Operational Waste Management Plan

For Development at Barry's Field, Carrigaline Road and Churchyard Lane, Douglas, Cork.

on behalf of Barry's Field Ltd.

January 2025



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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Contents

1. Introduction & Requirement for Waste Management Plan 3
2. Waste Management Legislation and Policy Context 4
2.1 National Level.....4
2.2 Regional Level 5
2.3 Legislative Requirements.....6
2.4 Cork City Bye-Laws 7
2.5 Regional Waste Management Service Providers and Facilities 9
3. Project Details 9
3.1 Location, Size and Scale of Development 9
3.2 Typical Waste Categories 10
3.3 Estimated Waste Figures.....11
Domestic Waste.....11
Commercial Waste – Café.....12
4. Waste Management Plan 13
4.1 Waste Management Key Objectives 13
4.2 Waste Management and Recycling Procedures 13
4.3 Waste Storage 15
Proposed bin storage detail: 15
Bin Specifications: 15
4.4 Waste Collection.....16
4.5 Additional Waste Materials 17
5. Conclusion 17

1. Introduction & Requirement for Waste Management Plan

This Operational Waste Management Plan (OWMP) has been prepared as part of the planning application for a Large-Scale Residential Development (LRD) consisting of the development of 124 no. residential units, ground floor cafe and office units and all associated development works at Barry's Field, Carrigaline Road and Churchyard Lane, Douglas, Cork.



Figure 1 Proposed Site Layout

The proposed development comprises of the construction of 124 no. residential apartments (consisting of a mix of 1, 2 and 3 bed units), 1 no. cafe unit and 2 no. office units, in a development ranging in height from 1 to 5 storeys and all associated site development works including footpaths, car and bicycle parking, drainage, bicycle and bin stores, lighting, fencing, landscaping/amenity areas, ESB substation/switchroom and plant room. Site development works include 2 no. new uncontrolled pedestrian crossings and footpath improvements on Churchyard Lane which requires the removal of 6 no. existing on-street car parking spaces. The proposed development works include a connection and construction of a new storm water and foul sewer along Carrigaline Road. Access to the site will be via a new vehicle access point and a new pedestrian connection from Carrigaline Road and 2 new

pedestrian connections onto Churchyard Lane. The new vehicular access requires the removal of 4 no. existing car parking spaces.

This OWMP has been prepared to ensure that the management of waste during the operational phase of the proposed development is undertaken in accordance with current legal and industry standards including, the Waste Management Act 1996 – 2011 (as amended), Protection of the Environment Act 2003 (as amended) along with the EPA Acts 1992 to 2013, Litter Pollution Act 2003 (as amended), the Southern Region Waste Management Plan 2015 – 2021, A Waste Action Plan for a Circular Economy – Ireland's National Waste Policy 2020-2025, The National Waste Management Plan for a Circular Economy (NWMPCE)(2023) and Cork City Bye Laws for Segregation, Storage and Presentation of Household and Commercial Waste (2019). In particular, this OWMP aims to provide a robust strategy for storing, handling, collection and transport of the wastes generated at site.

2. Waste Management Legislation and Policy Context

2.1 National Level

The Irish Government issued a policy statement in September 1998 called 'Changing Our Ways' which identified objectives for the prevention, minimisation, reuse, recycling, recovery and disposal of waste in Ireland. This document places strong emphasis 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 waste (i.e. household, commercial and non-process industrial).

A further policy document entitled '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 approach 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 outlined the need to break the link between economic growth and waste generation, again through waste minimisation and reuse of discarded material.

Further to this, a review document was published in April 2004 entitled 'Taking Stock and Moving Forward' to establish the progress with regard to waste management in Ireland. It specifically aimed to consider developments since the policy framework and the local authority waste management plans were put in place and identify measures that could be undertaken to further support progress towards the objectives outlined in Changing Our Ways. Within the 'Taking Stock and Moving Forward' document, it noted a significant increase in the amount of waste being brought to local authority landfills.

