REPORT



Operational Waste Management Plan

Project Title: Summerhill Large-scale Residential Development

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1. INTRODUCTION

AWN Consulting, a Trinity Consultants Team, has prepared this Operational Waste Management Plan (OWMP) on behalf of Solkerry Ventures Limited (the Client) for the operational phase of the proposed Large-scale Residential Development comprising 248 no. residential units and 1 no. childcare facility with associated car parking, bicycle parking, public open spaces, communal open spaces and all ancillary works (the Proposed Development) on a site of approx. 6.86 ha on lands bounded by Summerhill Road (L2228) to the south-west, R157 to the north, Plunkett Hall Estate to the south and Dunboyne Business Park to the east, Dunboyne, Co. Meath (the site).

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 the current legal and industry standards including, the *Waste Management Act 1996* (as amended) and associated Regulations [1], *Environmental Protection Agency Act 1992* (as amended) [2], *Litter Pollution Act 1997* (as amended) [3], the *National Waste Management Plan for a Circular Economy 2024 - 2030* (*NWMPCE*) (2024) [4] and the *Meath County Council Waste Management (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws 2018* (2018) [5]. In particular, this OWMP aims to provide a robust strategy for the storage, handling, collection and transport of the wastes generated at site.

This OWMP aims to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. The OWMP also seeks to provide guidance on the appropriate collection and transport of waste to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil or water resources). The plan estimates the type and quantity of waste to be generated from the Proposed Development during the operational phase and provides a strategy for managing the different waste streams.

At present, there are no specific national guidelines in Ireland for the preparation of OWMPs. Therefore, in preparing this document, consideration has been given to the requirements of national and regional waste policy, legislation and other guidelines.

2. OVERVIEW OF WASTE MANAGEMENT IN IRELAND

2.1 National level

The Irish Government issued a policy statement in September 1998 entitled *Changing Our Ways* [6], which identified objectives for the prevention, minimisation, reuse, recycling, recovery and disposal of waste in Ireland. A heavy emphasis was placed on reducing reliance on landfill and finding alternative methods for managing waste. Amongst other things, *Changing Our Ways* stated a target of at least 35% recycling of municipal (i.e. household, commercial and non-process industrial) waste.

A further policy document, *Preventing and Recycling Waste – Delivering Change w*as published in 2002 [7]. This document proposed a number of programmes to increase recycling of waste and allow diversion from landfill. The need for waste minimisation at source was considered a priority.

This view was also supported by a review of sustainable development policy in Ireland and achievements to date, which was conducted in 2002, entitled *Making Irelands Development Sustainable – Review, Assessment and Future Action* [8]. This document also stressed the need to decouple economic growth and waste generation, again through waste minimisation and reuse of discarded material.

In order to establish the progress of the Government policy document *Changing Our Ways*, a review document was published in April 2004 entitled *Taking Stock and Moving Forward* [9]. Covering the period 1998 – 2003, the aim of this document was to assess progress to date with regard to waste management in Ireland, to consider developments since the policy framework and the local authority waste management plans were put in place, and to identify measures that could be undertaken to further support progress towards the objectives outlined in *Changing Our Ways*.

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

In September 2020, the Irish Government published a new policy document outlining a new action plan for Ireland to cover the period of 2020-2025. This plan *A Waste Action Plan for a Circular Economy* [10] (*WAPCE*), 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).

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

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

One of the first actions to be taken was the development of the Whole of Government Circular Economy Strategy 2022-2023 *Living More, Using Less* (2021) [11] to set a course for Ireland to transition across all sectors and at all levels of Government toward circularity and was issued in December 2021. It is anticipated that the Strategy will be updated in full every 18 months to 2 years. The latest version of the strategy, *Whole of Government Circular Economy Strategy 2026-2028: Accelerating Action* (2026) [12] , was issued in February 2026 and has, as its primary objective, the acceleration of Ireland's circular material use rate by two percentage points per year.

The *Circular Economy and Miscellaneous Provisions Act 2022* [13] was signed into law in July 2022. The Act underpins Ireland's shift from a "take-make-waste" linear model to a more sustainable pattern of production and consumption, that retains the value of resources in our economy for as long as possible and that will to significantly reduce our greenhouse gas emissions. The Act defines Circular Economy for the first time in Irish law, incentivises the use of recycled and reusable alternatives to wasteful, single-use disposable packaging, introduces a mandatory segregation and incentivised charging regime for commercial waste, streamlines the national processes for End-of-Waste and By-Products decisions, tackling the delays which can be encountered by industry, and supporting the availability of recycled secondary raw materials in the Irish market, and tackles illegal fly-tipping and littering.

The Department of Housing, Local Government and Heritage authored *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities* (2024) [14] suggests the following threshold at which the need for the supplemental information such as the OWMP should be considered.

