>95.7</b>	<b>17.25</b>	<b>56.0</b>	<b>16.5</b>	<b>64.9</b>	<b>14.9</b>	<b>14.3</b>

**Table 4.1** Estimated reuse, recycle/recovery and disposal rates for demolition waste

The appointed demolition contractor should prepare a detailed demolition management plan prior to work commencing which should refine the above estimated waste figures.

## 4.2 Construction Waste Generation

Table 4.1 shows the breakdown of C&D waste types produced on a typical site based on data from the EPA *National Waste Reports, the GMIT*<sup>15</sup> and other research reports.

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

**Table 4.2** Waste materials generated on a typical Irish construction site

Table 4.2 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 large-scale development waste generation rate per m<sup>2</sup>, using the waste breakdown rates shown in Table 4.1.

Waste Type	Tonnes	Reuse		Recycle/Recovery		Disposal	
		%	Tonnes	%	Tonnes	%	Tonnes
Mixed C&D	382.6	10	38.3	80	306.1	10	38.3
Timber	324.6	40	129.8	55	178.5	5	16.2
Plasterboard	115.9	30	34.8	60	69.6	10	11.6
Metals	92.7	5	4.6	90	83.5	5	4.6
Concrete	69.6	30	20.9	65	45.2	5	3.5
Other	173.9	20	34.8	60	104.3	20	34.8
<b>Total</b>	<b>1159.4</b>		<b>263.2</b>		<b>787.2</b>		<b>109.0</b>

**Table 4.3** Estimated off-site reuse, recycle and disposal rates for construction waste

In addition to the information in Table 4.3, the quantity of excavated material generated has been estimated by the project engineers and is expected to be c. 30,000m<sup>3</sup>, as the site will require leveling, excavation for foundations, basement level, landscaping, roads and services. Any suitable excavated material will be temporarily stockpiled for reuse in landscaping and site levelling where possible. Preliminary figures calculated by the project engineers indicated that approximately 20,000m<sup>3</sup> of excavated material will be required to be exported offsite for appropriate reuse, recycling and/or disposal.

It should be noted that until final materials and detailed construction methodologies have been confirmed, it is difficult to predict with a high level of accuracy the construction waste that will be generated from the proposed works as the exact materials and quantities may be subject to some degree of change and variation during the construction process.

### 4.3 Proposed Waste Management Options

Waste materials generated will be segregated on site, where it is practical. Where the on-site segregation of certain wastes types is not practical, off-site segregation will be carried out. Due to space restrictions onsite, it is expected that most segregation will occur offsite at the waste contractors licensed waste facilities. 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 Dublin Region that provide this service. Further details on the site compound can be found in the Outline Construction Management Plan.

All waste arising's will be handled by an approved waste contractor holding a current waste collection permit. All waste arising's 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 contactors 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 & Made Ground

The Waste Management 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.

It is anticipated that 20,000m<sup>3</sup> of excavated material will be required to be taken off site. 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*. Article 27 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. It is not envisaged that article 27 will be used to export excavated material off this site.

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. It is not envisaged that article 27 will be used to export material off this site.

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. It is not envisaged that article 27 will be used to import material onto this site.

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 Acts 1996 – 2011* 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 inert and/or non-hazardous material. It will require off-site treatment at a suitable facility or disposal abroad via Transfrontier Shipment of Wastes (TFS).

#### Bedrock

It is not anticipated that bedrock will be encountered during the excavation phase of this development.

#### Silt & Sludge

During the construction phase, silt and petrochemical interception should 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 should 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

Metal will be segregated 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 7.0) 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.

### Rock & Concrete Crushing

It is not envisaged that any crushing will occur onsite. However, if crushing is to take place on site, the appropriate waste facility permit will be obtained.

## **4.4 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 7.0).

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 7.0) 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 7.0). If the waste is being shipped abroad, a copy of the Transfrontier Shipping (TFS) notification document will be obtained from DCC (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.

## **5.0 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.

### **5.1 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.

### **5.2 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.

### **5.3 Disposal**

Landfill charges in the Leinster region 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.

## **6.0 DEMOLITION PROCEDURES**

The demolition stage will involve the removal of the existing structures and hard standing areas. A formal demolition plan should be prepared for the site; however, in general, the following sequence of works should be followed during the demolition stage.

### **6.1 Check for Hazards**

Prior to commencing works, buildings and structures to be demolished will be checked for any likely hazards including electric power lines or cables, gas reticulation systems, telecommunications, unsafe structures and fire and explosion hazards, e.g. combustible dust, chemical hazards, oil, fuels and contamination.

## **6.2 Removal of Components**

All hazardous materials will be removed first. All components from within the buildings that can be salvaged will be removed next. This will primarily include metal however may also include timbers, doors, windows, wiring and metal ducting, etc.

## **6.3 Removal of Roofing**

Steel roof supports, beams etc. will be dismantled and taken away for recycling/salvage.

## **6.4 Excavation of Services, Demolition of Walls and Concrete**

Services will be removed from the ground and the breakdown of walls will be carried out once all salvageable or reusable materials have been taken from the buildings. Finally, any existing foundations and hard standing areas will be excavated.