It is only in recent years that comprehensive reports regarding the quantities of waste produced in Ireland have been compiled. Since 1998, the Environmental Protection Agency (EPA) has produced an annual 'National Waste (Database) Report' detailing, among other things, estimated figures for household and commercial (municipal) waste generation in Ireland and the levels of recycling, recovery and disposal of these materials.

The number of landfills in the country is continuing to decrease and with reduced regional distribution of capacity, inter-regional movement of waste is increasing and landfill tax continues to increase. On the 1st September 2023, the landfill tax was increased by €10 per tonne, totalling to what it is currently - €85 per tonne.

Under the *NWMPCE 2024–2030*, Ireland is transitioning toward a circular economy model. This includes setting ambitious targets, such as:

- Achieving a 60% recycling rate of municipal waste by 2030, increasing to 65% by 2035; and
- Ensuring less than 10% of municipal waste is landfilled by 2035, supported by enhanced pre-treatment processes and indigenous recovery practices.
- The number of landfills has significantly decreased over the years, reflecting improved waste diversion and recycling efforts. However, this reduction has led to increased inter-regional waste movement to manage capacity effectively.

2.2 Regional Level

The proposed development is located within the Local Authority responsibility area of Cork City Council. The Southern Region Waste Management Plan 2015–2021, which previously governed waste management policy in Cork City Council, has been superseded as of March 2024 by the National Waste Management Plan for a Circular Economy (NWMPCE) 2024–2030. This plan replaces all regional waste management plans, aligning waste management policy across Ireland to meet national and EU-level circular economy objectives. The NWMPCE 2024–2030 sets targets to reduce waste generation, enhance recycling, and advance circular economy practices. One key strategic target is:

- Zero total waste growth by 2030 through interventions in consumption, material capture, and compliance;

The plan aims to achieve the above goals, by encouraging more reuse and repair and recycling activities, ensure there are sufficient resources in place to implement waste prevention, increasing the level of at source segregated kerbside collections, with a strong focus on three bin systems, for households and commercial establishments.

The role of the Local Authority will be to support the National Waste Management Coordination Office (NWMCO) and ensuring the alignment of local strategies with national objectives. In addition, it is the responsibility of the council to lead local initiatives including the following:

- Tackling unmanaged household waste through enforcement and community engagement;
- Supporting the remediation of historic landfills within their jurisdiction;
- Running local campaigns on waste prevention, reuse, and repair;
- Enforcing waste management regulations, particularly at household and commercial levels, to improve compliance and reduce environmental harm.

Local authorities are also responsible for Increasing the prevalence of source-segregated kerbside collections, ensuring widespread adoption of the three-bin system to facilitate recycling and composting.

Municipal landfill charges in Ireland are based on the weight of waste disposed and in the Southern Region, charges are approximately €140-160 per tonne of waste which includes a €85 per tonne landfill levy introduced under the Waste Management (Landfill Levy) (Amendment) Regulations 2023.

2.3 Legislative Requirements

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

- Waste Management Act 1996 (S.I. No. 10 of 1996) as amended by the Waste Management (Amendment) Act 2001. Sub-ordinate legislation includes:
  - European Communities (Waste Directive) Regulations 2011 (SI 126 of 2011) as amended 2011 (S.I. No. 323 of 2011)
  - Waste Management (Collection Permit) Regulations S.I No. 820 of 2 007 as amended 2008 (S.I No 87 of 2008)
  - Waste Management (Facility Permit and Registration) Regulations, S.I 821 of 2007 as amended 2008 (S.I No. 86 of 2008)
  - Waste Management (Licensing) Regulations 2000 (S.I No. 185 of 2000) as amended 2004 (S.I. No. 395 of 2004), 2010 and (S.I. No. 350 of 2010)
  - Waste Management (Planning) Regulations 1997 (S.I. No. 137 of 1997)
  - Waste Management (Food Waste) Regulations 2009 (S.I. No. 508 of 2009), as amended 2015 (S.I. 190 of 2015) and European Union (Household Food Waste and Bio-waste) Regulation 2015 (S.I. No. 191 of 2015)
- Protection of the Environment Act 2003 (S.1. No. 413 of 2003)
- Litter Pollution Act 1997 (S.I. No. 12 of 1997).
- Circular Economy and Miscellaneous Provisions Act 2022.