- *30 or more residential units.*

Since 1998, the Environmental Protection Agency (EPA) has produced periodic 'National Waste (Database) Reports' which as of 2023 have been renamed *Circular Economy and Waste Statistics Highlight Reports* [15] detailing, among other things, estimates for household and commercial (municipal) waste generation in Ireland and the level of recycling, recovery and disposal of these materials. The *2025 National Circular Economy and Waste Statistics* web resource, which is the most recent study published, along with the national waste statistics web resource (2025) reported the following key statistics for 2023:

- *Ireland generated 3.13 million tonnes of municipal waste in 2023, relatively unchanged compared to the 3.19 million tonnes generated in 2022.*
- *Between 2016 and 2023, municipal waste increased from 2.7 million tonnes to 3.13 million tonnes.*
- *Some 1.3 million tonnes of municipal waste generated in Ireland was recycled in 2023, resulting in a recycling rate of 42%. This indicates that we face significant challenges to meet the upcoming EU recycling targets for 2025 to 2035.*
- *Of the municipal waste recycled in 2023, over 814,000 tonnes went for material recycling (approximately the same as 2022) and over 480,000 tonnes were treated by composting/anaerobic digestion (approximately the same as 2022 but up 37% on 2020).*
- *A rounded 1.3 million tonnes of Ireland's municipal waste went for incineration with energy recovery in 2023. This tonnage is 43% of municipal waste managed.*
- *Ireland's landfill rate for municipal waste managed was 14% in 2023. This is a 1% decrease from 2022's rate of 15%.*
- *There has been a steep decline in Ireland's landfill rate for municipal waste from over 80% in 2001. Ireland must reduce the share of municipal waste landfilled to 10% or less by 2035, which includes waste landfilled at each step along the waste treatment process in Ireland and abroad.*
- *An estimated 42% (1.2 million tonnes) of all municipal waste managed was exported abroad in 2023, an increase from the 39% in 2022. Of the waste exported, most went for recycling (49%) or energy recovery (36%) while 11% went for composting or anaerobic digestion.*

2.2 Regional Level

The Proposed Development is located in the Local Authority administrative area of Meath County Council (MCC).

The *Eastern Midlands Region (EMR) Waste Management Plan 2015 – 2021* [16], which was previously the applicable regional waste management plan in the MCC area, has been superseded as of March 2024 by the *NWMPCE 2024 - 2030*.

The *NWMPCE* does not dissolve the three regional waste areas. The Plan sets out an ambition of achieving 0% total waste growth per person over the lifetime of the Plan, with particular emphasis on non-household wastes, including commercial waste and waste generated by the construction and demolition sector.

The purpose of the Plan is to influence sustainable consumption and prevent the generation of waste, improve the capture of materials to support circularity, and ensure ongoing compliance with national and EU waste policy and legislation.

The national Plan sets out the following strategic targets for waste management in Ireland that are relevant to the Proposed Development:

National Targets

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

Municipal landfill charges in Ireland are based on the weight of waste disposed. Landfill charges typically range from approximately €140-160 per tonne of waste, which includes a €85 per tonne landfill levy introduced under the Waste Management (Landfill Levy) (Amendment) Regulations 2015 [17]. *The Circular Economy (Waste Recovery Levy) Regulations 2024* [18] will also add a levy of €10 per tonne to waste accepted for recovery.

At a local level, waste management is further guided by the *Meath County Development Plan 2021 – 2027* [19], which sets out a number of policies and objectives for Meath in line with the objectives of the regional waste management plan. Waste policies and objectives with a particular relevance to this development are:

Policies:

- *INF POL 61: To facilitate the implementation of National Waste legislation and National and Regional Waste Management Policy.*
- *INF POL 62: To encourage and support the provision of a separate collection of waste throughout the County in accordance with the requirements of the Waste Management (Household Food Waste) Regulations 2009, the Waste Framework Directive Regulations, 2011, the Waste Management (Commercial Food Waste) Regulations 2015 and other relevant legislation to meet the requirements of the Regional Waste Management Plan.*
- *INF POL 64: To encourage and support the expansion and improvement of a three bin system (mixed dry recyclables, organic waste and residual waste) in order to increase the quantity and quality of materials collected for recycling in conjunction with relevant stakeholders.*
- *INF POL 65: To adopt the provisions of the waste management hierarchy and implement policy in relation to the County's requirements under the current or any subsequent Waste Management Plan. All prospective developments in the County shall take account of the provisions of the regional waste management plan and adhere to the requirements of the Plan. Account shall also be taken of the proximity principle and the inter-regional movement of waste.*

Objectives:

- *INF OBJ 54: To facilitate the transition from a waste management economy to a green circular economy to enhance employment opportunities and increase the value recovery and recirculation of resources.*

- *INF OBJ 56: To support developments necessary to manage food waste in accordance with the requirements of the current Waste Management (Food Waste) Regulations and the regional Waste Management Plan.*
- *INF OBJ 68: To support the development of facilities to cater for commercial waste not provided for within the kerbside collection system such as the WEEE, C & D type waste and hazardous materials in accordance with the requirements of the Eastern Midlands Regional Waste Management Plan.*

2.3 Legislative Requirements

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

- *Waste Management Act 1996* (as amended)*;*
- *Environmental Protection Agency Act 1992* (as amended)*;*
- *Litter Pollution Act 1997* (as amended);
- *Planning and Development Act 2000* (as amended) [20]; and
- *Circular Economy and Miscellaneous Provisions Act 2022.*

These Acts and subordinate Regulations transpose the 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 (as amended) and subsequent Irish legislation, is the principle of "Duty of Care". This implies that the waste producer is responsible for waste from the time it is generated through until its legal disposal (including its method of disposal). As it is not practical in most cases for the waste producer to physically transfer all waste from where it is produced to the final disposal area, waste contractors will be employed to physically transport waste to the final waste disposal site.

