



PRELIMINARY OPERATIONAL WASTE MANAGEMENT PLAN (OWMP)

**Proposed Large-scale Residential Development
(LRD) at Killowen, Kenmare, Co. Kerry**

KPH Construction

September 2026

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Project No.	Doc. No.	Rev.	Date	Prepared By	Checked By	Approved By	Acceptance Code / Status
25631	25631-ZZ-ZZZ-RP-MWP-EN-6009	0	04/09/2026	AW	OH	CF	P3

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1. Introduction

KPH Construction ('the Applicant') is submitting a Planning Application to Kerry County Council (KCC) for the construction and operation of a Proposed Large Residential Development (LRD) at Killowen, Kenmare, Co. Kerry (hereafter referred to as the 'Proposed Development').

This document provides detail on the expected waste arisings which will be generated during the operational phase of the development and details of the methods and locations to be employed for the prevention, minimisation, recovery, and disposal of this material.

The primary objective of this Waste Management Plan is to ensure that waste generated within the Proposed Development is handled and disposed of in a manner that maximises recycling levels.

The Operational Waste Management Plan will further ensure that waste storage and movement within the development, adheres to legislation and has minimal impacts on both the development's occupants and the adjacent commercial and residential areas.

1.1 Applicant Commitment

KPH Construction is committed to ensuring that the preferred waste management hierarchy of prevention, reuse, recycling, recovery and finally landfill is followed in accordance with Irish waste policy and that the appropriate measures are implemented to comply with all relevant legislations and other guidance as outlined in **Section 1.2** below.

1.2 Legislation and Guidelines

- Waste Framework Directive 2008/98/EC (as amended);
- Landfill Directive 1999/31/EC (as amended);
- Waste Management Act 1996 (as amended);
- Waste Management (Facility Permit and Registration) Regulations 2007 (as amended);
- Waste Management (Collection Permit) Regulations 2007 (as amended);
- Litter Pollution Act 1997 (No. 12 of 1997) (as amended in 2022);
- European Communities (Waste Directive) (Amendment) Regulations, 2020;
- Kerry County Council Bye-Laws (Segregation, Storage and Presentation of Household and Commercial Bye-Laws, 2019);
- The Department of Communications, Climate Action and Environment (DCCAE) A Waste Action Plan for a Circular Economy, Ireland's National Waste Policy 2020-2025 (DCCAE 2020);
- Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025)
- National Waste Management Plan for a Circular economy (2024-2030);
- The Circular Economy Programme 2021-2027;
- Whole of Government Circular Economy Strategy 2026-2028 Accelerating Action;

- National Hazardous Waste Management Plan 2021 – 2027 (EPA 2021);
- Kerry County Council Development Plan 2022 – 2028;
- BS 5906:2005 Waste Management in Buildings – Code of Practice.

1.3 Waste Management in Ireland

1.3.1 National Waste Policy

The Department of the Environment, Climate and Communications have primary responsibility for waste policy and legislation at a national level in Ireland. A significant proportion of national policy is governed by European Union (EU) initiatives. Such initiatives are usually enacted through European Directives which are then transposed into Irish law through our own legislation.

The current national waste policy, National Waste Management Plan for a Circular Economy 2024-2030, was published in 2024 and sets out policy measures and actions for each waste management option as well as measures and actions for compliance and enforcement of the waste legislation applicable. The new policy document shifts focus away from waste disposal and onto the production chain.

Irish waste policy is grounded on the European Union's concept of a waste management hierarchy. The European Union's waste management hierarchy is a series of waste management options, presented in decreasing order of environmental and economic desirability. The hierarchy states that the preferred option is prevention, followed by re-use, recycling, recovery, with the least desirable option being landfill. The overall intent of the of these policy statements is to move Irish waste management away from disposal and towards the more favoured options higher up the hierarchy and ultimately to achieve the full transition to a Circular Economy.