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 1996-2008' 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 are employed to physically transport waste to the final waste disposal site and ensure that the collection of waste is in accordance with all legal requirements.

A waste collection permit to transport waste must be held by each 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), waste permit granted by the relevant Local Authority under the Waste Management (Facility Permit & Registration) Regulations 2007 and Amendments, or a waste licence granted by the EPA. The COR/Permit/Licence held will specify the type and quantity of waste able to be received, stored, sorted, recycled, recovered and/or disposed of at the specified site.

2.4 Cork City Bye-Laws

The "Cork City Council Bye-Laws for the Segregation Storage and Presentation of Household and Commercial Waste" (2019)" came into use on the 1st of May 2019. The bye-laws set requirements on waste presentation in the City Council functional area. The key requirements relevant to the proposed development are:

- Every person presenting household or commercial waste for collection and disposal by a service provider shall present such waste wholly contained within a wheel bin and at a convenient place or where so designated by Cork Corporation, at a designated collection point.
- Every person so presenting household or commercial waste within a wheel bin shall present with the lid of the wheel bin fully closed and, where possible, with the handles of the wheel bin pointed in the direction of the public road.
- Outside of Cork City Centre: 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;
- Outside of Cork City Centre: 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 7:00pm on the day following the designated waste collection day; Cork City Council Development Plan 2022

The Cork City Development Plan 2022-2028 emphasizes sustainable waste management in line with national policies, aiming to transition from waste disposal to a circular economy. This approach focuses on waste prevention,

reuse, recycling, and recovery, ensuring materials remain in productive use for longer periods.

Developments are encouraged to incorporate sustainable waste management practices, such as:

- **Waste Segregation**: Providing infrastructure to facilitate the separation of recyclable materials at the source, enhancing recycling rates and reducing landfill dependency.
- **Sustainable Urban Drainage Systems (SUDS)**: Implementing SUDS to manage surface water runoff, which can include features like permeable paving and green roofs.
- **Green Infrastructure**: Integrating green spaces and biodiversity-friendly designs to support environmental sustainability.

Specifically Objective 9.12 Waste Management is as follows:

a. *To support the sustainable management of waste in line with the objectives of the Southern Region Waste Management Plan 2015-2021 and the National Waste Management Plan for a Circular Economy (NWMPCE) when published, which will replace the existing Regional Waste Management Plans.*

b. *To facilitate the transition to a circular economy facilitating the value recovery and recirculation of resources in order to generate minimal waste.*

c. *Continue to fulfil duties under the Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008 (S.I. No 524 of 2008), including those in relation to the identification and registration of closed landfills.*

d. *To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials in future construction projects. Applications for large infrastructure projects shall be accompanied by a Construction and Environmental Management Plan that includes details of how construction and demolition waste generated is to be managed and, where reuse/recycling is not practicable, disposed of, in line with legislative requirements.*

Within Section 11.270 of Chapter of the Development Plan states:

> *Adequate bin storage provision shall be made for the storage, segregation, and recycling of waste in residential developments. In the case of communal refuse storage provision, the collection point for refuse should be accessible both to the external collector and to the resident and be*

secured against illegal dumping by non-residents. These shall be well screened from public view and adequately ventilated

Additionally, the plan aligns with the Waste Action Plan for a Circular Economy—Ireland's National Waste Policy 2020-2025—which aims to shift waste management focus from disposal to the productive use of materials.

2.5 Regional Waste Management Service Providers and Facilities

There are numerous private contractors providing commercial waste collection in the Cork City area. All waste contractors servicing the proposed development must hold a valid waste collection permit for the specific waste types collected. All waste collected must be transported to a registered/permitted licensed facility only.

As reported in the Southern Region Waste Management Plan 2015-2021, there is only one remaining active landfill in the region located in Powerstown, Co. Carlow. However, there are a number of licensed and permitted recycling and recovery facilities in operation in the region. These include waste transfer stations, biological treatment facilities and integrated waste management facilities.