It is, therefore, imperative that residents, the childcare facility tenants and the facilities management company undertake on-site management of waste in accordance with all applicable legislative requirements. Waste generated within the development shall be appropriately segregated and stored within the dedicated waste storage facilities provided. Authorised and appropriately permitted waste contractors shall be employed to undertake the collection, transport and treatment of waste. All waste management activities shall be carried out in accordance with relevant waste legislation and in a manner that prevents adverse effects on human health and the environment.

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 and Registration) Regulations 2007 (as amended) 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.

2.3.1 Meath County Council Waste Bye-Laws

The MCC *Meath County Council Waste Management (Storage, Presentation and Segregation of Household and Commercial Waste) By-Laws* (2018) came into effect in 2018. These bye-laws set a number of enforceable requirements on waste holders with regard to storage, separation and presentation of waste

within the MCC functional area. Key requirements under these by-laws of relevance to the Proposed Development include the following:

- *Kerbside waste presented for collection shall not be presented for collection earlier than 6.00pm on the day immediately preceding the designated waste collection day;*
- *All containers used for the presentation of kerbside waste and any uncollected waste shall be removed from any roadway, footway, footpath or any other public place no later than 8:00am on the day following the designated waste collection day;*
- *An authorised waste collector is engaged to service the receptacles referred to in this section of these bye-laws, with documentary evidence, such as receipts, statements or other proof of payment, demonstrating the existence of this engagement being retained for a period of no less than two years. Such evidence shall be presented to an authorised person within a time specified in a written request from either that person or from another authorised person employed by Meath County Council;*
- *Adequate access and egress onto and from the premises by waste collection vehicles is maintained; and*
- *Written information is provided to each resident or other occupier about the arrangements for waste separation, segregation, storage and presentation prior to collection.*

The full text of the waste by-laws is available from the MCC website.

2.4 Regional Waste Management Service Providers and Facilities

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

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

The Dunboyne Bring Bank on Rooske Road is located approximately 1.7 km south-east of the Proposed Development and can be utilised by residents for the recycling of glass bottles and jars.

In addition, the Thorntons Civic Amenity Centre, located within Dunboyne Business Park, Dunboyne, Co. Meath, is situated approximately 100 m from the Proposed Development. This facility can be utilised by residents for the management of household waste streams not collected via kerbside services, including bulky waste, Waste electrical and electronic equipment (WEEE), batteries, textiles and other recyclable materials.

These facilities provide convenient and accessible options for residents to appropriately manage recyclable, hazardous and bulky household waste streams that are not suitable for collection through the residential waste collection service.

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

3. DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 Location, Size and Scale of the Development

The Proposed Development will comprise:

- Construction of 248 no. residential units as follows:
  - 170 no. 2 storey houses in a mix of terraced, semi-detached and detached unit types consisting of 27 no. 2-bedroom units, 124 no. 3-bedroom units and 19 no. 4-bedroom units. Each house will have an associated rear private garden;
  - 26 no. apartment units in a single 4 storey block consisting of 13 no. 1-bedroom units and 13 no. 2-bedroom apartments. All apartment units will be provided with private open space areas in the form of balconies;
  - 52 no. duplex units in 4 no. 3 storey blocks (A-D) consisting of 26 no. 2-bedroom units and 26 no. 3-bedroom units. All duplex units will be provided with private open space areas in the form of balconies / terraces;
  - Communal open space associated with the proposed apartment / duplex units will be provided in the form of 5 no. landscaped areas located in the vicinity of the units (total approx. 1,340.4 sqm);
- 1 no. childcare facility at ground floor of apartment Block A with dedicated external open space (GFA approx. 285.7 sqm);
- Total provision of 388 no. car parking spaces including 6 no. accessible spaces and 24 no. EV charging spaces (357 no. resident car parking spaces, 18 no. residential visitor car parking spaces and 13 no. car parking spaces dedicated for the crèche facility) and a total of 429 no. bicycle parking spaces (319 no. secure resident spaces and 88 no. visitor spaces for the apartment / duplex / mid-terrace units; and 14 no. childcare facility staff spaces and 8 no. childcare facility visitor spaces);
- Landscaped public open space areas including children's play areas totalling approx. 10,775 sqm;
- A new vehicular and pedestrian access point is proposed via a simple priority junction on Summerhill Road (L2228); and
- All associated site and infrastructural works including a foul pump station with 24hr storage and associated rising main (580m) discharging to an existing foul line at the Navan Road and Dunboyne Business Park Road junction; diversion of an existing 600 mm diameter storm pipe and proposed storm drain outfall to the R157 / Summerhill Road roundabout; internal roads, road markings, homezones, footpaths and cycle infrastructure; provision of 3 no. ESB substations; bin stores and associated bin staging areas; public lighting; all hard and soft landscaping works; natural and formal play equipment; boundary treatment works including retaining walls; green roof; PV panels and all associated site clearance, excavation, landscape and development works.

The proposed site layout is presented in Figure 3.1.



Figure 3.1 Proposed Development Site Layout (Source: JFA Architects, 2026, Drawing No: SMR-00-XX-DR-JFA-AR-F1003)

3.2 Typical Waste Categories

The typical non-hazardous and hazardous wastes that will be generated at the Proposed Development will include the following:

- Dry Mixed Recyclables (DMR) - includes wastepaper (including newspapers, magazines, brochures, catalogues, leaflets), metal cans, plastic bottles, aluminium cans, tins and Tetra Pak cartons;
- Organic waste – food waste and green waste generated from internal plants / flowers;
- Glass; and
- Mixed Non-Recyclable (MNR) / General Waste.