The overall objectives of the current national waste policy are to:

- Shift the focus away from waste disposal and treatment by ensuring that the useful lifetime of materials and products is prolonged through reuse, repair and recycling;
- Shift the burden of environmental responsibility for disposable goods to the producer;
- Ensure that measures for supporting sustainability are fostered.

The Circular Economy and Miscellaneous Provisions Act 2022, which was signed into law in July 2022, introduces the legislation required to support the measures in the new Waste Policy.

1.3.2 Local Waste Policy

The Proposed Development is located in the Local Authority of Kerry County Council. The Kerry County Council Development Plan 2022-2028 includes two key objectives for the management of waste:

- KCDP 13-27 Ensure the implementation of the Regional Waste Management Plan with particular emphasis on waste reduction, reuse and recycling and the sustainable disposal of residual waste in the most appropriate manner. These objectives are now reflected in the National Waste Management Plan for a Circular Economy 2024 – 2030.
- KCDP 13-28 Facilitate the implementation of the current Regional Waste Management Plan, and any replacement or amending plan, to include implementation of the waste hierarchy and maximising the diversion of waste from landfill in accordance with current national and European policy.

In addition, the requirements of the Kerry County Council Bye-Laws 2019 (Segregation, Storage and Presentation of Household and Commercial Bye-laws) must be adhered to. Section 10 sets out specific provisions affecting multi-user buildings and apartment blocks. These are as follows:

A management company, or a person if there is no such company, who exercises control and supervision of residential and/or commercial activities in multi-unit developments, mixed-use developments, flats or apartment blocks, combined living/working spaces or other similar complexes shall ensure that:

- a) separate receptacles of adequate size and number are provided for the proper segregation, storage and collection of recyclable household kerbside waste and residual household kerbside waste
- b) additional receptacles are provided for the segregation, storage and collection of food waste where this practice is a requirement of the national legislation on food waste,
- c) the receptacles referred to in paragraphs (a) and (b) are located both within any individual apartment and at the place where waste is stored prior to its collection,
- d) any place where waste is to be stored prior to collection is secure, accessible at all times by tenants and other occupiers and is not accessible by any other person other than an authorised waste collector,
- e) written information is provided to each tenant or other occupier about the arrangements for waste separation, segregation, storage and presentation prior to collection,
- f) an authorised waste collector engaged to service the receptacles referred to in this section of these bye-laws, with documentary evidence, such as receipts, statements or other proof of payment, demonstrating the existence of this engagement being retained for a period of no less than two years. Such evidence shall be presented to an authorised person within a time specified in a written request from either that person or from another authorised person employed by Kerry County Council.
- g) Receptacles for kerbside waste are presented for collection on the designated waste collection day.
- h) Adequate access and egress onto and from the premises by waste collection vehicles is maintained.

The above requirements have been considered in formulating this Plan and in ensuring that adequate provision is made for the management of waste during the operational phase of the Proposed Development.

2. Development Location and Description

The Proposed Development is situated on a 2.63ha site at Killowen, Kenmare, Co. Kerry, approximately 0.50 km northeast of Kenmare town centre. The eastern boundary of the site is defined by the local road, known as 'Pat Scarteen Road,' which connects to the main Kenmare to Kilgarvan regional road (R569) to the southeast, providing convenient access to the wider road network.

The site location is shown in **Figure 2-1**.



Figure 2-1: Site Location

The construction of 100 No. residential houses comprising of:

- 40 No. 3-Bed two storey house
- 30 No. 1-Bed apartments
- 30 No. 2-Bed apartments

Ancillary infrastructure development works will include wastewater infrastructure, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substations, and all associated site development works.

3. Waste Streams and Volumes

3.1 General Household Waste Categories

The general types of waste produced during the operational phase in a residential development include:

- Dry Mixed Recycling;
- Mixed non-recycling;
- Organic Material;

Table 3-1 below outlines the relevant List of Waste (LoW) codes associated with the typical waste materials expected to be generated during operation of the proposed development.