There is a commercial recycling facility at Monahan Road in Cork City. A wide range of recyclable materials can be brought here by commercial operators. Details of waste collection permits for the Region are available from the NWCPO.

3. Project Details

3.1 Location, Size and Scale of Development

The proposed development site is located in the centre of Douglas. Church Yard Lane bounds the west and Carrigaline Road is located to the east of the site. The site is neighboured to the north by a mix of residential and commercial buildings and is a greenfield site, approximately 0.84ha (net area) in size. The site is bounded by existing trees and stone walls along the eastern and western edges of the site. Directly south of the site is a telecom exchange and St. Lukes Church, and graveyard are located to the southwest area of the site.

The proposed development consists of 124 no. units comprising of:

- 50 no. 1 bed units (40.3%)
- 64 no. 2 bed units (51.6%)
- 10 no. 3 bed units (8.1%); and
- Commercial Space comprising of a café and offices.



Figure 2 Site Location

3.2 Typical Waste Categories

Waste generation will vary but the typical hazardous and non-hazardous waste that will be generated at the proposed development will include the following:

- Biodegradable food waste;
- Dry mixed recyclables (DMR) - including cardboard, paper, newspapers, leaflets, aluminium cans, tins, Tetra Pak cartons, plastic bottles;
- Cardboard packaging;
- Glass;
- Plastic packaging;
- Mixed non-recyclables (MNR)/General waste;
- Edible oil and fat;

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

- Green/garden waste may be generated from internal plants/flowers and external landscaping;
- Cans and Bottles (Deposit Return Scheme)
- Batteries (both hazardous and non-hazardous);

- Waste electrical and electronic equipment (WEEE) (both hazardous and non-hazardous);
- Printer cartridges/toners;
- Chemicals (paints, adhesives, resins, detergents, etc.); and
- Lightbulbs

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 Estimated Waste Figures

Domestic Waste

According to the Environmental Protection Agency (EPA), the quantity of household waste managed in Ireland in 2022 equated to 342 kilograms per person.

It is assumed that the proposed development of 124 units could produce a minimum occupancy of 239 people, with the maximum occupancy being 283 people. For the purposes of clarity, we will use the maximum occupancy yield figure. It is therefore assumed that if a single person produces 342kg of household waste per year the total household waste produced by the residents of the proposed development is estimated to be 86,868kg per year.

In reference to the above, if the household waste is collected weekly, a waste storage capacity of 1,671kg per week is needed. However, if the waste collections are bi-weekly, the capacity needed is approximately 3,341kg.

The information on unit types, quantities and the expected occupancy can be found in the table below. Following this, the calculations for the approximate household waste storage capacities needed are also discussed below. Calculations are based on a weekly household waste collection.

Development Occupancy Yield			
Unit Type	**Unit Quantity**	**Occupancy Minimum**	**Occupancy Maximum**
1-Bed	50	78	99
2-Bed	64	133	152
3-Bed	10	28	32
Total:	**124 units**	**239 people**	**283 people**

Table 1 Development Yield

In the interest of clarity, the following calculations use the maximum development occupancy of 254 people.

Household Waste Yield		
Yearly	283 people x 342kg / person / year	86,868kg / year
Weekly	86,868kg ÷ 52 weeks	1,671kg / week
Bi-Weekly	86,868kg ÷ (52 weeks ÷ 2)	3,341kg / bi-weekly

Table 2 Estimated Household Yield Waste

As per the EPA, it is estimated that household waste per capita in Ireland is 61% general waste, 22% mixed dry recyclables and 17% organic waste. Using the percentage breakdown, and assuming that weekly household waste produced by the occupants of the proposed development will be approximately 1,671kg, the total waste has been divided to represent the mixed waste, mixed dry waste, and the organic waste, as per the average per capita in Ireland.