In addition to the typical waste materials that will be generated at the Proposed Development on a daily basis, there will be some additional waste types generated less frequently / in smaller quantities which will need to be managed separately including:

- Drink Cans and Bottles (Deposit Return Scheme);
- Green / garden waste may be generated from external landscaping;
- Batteries (both hazardous and non-hazardous);
- WEEE (both hazardous and non-hazardous);
- Printer cartridges / toners;
- Chemicals (paints, adhesives, resins, detergents, etc.);
- Light bulbs;

- Textiles;
- Waste cooking oil (if any generated by the residents and / or the commercial tenant);
- Furniture (and, from time to time, other bulky wastes); and
- Abandoned bicycles.

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

3.3 List of Waste Codes

In 1994, the *European Waste Catalogue* [21] and *Hazardous Waste List* [22] were published by the European Commission. In 2002, the EPA published a document titled the *European Waste Catalogue and Hazardous Waste List* [23], which was a condensed version of the original two documents and their subsequent amendments. This document has recently been replaced by the EPA *Waste Classification – List of Waste and Determining if Waste is Hazardous or Non-Hazardous* [24] (2018). This waste classification system applies across the EU and is the basis for all national and international waste reporting, such as those associated with waste collection permits, CORs, permits and licences and EPA National Waste Database.

Under the classification system, different types of wastes are fully defined by a code. The List of Waste (LoW) code for typical waste materials expected to be generated during the operation of the Proposed Development are provided in Table 3.1.

Table 3.1 Typical Waste Types Generated and LoW Codes

Waste Material	LoW Code
Paper and Cardboard	20 01 01
Plastics	20 01 39
Metals	20 01 40
Mixed Non-Recyclable Waste	20 03 01
Glass	20 01 02
Biodegradable Kitchen Waste	20 01 08
Oils and Fats	20 01 25
Textiles	20 01 11
Batteries and Accumulators*	20 01 33* - 34
Printer Toner/Cartridges*	20 01 27* - 28
Green Waste	20 02 01
WEEE*	20 01 35*-36
Chemicals (solvents, pesticides, paints & adhesives, detergents, etc.) *	20 01 13*/19*/27*/28/29*30
Fluorescent tubes and other mercury containing waste*	20 01 21*
Bulky Wastes	20 03 07

** Individual waste type may contain hazardous materials*

4. ESTIMATED WASTE ARISING

A waste generation model (WGM) developed by AWN has been used to predict waste types, weights and volumes expected to arise from operations within the Proposed Development. The WGM incorporates building area and use and combines these with other data, including Irish and US EPA waste generation rates.

The estimated quantum / volume of waste that will be generated from the residential units has been determined based on the predicted occupancy of the units, while the estimated quantum / volume of waste arisings associated with the commercial unit (childcare facility) has been calculated using the floor area (m^2).

The estimated waste generation for the Proposed Development for the main waste types is presented in Tables 4.1 - 4.4.

Table 4.1 Estimated Waste Generation for the Individual Units (Houses)

Waste Type	Waste Volume (m^3 / week)		
	2-Bed Houses (Individual)	3-Bed Houses (Individual)	4-Bed Houses (Individual)
Organic Waste	0.02	0.02	0.02
DMR	0.11	0.13	0.18
Glass	0.01	0.01	0.01
MNR	0.07	0.08	0.09
Total	**0.21**	**0.24**	**0.30**

Table 4.2 Estimated Waste Generation for the Block A Apartment Units

Waste Type	Waste Volume (m^3 / week)
Organic Waste	0.37
DMR	2.64
Glass	0.07
MNR	1.39
Total	**4.47**

Table 4.3 Estimated Waste Generation for the Duplexes

Waste Type	Waste Volume (m^3 / week)			
	Duplex A	Duplex B	Duplex C	Duplex D
Organic Waste	0.29	0.22	0.14	0.27
DMR	2.06	1.52	1.02	1.89
Glass	0.06	0.04	0.03	0.05
MNR	1.09	0.80	0.53	1.00
Total	**3.50**	**2.58**	**1.72**	**3.21**

Table 4.4 Estimated Waste Generation for the Childcare Facility

Waste Type	Waste Volume (m^3 / week)
Organic Waste	0.03

Waste Type	Waste Volume (m^3 / week)
DMR	1.05
Glass	0.01
MNR	0.57
Total	**1.66**

BS5906:2005 Waste Management in Buildings – Code of Practice [25] has been considered in the calculations of waste estimates. AWN's modelling methodology is based on recently published data and data from numerous other similar developments in Ireland and, as it is based on AWN's experience, it provides a more representative estimate of the likely waste arisings from the Proposed Development.

5. WASTE STORAGE AND COLLECTION

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

- *BS 5906:2005 Waste Management in Buildings – Code of Practice*;
- MCC, *Meath County Council Development Plan 2021 – 2027*; and
- MCC, *Waste Management (Segregation, Storage and Presentation of Household & Commercial Waste) Bye-Laws* (2018);
- The *NWMPCE* (2024); and
- Department of Housing, Local Government and Heritage (DoHLGH), *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities* (2025) [26].