Table 3-1: Typical Waste Streams Generated During the Operational Stage of the Proposed Development

LoW Code	Description
20 01 01	Paper and cardboard
20 01 08	Biodegradable kitchen and canteen waste
20 01 39	Plastics
20 03 01	Mixed municipal waste

3.2 Additional Waste Categories

Apart from these commonly generated waste types, a residential development typically produces the following in limited amounts. These waste types will be managed and disposed of separately by the residents:

- Glass
- Electrical Waste: Electronic devices like televisions, printers, radios, mobile phones, and batteries;
- Chemicals: Paints, glues, resins, detergents;
- Textiles;
- Furniture.

3.3 Waste Volumes

3.3.1 Residential Housing Waste Volume Calculations

BS 5906:2005 'Waste Management in Buildings – Code of Practice' states when calculating the weekly amount of generated waste that 70l of waste should be allocated per bedroom and a further 30l allocated as an allowance.

See **Table 3-2** for the calculated weekly waste per house and **Table 3-3** for the size and number of bins required to serve the individual housing units.

Table 3-2: Calculated Weekly Waste Generated by the Housing Units in Litres (L)

Dwelling Type	No. of Units	No. of Bedrooms	Litres per Week	Calculated Weekly Waste (L)
3 Bed Two Storey House	1	3	70	210
	1	3	30	90
Total Weekly Waste				300

Table 3-3: Calculated Number of Bins Required for Each Individual Housing Unit

Waste Type	Bin Capacity (L)	Weekly Volume of Waste (L)	No. of Bins	Total Bins Required
Dry Mixed Recycling	240	180	0.75	1
Mixed Non-Recyclables	120	75	0.625	1
Organic Waste	25	45	1.8	2
Capacity Volume of Bins (L)				410
Weekly Volume of Waste (L)				300

3.3.2 Apartment Waste Volume Calculations

Table 3-4 and **Table 3-5** shows the calculated weekly volume of waste generated of the apartment units.

Table 3-4: Block 01 - Calculated Weekly Volume of Waste for Apartments in Litres

Dwelling Type	No. of Units	No. of Bedrooms	Litres per Week	Calculated Weekly Waste (L)
1 Bed Apartments	16	16	70	1,120
2 Bed Apartments	18	36	70	2,520
Units	34	52	30	1,560
Total Weekly Waste				5,200

Table 3-5: Block 02 – Calculated Weekly Volume of Waste for Apartments in Litres

Dwelling Type	No. of Units	No. of Bedrooms	Litres per Week	Calculated Weekly Waste (L)
1 Bed Apartments	14	14	70	980
2 Bed Apartments	12	24	70	1,680
Units	26	38	30	1,140
Total Weekly Waste				3,800

Table 3-6 and **Table 3-7** below detail the waste storage area calculations.

Table 3-6: Block 01 Bin Requirements

Waste Type	Bin Capacity (L)	Weekly Volume of Waste (L)	No. of Bins	Total Bins Required	Bin Area	Total Bin Area (m ²)
Dry Mixed Recycling	1,100	3,120	2.84	3	1.7	5.1
Mixed Non-Recyclables	1,100	1,300	1.18	2	1.7	3.4
Organic Waste	140	780	5.57	6	0.26	1.56

Consolidated Bin Area	10.06
Contingency factor to allow free movement	1.5
Capacity Volume of Bins (L)	6,340
Weekly Volume of Waste (L)	5,200

Table 3-7: Block 02 Bin Requirements

Waste Type	Bin Capacity (L)	Weekly Volume of Waste (L)	No. of Bins	Total Bins Required	Bin Area	Total Bin Area (m ²)
Dry Mixed Recycling	1,100	2,280	2.07	3	1.7	5.1
Mixed Non-Recyclables	1,100	950	0.86	1	1.7	1.7
Organic Waste	140	570	4.07	5	0.26	1.3
Consolidated Bin Area						8.1
Contingency factor to allow free movement					1.5	12.15
Capacity Volume of Bins (L)						5,100
Weekly Volume of Waste (L)						3,800

4. Household Waste Management

The key to effective waste management starts from the segregation of the waste at the source. This involves categorising waste directly at the point of generation. The following measures will be implemented at the operational stage of the Proposed Development:

- Each housing unit will receive wheelie bins for mixed non-recycling and recyclable waste, and a separate bin for organic/compostable waste.
- The bins will be clearly labelled, and residents will be required to segregate their own waste at the source.
- Written information to be provided to each tenant or other occupier about the arrangement for waste separation, segregation, storage and presentation prior to collection of waste.
- Provision of appropriate signage to inform residents of their obligation to reduce waste, segregate waste and to use correct bins for each waste.
- All houses will store bins within their rear gardens accessed via private gates.
- The footpaths providing sufficient width to the back garden, will facilitate the storage of bins in the back garden and their movement to the front for collection.
- The bins will be placed for collection in a way that it will not obstruct traffic or pedestrians.
- Any additional waste e.g., batteries, Waste Electrical and Electronic Equipment (WEEE), chemicals will not be placed in regular bins and will be brought to the recycling facility.
- The landscaping contractor will manage the disposal of garden waste, including trimmings and cuttings.
- Only companies that have valid waste collection permits from NWCPO will be considered for collecting the waste. This requirement ensures that the wastes will be collected and properly disposed of at an approved facility.

5. Refuse Storage Areas

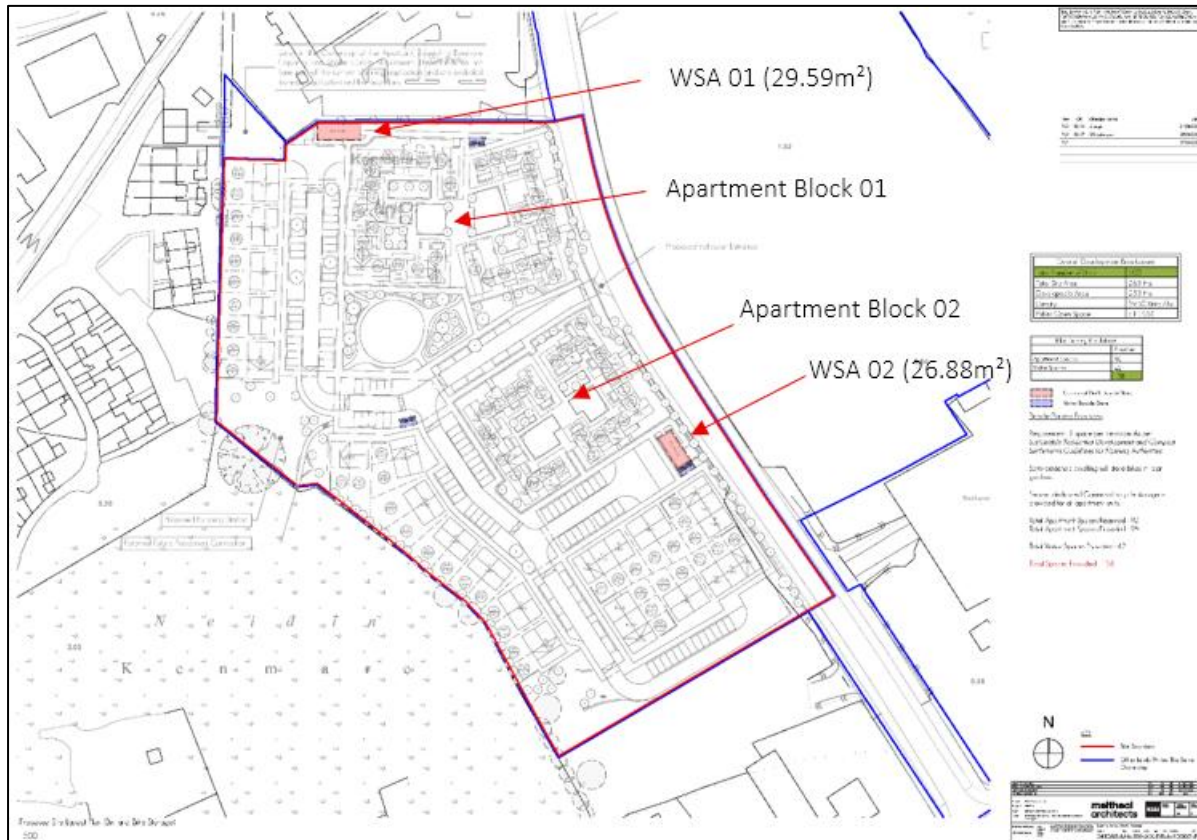
Each housing unit will receive wheelie bins for mixed non-recycling and recyclable waste, and a separate bin for organic/compostable waste. All houses will store bins within their rear gardens accessed via private gates. The footpaths providing sufficient width to the back garden, will facilitate the storage of bins in the back garden and their movement to the front for collection. The bins will be placed for collection in a way that it will not obstruct traffic or pedestrians.