Waste per Capita in Ireland 2022		
Bin Type	**%**	**Expected Waste Capacity / Week**
Mixed Waste	61%	1,019.31kg / Week
Mixed Dry	22%	367.62kg / Week
Organic	17%	284.07kg / Week

Table 3 Breakdown of Household Waste using National per capita percentages

It is therefore estimated that:

- The total of mixed waste per week would be 1,019.31kg, **requiring 5 no. 1,100 litre bins per week;**
- The total mixed dry waste per week would be 367.62kg, **requiring 2 no. 1,100 litre bins per week;**
- The total mixed organic waste per week would be 284.07kg, **requiring 2 no. 1,100 litre bins per week.**

Bin Type	Bin Capacity	Estimated Weekly Waste	Bins Required for Weekly Use
Mixed Waste	1,100l (250kg)	1,019.3kg	5
Mixed Dry	1,100l (250kg)	367.62kg	2
Organic	1,100l (250kg)	284.07kg	2

Table 4 Estimated domestic bin capacity requirements for the proposed development.

Commercial Waste – Café

The proposed café, located on the ground floor of Block 1, has an area of 137 sqm and is designed to accommodate up to 42 dining spaces (referred to as "covers" in accordance with Code of Practice BS 5906:2005).

As outlined in the Code of Practice, a restaurant or café generates approximately 75 litres of waste per cover per week. Based on the proposed capacity of 42 covers, the café is estimated to produce a total weekly waste volume of 3,150 litres, equivalent to approximately 787.5 kilograms.

The Environmental Protection Agency (EPA) provides additional insights into the waste composition generated by the hospitality and food service sector in Ireland, including cafés. Waste is typically categorized and broken down as follows:

Waste per Capita in Hospitality Sector 2022		
Bin Type	**%**	**Expected Waste Capacity / Week**
Mixed Waste	15-20%	473l – 630l
Mixed Dry	25-30%	788l – 946l
Organic	30-35%	946l - 1,103l
Glass	15-20%	473l – 630l

Table 5 Breakdown of Commercial Waste using National per capita percentages

Bin Type	Bin Capacity	Estimated Weekly Waste	Bins Required for Weekly Use
Mixed Waste	1,100l	473l – 630l	1
Mixed Dry	1,100l	788l – 946l	1
Organic	660l	946l / 1,103l	2
Glass	660l	473l – 630l	1

Table 6 Estimated commercial bin capacity requirements for the proposed development.

4. Waste Management Plan

Barry's Field Ltd are committed to delivering a high-quality waste management plan for the development that is sustainable, inclusive of matters relating to operational waste creation and management, which will comply with the relevant statutory requirements, and will be informed by the guidance set at national, local, and regional levels.

4.1 Waste Management Key Objectives

- Support sustainable development by prioritising waste management;
- Provide a framework in which more responsibility is taken for the waste produced now and into the future;
- Help implement the national waste strategy and support targets;
- Enable waste to be disposed of in the nearest appropriate facility;
- Reflect the concerns and interests of communities, the needs of waste collection authorities, waste disposal authorities and businesses; and
- Ensure the design and layout of new development supports sustainable waste management.

4.2 Waste Management and Recycling Procedures

In accordance with the 1996 Waste Management Act and 2009 Waste Management (Food Waste) Regulations, Barry's Field Ltd. are committed to

implementing a sustainable system of waste/ litter collection which rationalises and segregates same at source. The design has been cognisant to the specific management of recyclable/ waste materials generated by the residents and adequate provision is made throughout the development for storage and daily transfer of waste – refer to Proposed Site Layout Plan, Drawing No. 23060_OMP-01_00_DR0A1001 – by O'Mahony Pike Architecture.

It is proposed that Block 1 will have a single bin store area located on the ground floor, north side of the block for the storage of bins for the commercial aspect of the development. This waste storage area will only be accessible by the café tenants, facilities management and also waste contractors.

The commercial area operators will be required to segregate their waste into the following waste categories within their unit:

- Dry Mixed Recyclables;
- Mixed Non-Recyclables;
- Organic waste; and
- Glass.

The commercial aspect of the development will store their waste within their own allocated bin storage room as shown in the image below. Suitably sized bins will be strategically located within the unit as required by the operator to facilitate segregation at source of these waste types. All waste receptacles used should comply with the IS EN 840 2012 standard for performance requirements of mobile waste containers and should be clearly labelled and colour coded to avoid cross contamination of the different waste streams. Graphical signage should be posted above or on the bins to show exactly which wastes.