For the purposes of this OWMP, the term "commercial tenant" refers to the occupier and operator of the childcare facility within the Proposed Development. The term "commercial unit" refers to the premises occupied by this use.

Waste Storage Areas

Houses (Individual Waste Storage Areas)

Houses will have their own individual WSAs allocated at the rear of their home where external access to the rear yard is possible. When external access to the rear of the property is unavailable, bins will be stored at the front of the unit, shielded from view of the road in either the front garden or in a shielded bin store.

Block A Apartment Units

One (1 no.) WSA has been incorporated into the development design for the apartment units. This WSA is located on the ground floor of Block A and will provide dedicated storage for waste generated by the residents of the apartment units and has been designed to accommodate the required segregated waste streams.

Childcare Facility

One (1 no.) WSA has been incorporated into the development design for the childcare facility. This WSA is located on the ground floor of Block A and will provide dedicated storage for waste generated by the commercial tenant and has been designed to accommodate the required segregated waste streams.

The locations of the WSAs are illustrated in Appendix A and B of this OWMP.

Waste Storage Requirements

Using the estimated waste generation volumes in Tables 4.1 – 4.4, the waste receptacle requirements for the shared WSAs have been established and include provision for MNR, DMR, glass and organic waste.

Each individual WSA is designed to accommodate segregated waste streams, including DMR, MNR and organic waste. Individual WSAs typically accommodate one bin for each waste stream (three bins in total).

Residents of the individual units (houses) will be required to bring glass to an appropriate bottle bank for recycling, as outlined in Section 2.4.

It is envisaged that all waste will be collected on a weekly basis.

Estimated waste storage requirements for the operational phase of the Proposed Development are detailed in Table 5.1.

Table 5.1 Waste Storage Requirements for the Proposed Development

Area/Use	Bins Required			
	MNR[1]	DMR[2]	Glass	Organic
Houses / Duplexes (Individual Units) (Individual WSAs)	1 x 240L	1 x 240L	Bottle Bank	1 x 240L
Block A Apartment Units (Shared WSA)	2 x 1100L	3 x 1100L	1 x 240L	2 x 240L
Duplex A and D (Shared WSA)	1 x 1100L	2 x 1100L	1 x 240L	2 x 240L
Duplex B (Shared WSA)	1 x 1100L	2 x 1100L	1 x 240L	1 x 240L
Duplex C (Shared WSA)	1 x 1100L	1 x 1100L	1 x 240L	1 x 240L
Childcare Facility (Individual WSA)	1 x 1100L	1 x 1100L	1 x 120L	1 x 120L

Note: 1 = Mixed Non-Recyclables
2 = Dry Mixed Recyclables

The waste receptacle requirements have been calculated by distributing the total weekly waste generation estimate across the holding capacity of each receptacle type.

Waste storage receptacles as per Table 5.1 (or similar appropriate approved containers) will be provided by the facilities management company in the residential shared WSAs (apartment units and duplexes). Individual units (houses) and the commercial tenant will be required to obtain waste receptacles from their selected waste contractor.

The exact bin types may vary in size, design and colour dependent on the appointed waste contractor. However, examples of typical receptacles that may be used within the Proposed Development are shown in Figure 5.1. All waste receptacles used will comply with SIST EN 840-1:2020 and SIST EN 840-2:2020, where appropriate.



Figure 5.1 Typical Receptacles of Varying Sizes (240L and 1100L)

Receptacles for organic, MNR, glass and DMR waste will be provided in the shared residential WSAs prior to first occupation of the development, i.e., prior to the first unit being occupied. Individual units (houses) and the commercial unit will be required to obtain their own waste receptacles from their selected waste contractor. Training will be provided to the relevant staff on the implementation of the plan.

This plan will be provided to each resident and the commercial tenant from first occupancy of the Proposed Development. The plan will be supplemented, as required, by the facilities management company with any new information on waste segregation, storage, reuse and recycling initiatives that are subsequently introduced.

5.1 Waste Storage – Individual Residential Units (Houses)

Residents will be required to segregate their waste into the following main waste streams:

- DMR;
- MNR;
- Organic (food) waste; and
- Glass.

Each residential unit will be provided with a three-bin system to facilitate waste segregation at source. An example of a potential three-bin storage system is shown in Figure 5.2.



Figure 5.2 Example Three Bin Storage System to be Provided within Unit Design

Residents with rear access will store bins at the back of their property. Where rear access is not available, a dedicated screened area for 3 no. 240L bins will be provided at the front of the property.

Ground-floor duplex units will store bins within their private garden areas, while upper-floor duplex units will be provided with dedicated waste storage areas adjacent to their unit entrance.

Other waste materials such as textiles, batteries, printer toner / cartridges and WEEE may be generated infrequently by the residents. Residents will be required to identify suitable temporary storage areas for these waste items within their own units and dispose of them appropriately. Further details on additional waste types can be found in Section 5.5

5.2 Waste Storage – Shared WSAs (Apartment Units and Duplexes)

Residents will be required to segregate waste into the following main waste streams:

- DMR;
- MNR;
- Organic (food) waste; and
- Glass.

Residents will be required to take their segregated waste materials to their designated WSA and deposit it into the appropriate bins. The location of the shared WSAs is illustrated in the Appendix A.