Communal refuse storage areas will serve the apartment units. These areas will be designed in accordance with the relevant legislation which is Design Standards for New Apartments – Guidelines for Planning Authorities 2025. **Figure 5-1** shows the proposed locations of the refuse storage areas that will serve the apartment blocks 01 and 02. See drawings **241088-MA-BK-XX-DR-A-10001-P01** and **241088-MA-BK-XX-DR-A-10002-P01** for the layout of the waste storage areas (WSA).

All bins provided within the WSAs shall be colour-coded and fitted with appropriate signage to promote effective waste segregation. Waste collection will take place on a weekly basis.

Hazardous and special waste streams, including glass, textiles, batteries, WEEE, and printer cartridges, shall not be placed in the communal waste storage areas and must instead be brought by residents to authorised collection points or approved waste management facilities for appropriate disposal and recycling.

The WSAs will incorporate durable, washable flooring and will be equipped with a hose connection to facilitate routine cleaning. Drainage gullies will be installed to convey wash-down water to the foul water drainage system. Adequate ventilation will be provided throughout, and the areas will be accessed via double doors. Sufficient space will also be maintained to enable waste collection vehicles to safely reverse and service the waste storage area on a weekly basis.



6. Waste Collectors & Facilities

Only companies that hold valid waste collection permits from the National Waste Collection Permit Office (NWCPO) will be considered for collecting the waste. This requirement ensures that the waste will be collected and properly disposed of at an approved facility.

Any waste contractor engaged to service the proposed development shall hold a valid waste collection permit covering the relevant List of Waste (LoW) codes. All waste generated at the development shall be transported and delivered only to appropriately authorised and licensed waste recovery or disposal facilities.

KWD Recycling is a licensed waste/recycling amenity and transfer facility located at Aughacureen, Killarney Co. Kerry. KWD Recycling is capable of providing waste collection services for the proposed residential development in Kenmare. Waste generated at the development can be collected by KWD and delivered to its waste management and recycling facility in Killarney. KWD Recycling is identified as one example of a suitably authorised waste collection contractor serving the area. Waste collection may be undertaken by any contractor holding the appropriate waste collection permits and authorisations.

7. Conclusion

This Operational Waste Management Plan provides a comprehensive framework for the effective management of waste arising from the proposed development during its operational phase. The Plan has been developed in accordance with current waste legislation, relevant waste management policies, and best practice guidelines, and demonstrates that adequate facilities have been incorporated into the development for the segregation, storage and collection of waste.

The implementation of this plan will promote waste prevention, reuse, recycling and recovery through the segregation of waste at source and the provision of clearly identified waste storage areas. The proposed waste management arrangements will facilitate the efficient collection of waste by appropriately authorised waste contractors and support the achievement of high recycling rates while minimising the quantity of waste requiring final disposal.

The designated waste storage facilities have been designed to accommodate the estimated waste arising from the development and provide sufficient capacity for the storage of segregated waste streams. Compliance with this plan will ensure that waste generated by residents is managed in an environmentally responsible manner and in accordance with the requirements of relevant legislation, KCC Waste Bye-Laws and regional and national waste management objectives.