Any food preparation carried out by the operators of the commercial spaces, organic waste from the kitchen should be collected in bins as close to the food preparation area as possible. Based on the recommended bin requirements, it is anticipated that dry mixed recyclables, mixed nonrecyclables and organic waste will be collected on a weekly basis and glass collected less frequently as required. Other waste materials such as batteries, WEEE, light bulbs and cooking oil (if generated) will be generated less frequently and in smaller quantities, and it will be the tenants responsibility to store these items within the premises and coordinate waste collection by a licenced contractor or collection may be organised by the facilities management

The operator of the commercial space will be required to store any of these wastes in appropriate receptacles within their own unit pending collection by a waste contractor. The commercial space tenant will be required to maintain their bins and the waste storage area as shown above in good condition. The commercial space operator or personnel nominated by the building management company will be responsible for conveying the commercial space bins from the commercial space waste storage area to the collection point. Once emptied, bins should be returned to the commercial space waste storage area. Batteries, WEEE, light bulbs and cooking oil (if generated)

should be collected directly from the unit by the waste contractor(s). The tenant should be made aware of the waste collection arrangements and all waste receptacles must be clearly identified and maintained in good condition as required by waste legislation and the requirements of the Cork City Council Waste Bye-Laws.

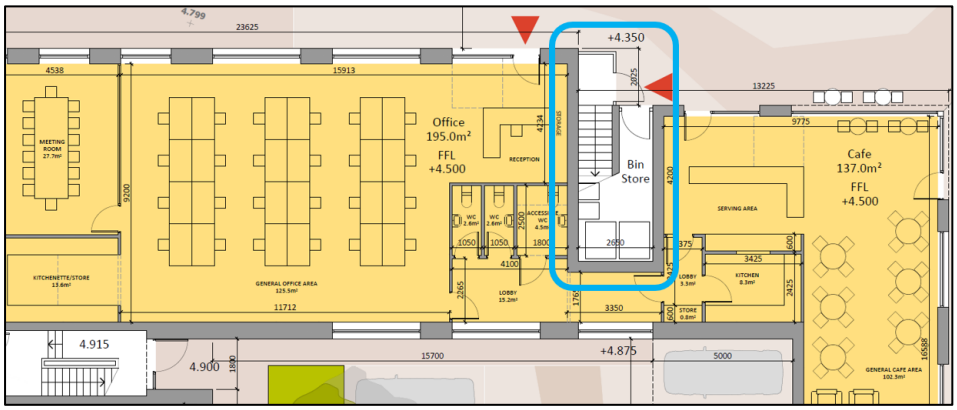

Figure 3 Commercial bin store areas highlighted **blue**

Facilities management will supply all residents with a document that shall clearly state the methods of source waste segregation, storage, reuse, and recycling initiatives that shall apply within the development.

4.3 Waste Storage

It is proposed that there will be 3 no. communal bin storage areas. Block 1 will consist of 1 bin storage area, measuring at 21 sqm. Block 2 will consist of 1 no. bin storage area, on the north end of the block, measuring at 22.4 sqm and one at Block 3 measuring at 21 sqm. Regarding the commercial bin store area, a space of 10.4 sqm has been allocated.

Proposed bin storage detail:

Proposed Bin Storage Areas	
Storage Area Location	**Allocated Area (sqm)**
Bin Store 1 (Block 1)	21 sqm
Bin Store 2 (Block 2 South)	21 sqm
Bin Store 3 (Block 2 North)	22.4 sqm
Total Domestic:	**64.4 sqm**
Commercial Bin Store (Block 1)	10.4 sqm
Total Commercial:	**10.4 sqm**

Table 7 Proposed bin storage areas

Bin Specifications:

A 1,100 litre bin has the following dimensions:

- Height: 1,315 mm;
- Width: 1,370 mm; and
- Depth: 1,055 mm.

A 660 litre bin has the following dimensions:

- Height: 1,210 mm;
- Width: 1,370 mm;
- Depth: 780 mm.