Each apartment and duplex unit will include a three-bin system to facilitate waste segregation at source. An example of a potential three-bin storage system is provided in Figure 5.2.

All bins and containers within the WSAs will be clearly labelled and colour coded to prevent cross-contamination. Signage will be provided above or on the bins to indicate which waste types are accepted in each container.

Access to the shared WSAs will be restricted to authorised residents, facilities management and waste contractors via key or electronic fob access.

Other waste materials such as textiles, batteries, printer toner / cartridges and WEEE may be generated infrequently by the residents. Residents will be required to identify suitable temporary storage areas for these waste items within their own units and dispose of them appropriately. Further details on additional waste types can be found in Section 5.5.

5.3 Waste Storage – Commercial Unit

The commercial tenant will be required to segregate waste within their own unit into the following main waste types:

- DMR;
- MNR;
- Organic (food) waste; and
- Glass.

The commercial tenant will be required to take their segregated waste materials to their designated WSA and deposit their segregated waste into the appropriate bins. The location of the WSA is illustrated in the Appendix A.

Suppliers for the commercial tenant should be requested by the commercial tenant to:

- Deliver goods in reusable containers;
- Minimise packaging; and
- Remove packaging after delivery where possible.

As a kitchen area is proposed within the childcare facility, food preparation and consumption activities are expected to generate a proportion of the operational waste arisings. Therefore, adequate provision should be made for the temporary storage and transfer of waste from the kitchen and associated staff areas to the designated WSA.

It is anticipated that waste will be generated in kitchens throughout the day, primarily at the following locations:

- Food Storage Areas (i.e. cold stores, dry store, freezer stores and stores for decanting of deliveries);
- Meat Preparation Area;
- Vegetable Preparation Area;
- Cooking Area; and
- Dish-wash and Glass-wash Area.

Small bins will be placed adjacent to each of these areas for temporary storage of waste generated during the day. Waste will then be transferred from these areas to the designated WSA.

All bins / containers in the commercial unit and their WSA will be clearly labelled and colour coded to avoid cross-contamination of waste streams. Signage will be posted above or on the bins to indicate which wastes can be put in each.

Other waste materials such as textiles, batteries, lightbulbs, WEEE, cooking oil and printer toner / cartridges will be generated less frequently. The commercial tenant will be required to store these waste types within their own unit and arrange collection with an appropriately licensed waste contractor. Facilties management may arrange collection, depending on the agreement. Further details on additional waste types can be found in Section 5.5.

5.4 Waste Collection

There are numerous private contractors that provide waste collection services in the MCC 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 registered / permitted / licensed facilities only.

Bins for the shared residential WSAs and the childcare facility will be transferred by facilities management to a designated external temporary collection / staging areas immediately prior to collection, the proposed locations of the collection / staging areas can be viewed in Appendix B of this report. It will be the responsibility of the facilities management team to return all emptied bins back to their designated WSAs following collection.

Suitable access and egress are provided to enable the bins to be moved easily from the WSAs and the collection / staging area and onwards to the waste collection vehicles on the appropriate days. Waste will be collected on agreed days and times by the nominated waste contractor.

Residents of the houses and duplexes will be responsible for moving their waste receptacles to and from the kerbside before and after collection.

All waste receptacles will be clearly identified in accordance with waste legislation and the requirements of the MCC *Waste Bye-Laws*. Waste will be presented for collection in a manner that will not endanger health, create a risk to traffic, harm the environment or create a nuisance through odours or litter.

It is recommended that bin collection times and days are staggered to reduce the number of bins required to be emptied at once and the time the waste vehicle is onsite. This will be determined during the process of appointment of a waste contractor.

A road sweep analysis demonstrating refuse vehicle access throughout the Proposed Development is provided in Appendix C of this report.

The collection of the waste will be such that it will not obstruct traffic or pedestrians (allowing a footway path of at least 1.8m, the space needed for two wheelchairs to pass each other) as is recommended in the *Design Manual for Urban Roads and Streets* (2019) [27].

5.5 Additional Waste Materials

In addition to the typical residential and commercial waste streams generated within the Proposed Development, a number of additional waste types may be generated from time to time which will require separate management. A non-exhaustive list of these waste streams is presented below.

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. These items can be returned once they are between 150ml and 3 litres in size and have the Re-turn logo on them.

At the shops you can either return the containers:

- Using a Reverse Vending Machine (RVM); 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).

Green Waste

Green / garden waste may be generated from external landscaping and internal plants / flowers. Green / garden waste generated from the maintenance of landscaped areas will be removed by the appointed landscape maintenance contractor. Green waste generated from internal plants / flowers can be placed in the organic waste bins.

Batteries

A take-back service for waste batteries and accumulators (e.g. rechargeable batteries) is in place in order to comply with the S.I. No. 283/2014 - European Union (Batteries and Accumulators) Regulations 2014 (as amended). In accordance with these regulations, consumers are able to bring their waste batteries to their local civic amenity centre or can return them free of charge to retailers which supply the equivalent type of battery, regardless of whether or not the batteries were purchased at the retail outlet and regardless of whether or not the person depositing the waste battery purchases any product or products from the retail outlet.

The commercial tenant cannot use the civic amenity centre. They must segregate their waste batteries and either avail of the take-back service provided by retailers or arrange for collection, recycling and recovery by a suitably permitted / licensed contractor.