## **7.0 TRAINING PROVISIONS**

A member of the construction team will be appointed as the project waste manager to ensure commitment, operational efficiency and accountability during the C&D phases of the project.

### **7.1 Waste Manager Training and Responsibilities**

The nominated waste manager 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 waste manager 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 waste manager 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 waste manager 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 C&D WMP.

### **7.2 Site Crew Training**

Training of site crew is the responsibility of the waste manager and, as such, a waste training program should be organised. A basic awareness course will be held for all site crew to outline the C&D WMP 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.

## **8.0 RECORD KEEPING**

Records should 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 arising's on site.

A waste tracking log should be used to track each waste movement from the site. On exit from the site the waste collection vehicle driver should stop at the site office and sign out as a visitor and provide the security personnel or waste manager with a waste docket (or WTF for hazardous waste) for the waste load collected. At this time, the security personnel should 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 personal or the site waste officer to ensure it is 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 site waste manager on a weekly basis and can be placed in the Waste Tracking Log file. This information will be forwarded onto the DLRCC Waste Regulation Unit when requested.

Alternatively, 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.

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. Subcontractors who have engaged their own waste contractors, should 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.

## **9.0 OUTLINE WASTE AUDIT PROCEDURE**

### **9.1 Responsibility for Waste Audit**

The appointed waste manager will be responsible for conducting a waste audit at the site during the C&D phase of the development.

Contact details for the nominated Waste Manager will be provided to the DLRCC Waste Regulation Unit after the main contractor is appointed and prior to any material being removed from site.

### **9.2 Review of Records and Identification of Corrective Actions**

A review of all the records for the waste generated and transported off-site should be undertaken mid-way through the project. If waste movements are not accounted for, the reasons for this should 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.

Waste management costs will also be reviewed.

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.

## **10.0 CONSULTATION WITH RELEVANT BODIES**

### **10.1 Local Authority**

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

DLRCC 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.

### **10.2 Recycling/Salvage Companies**

Companies that specialise in C&D waste management will be contacted to determine their suitability for engagement. Where a waste contractor is engaged, each company will be audited in order to ensure that relevant and up-to-date waste collection permits and facility COR/permits/licences are held. These permit details will be sent to the DLRCC Waste Regulation Unit.

## **11.0 REFERENCES**

1. Waste Management Act 1996 (No. 10 of 1996) as amended. Sub-ordinate and associated legislation includes:
  - European Communities (Waste Directive) Regulations 2011 (S.I. No. 126 of 2011) as amended.

- Waste Management (Collection Permit) Regulations 2007 (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 2000 (S.I. No. 185 of 2000) as amended.
  - European Union (Packaging) Regulations 2014 (S.I. No. 282 of 2014) as amended.
  - Waste Management (Planning) Regulations 1997 (S.I. No. 137 of 1997) as amended.
  - 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. No. 508 of 2009) as amended.
  - European Union (Household Food Waste and Bio-waste) Regulations 2015 (S.I. No. 430 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.
  - The European Communities (Transfrontier Shipment of Hazardous Waste) Regulations 1988 (S.I. No. 248 of 1988)
  - European Communities (Shipments of Hazardous Waste exclusively within Ireland) Regulations 2011 (S.I. No. 324 of 2011)
  - European Union (Properties of Waste which Render it Hazardous) Regulations 2015 (S.I. No. 233 of 2015) as amended
2. Protection of the Environment Act 2003, (No. 27 of 2003) as amended.
  3. Litter Pollution Act 1997 (S.I. No. 12 of 1997) as amended
  4. Eastern-Midlands Region Waste Management Plan 2015 – 2021 (2015).
  5. Department of Environment and Local Government (DoELG) *Waste Management – Changing Our Ways, A Policy Statement* (1998).
  6. Forum for the Construction Industry – *Recycling of Construction and Demolition Waste*.
  7. Department of Communications, Climate Action and Environment (DCCA), *Waste Action Plan for the Circular Economy - Ireland's National Waste Policy 2020-2025* (Sept 2020).
  8. Department of Environment, Heritage and Local Government, *Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects* (2006).
  9. FÁS and the Construction Industry Federation (CIF), *Construction and Demolition Waste Management – a handbook for Contractors and Site Managers* (2002).
  10. Dún Laoghaire–Rathdown County Council (DLRCC), Dún Laoghaire–Rathdown County Council Development Plan 2016-2022 (2016)
  11. Planning and Development Act 2000 (S.I. No. 30 of 2000) as amended
  12. DLRCC, *Guidance Notes for Environmental Management of Construction Projects* (2020)
  13. EPA, *Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous* (2015)
  14. Council Decision 2003/33/EC, establishing criteria and procedures for the acceptance of waste at landfills pursuant to Article 16 of and Annex II to Directive 1999/31/EC.

15. Environmental Protection Agency (EPA), *National Waste Database Reports 1998 – 2012*.
16. EPA and Galway-Mayo Institute of Technology (GMIT), *EPA Research Report 146 – A Review of Design and Construction Waste Management Practices in Selected Case Studies – Lessons Learned (2015)*.