The total footprint per 1,100 litre bin is 1.45 sqm. As there are 9 no. bins required to be provided on the site for domestic weekly waste collections, a total of 13.01 sqm area is required for domestic bin storage. Therefore, the proposed 64.4 sqm domestic bin storage area is more than adequate for the required 13 sqm to accommodate the 9 bins needed for the development's domestic waste management.

The total footprint per 1,100 litre bin is 1.45 sqm and a 660l bin is 1.07 sqm m.sq. As 2 no. 1,100 litre bins and 3 no. 660l bins are required to be provided on the site for commercial weekly waste collections, a total of 6.10 sqm area is required for the commercial bin storage. The proposed commercial bin storage area totals 10.4 sqm, which is more than adequate for the required 6.10 sqm to accommodate the 5 bins needed for the developments commercial waste management storage. This allows ample space for accessibility and manoeuvrability.

Bin Volume (litres)	Bin Height (mm)	Bin Width (mm)	Bin Depth
80	935	450	510
120	935	480	545
140	1060	480	545
240	1070	580	740
360	1100	600	880
660	1210	1370	780
1100	1315	1370	1055

Figure 4 Dimensions for standard bins in Ireland

The designated Facilities Management Company will oversee waste management within the proposed development at Carrigaline Road. Each residential unit will receive an information booklet detailing the waste management strategy for the property, which will include information on waste segregation methods, waste storage practices within the dwellings, recycling initiatives applicable to the development, and other waste-related issues relevant to the residents.

Occasionally, residents may generate other waste materials, such as electronic waste, chemicals, lighting, furniture, and textiles. In such cases, they will be responsible for identifying temporary storage spaces within their units and disposing of these items properly.

4.4 Waste Collection

There are numerous private contractors providing waste collection throughout Cork. All waste contractors servicing the proposed development must hold a valid waste collection permit for the specific waste types

allocated. All waste collected must be transported to a registered and licensed facility only. The Management Company for the apartments will be responsible for liaising with the residents and keeping them informed regarding the collection of waste, appropriate rubbish segregation and collection times. It will be the responsibility of the Management Company to ensure that the bins are presented on the required day and time of collection.

All refuse collection will occur via the main entrance on Carrigaline Road to minimise disruption. The refuse trucks will have access to enter and turn within the site, which will ensure the efficient operations on site (refer to DOSA's drawing 7114-0014) for further details.

The bins will be presented for collection in an orderly manner from Carrigaline Road. Refuse bins will be wheeled from the designated storage areas through the courtyard directly to the truck. This approach facilitates a straightforward collection process and minimizes the distance the bins need to be moved. Designated refuse storage areas will be strategically located to facilitate easy access for drop off and collection while minimizing visual impact and ensure there will be no obstruction for traffic or pedestrians. The removal of the bins will be in accordance with Cork City Byelaws. It is also the responsibility of the Management Company to return the empty bins to the assigned storage area in accordance with the Byelaws, unless otherwise agreed with the council. Other waste items can be recycled at the local recycling facilities, the location of these should also be provided to the residents by the management company.

4.5 Additional Waste Materials

In addition to the typical waste materials that are generated on a daily basis, there will be some additional waste types generated from time to time that will need to be managed separately.

Deposit Return Scheme - Most drinks containers can be recycled via the deposit return scheme, such as bottles, cans and tins made from plastic, aluminium or steel can be returned once they are between 150ml and 3 litres in size and have the Re-turn logo on them. Located at the shops you can either return the containers using a Reverse Vending Machine (RVM) and/or manually in the shop If a shop does not have a RVM but they sell containers with the Re-turn logo, the shop may allow you to manually return containers in store, unless they have a take back exemption. Locations of RVM machines can be found via the Re-turn website (www.re-turn.ie)

5. Conclusion

The proposed development site, located in the centre of Douglas at Barry's Field, spans approximately 0.84 hectares (net area) and is currently a greenfield site. The development plan includes the construction of 124 residential units in two blocks, along with associated commercial spaces, parking facilities, bicycle storage, and landscaped communal spaces. Overall, the development aims to integrate modern residential living with high-quality

amenities while providing efficient access and utility provisions for residents and commercial operators.