Waste Electrical and Electronic Equipment (WEEE)

The WEEE Directive (Directive 2002/96/EC) and associated Waste Management (WEEE) Regulations have been enacted to ensure a high level of recycling of electronic and electrical equipment. In accordance with the regulations, consumers can bring their waste electrical and electronic equipment to their local recycling centre. In addition, consumers can bring back WEEE within 15 days to retailers when they purchase new equipment on a like for like basis. Retailers are also obliged to collect WEEE within 15 days of delivery of a new item, provided the item is disconnected from all mains, does not pose a health and safety risk and is readily available for collection.

As noted above, the commercial tenant cannot use the civic amenity centre. They must segregate their WEEE and either avail of the take-back/collection service provided by retailers or arrange for collection, recycling and recovery by a suitably permitted/licensed contractor.

Printer Cartridge / Toners

It is recommended that a printer cartridge / toner bin is provided in the commercial unit, where appropriate. The commercial tenant will be required to store this waste within their unit and arrange for return to retailers or collection by an authorised waste contractor, as required.

Waste printer cartridge / toners generated by residents can usually be returned to the supplier free of charge or can be brought to a civic amenity centre.

Chemicals

Chemicals (such as solvents, paints, adhesives, resins, detergents, etc) are largely generated from building maintenance works. Such works are usually completed by external contractors who are responsible for the off-site removal and appropriate recovery / recycling / disposal of any waste materials generated.

Any waste cleaning products or waste packaging from cleaning products generated within the commercial unit that are classified as hazardous (if they arise) will be appropriately stored within the tenant's own space prior to collection by a suitably permitted / licensed contractor.

Any waste cleaning products or waste packaging from cleaning products that are classed as hazardous (if they arise) generated by the residents should be brought to a civic amenity centre.

Light Bulbs

Waste light bulbs (fluorescent, incandescent and LED) generated by residents may be returned to retailers, brought to a civic amenity site or managed through other authorised collection routes, as appropriate.

Waste light bulbs (fluorescent, incandescent and LED) generated within the commercial unit shall be appropriately stored and collected by a suitably permitted/licensed contractor, where required.

Textiles

Where possible, waste textiles should be recycled or donated to a charity organisation for reuse. The commercial tenant and residents will be responsible for disposing of waste textiles appropriately.

Waste Cooking Oil

Limited quantities of waste cooking oil are anticipated to be generated within the childcare facility kitchen. Any waste cooking oil generated shall be stored in suitable sealed containers within the unit and collected by an appropriately authorised waste contractor.

If the residents generate waste cooking oil, this can be brought to a civic amenity centre.

Furniture (and other bulky wastes)

Furniture and other bulky waste items (such as carpets, mattresses and furniture) may occasionally be generated by the commercial tenant. The collection of bulky waste will be arranged, as required by the commercial tenant.

If residents wish to dispose of furniture, it may be brought to a civic amenity centre or collected through an authorised bulky waste collection service.

Abandoned Bicycles

Where bicycles are abandoned within communal areas of the development, the facilities management company may seek to identify the owner prior to arranging reuse, donation or collection by an authorised waste contractor, as appropriate.

5.6 Waste Storage Area Design

The shared WSAs should be designed and fitted-out to meet the requirements of relevant design standards, including:

- Be fitted with a non-slip floor surface;
- Provide ventilation to reduce the potential for generation of odours with a recommended 6-10 air changes per hour for a mechanical system for internal WSA;
- Provide suitable lighting – a minimum Lux rating of 400 is recommended;
- Be easily accessible for people with limited mobility;

- Be restricted to access by nominated personnel only;
- Be supplied with hot or cold water for disinfection and washing of bins;
- Be fitted with suitable power supply for power washers;
- Have a sloped floor to a central foul drain for bins washing run-off;
- Have appropriate signage placed above and on bins indicating correct use;
- Have access for potential control of vermin, if required; and
- Be fitted with CCTV for monitoring.

Residents and the commercial tenant will be responsible for maintaining their respective waste receptacles and shared WSAs in good condition in accordance with the requirements of the MCC Waste Bye-Laws.

5.7 Facilities Management Responsibilities

It will be the responsibility of the facilities management company to oversee the implementation of this OWMP and monitor waste management arrangements within the Proposed Development. Residents and the commercial tenant will be responsible for the management of waste generated within their own units and associated WSAs.

Facilities management will provide the following items:

- Provision of a Waste Management Plan document, prepared by the facilities management company, to all residents and the commercial tenant, outlining the requirements for waste segregation, storage, presentation and collection within the Proposed Development;
- Provision and maintenance of appropriate graphical signage within the shared WSAs and at designated bin staging areas, where appropriate, to promote correct waste segregation and disposal practices;
- Provision of information to residents and the commercial tenant regarding waste segregation, storage, presentation and collection procedures;
- Periodic review of waste management arrangements within the Proposed Development and implementation of additional waste management measures, where required;
- Ensuring that access to the shared WSAs is maintained in a safe and accessible condition for all users, including people with limited mobility;
- Provision of an appropriately qualified and experienced staff member, or nominated representative, who will be responsible for overseeing waste management matters associated with the Proposed Development;
- Regular inspections of the shared WSAs and designated bin staging areas, where applicable; and
- Maintenance of a register in the shared WSAs, detailing the quantities and breakdown of wastes collected from the commercial unit and provision of supporting documentation by the waste collector to allow tracking of waste recycling rates.