This Operational Waste Management Plan (OWMP) has been developed to ensure that the proposed development at Barry's Field will include the necessary infrastructure to manage waste effectively. By minimizing residual waste generation and promoting waste segregation at source, this plan will maximize opportunities for recycling, reuse, and recovery, aligning with local and national waste management policies. All recyclable materials will be separated at the source, ensuring optimal diversion from landfill.

Based on EPA statistics and CSO data, it is estimated that approximately 1,671 kg of waste will be produced weekly by the development at full occupancy. This waste will comprise 1,019 kg of general waste, 368 kg of mixed dry recyclables, and 284 kg of organic waste, requiring a total of 9 bins for efficient management. Adequate bin storage has been provided, with 66.8 sqm allocated across three storage areas, which exceeds the required 13 sqm for the domestic waste bins needed, ensuring ample space for manoeuvrability and accessibility.

In summary, the proposed café is expected to generate 3,150 litres (787.5 kg) of waste weekly, with waste categorized as mixed waste, mixed dry recyclables, organic waste, and glass. Adequate storage has been planned, with bin capacity requirements calculated in line with EPA guidelines and *Code of Practice BS 5906:2005*, ensuring efficient waste management and compliance with national standards.

By implementing the procedures outlined in this OWMP, the development will achieve a high level of waste recovery, reuse, and recycling. This approach ensures compliance with all statutory requirements and supports a sustainable and environmentally responsible development.

Appendix A

Bin Storage Locations

Proposed Site Layout Plan 2

Site Boundary

Please refer to Civil & Structural Engineer's drawings & reports for site services & roads layouts and other engineering details and to Landscape Architect's drawings & reports for landscaping proposals, boundary treatments & information on existing trees.

OS MAP REF: 6428-03; 6428-08

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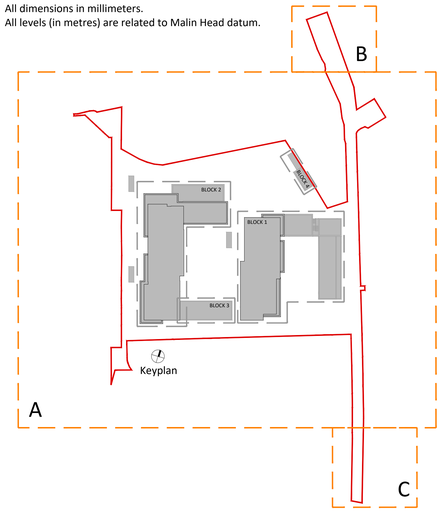
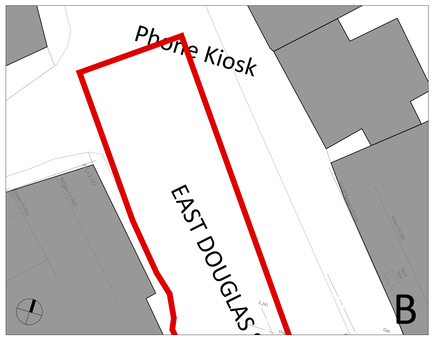
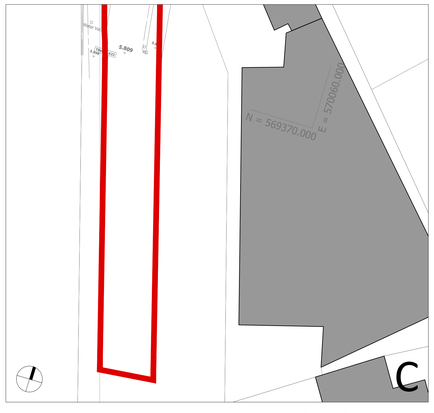
All dimensions in millimeters.
All levels (in metres) are related to Malin Head datum.







Domestic Bin Storage

Commercial Bin Storage

CHURCHYARD LANE

CARRIGALINE ROAD

EAST DOUGLAS ST

Cemetery

Telecommunication Complex

1-6

Adare Mews

Montrose House

A

Revision Description	Date	Rev. No.	Issued by
Issued for Planning	17-01-2025	A3-C01	AR

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Client: Barry's Field Ltd.

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