5.8 Pest Management

A pest control operator will be appointed as required to manage pests onsite during the operational phase of the Proposed Development. All waste generated within the Proposed Development will be stored in closed waste receptacles within the units and associated WSAs. Waste receptacles will be appropriately managed to prevent leaks, odours and pest infestations.

The shared WSAs will have access for potential control of vermin, if required, be supplied with hot or cold water, drainage point and will be regularly to deter pests.

6. SUMMARY AND CONCLUSION

In summary, this OWMP presents a waste strategy that addresses all legal requirements, waste policies and best practice guidelines and demonstrates that the required storage areas have been incorporated into the design of the Proposed Development.

Implementation of this OWMP will ensure a high level of recycling, reuse and recovery at the Proposed Development. All recyclable materials will be segregated at source to reduce waste contractor costs and ensure maximum diversion of materials from landfill, thus contributing to the targets set out in the *NWMPCE*.

Adherence to this plan will also ensure that waste management at the development is carried out in accordance with the requirements of the MCC Waste Bye-Laws.

The waste strategy presented in this document will ensure sufficient storage capacity is provided for the estimated quantity of segregated waste. The designated areas for waste storage will provide sufficient room for the required receptacles in accordance with the details of this strategy.

7. REFERENCES

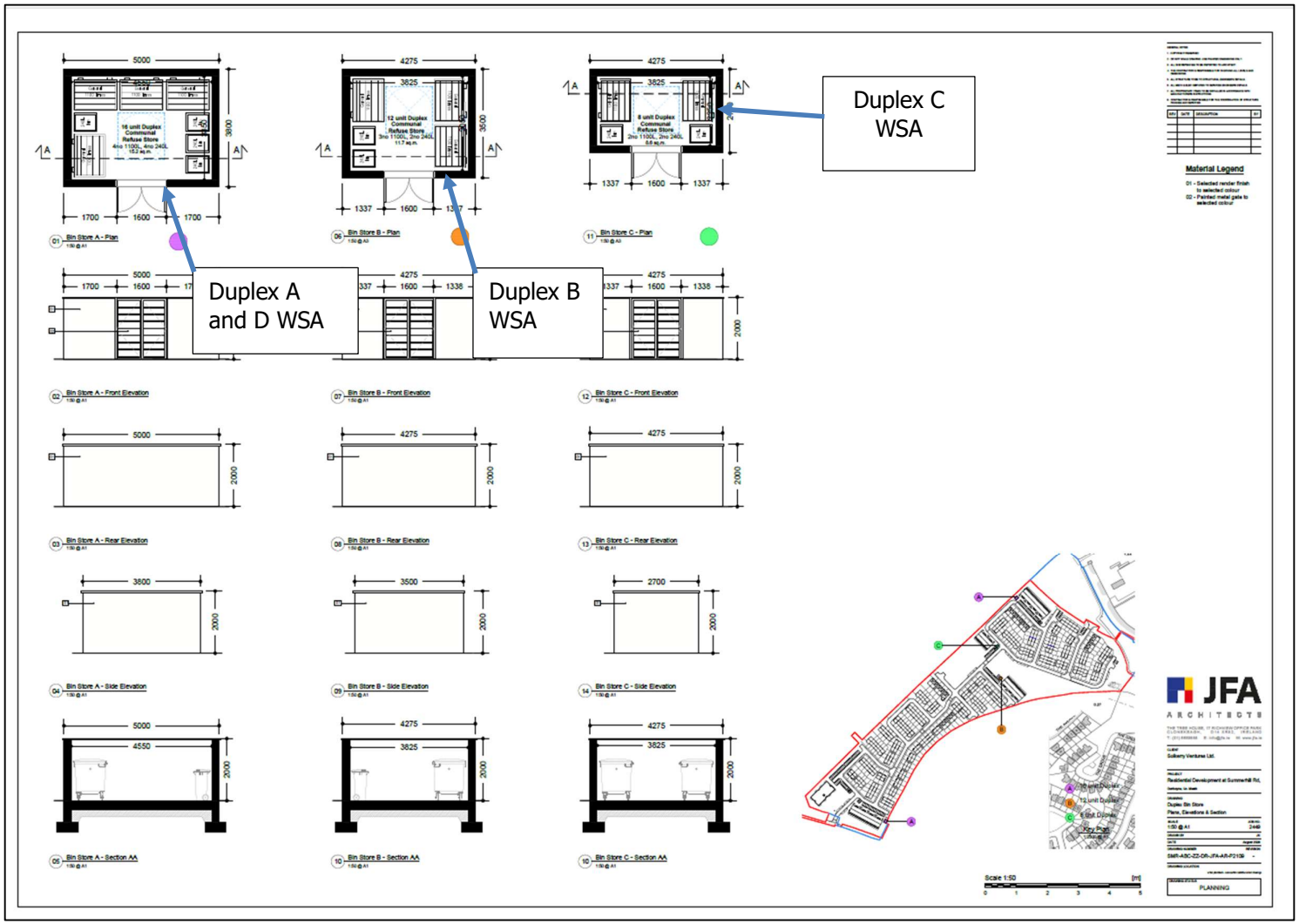
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APPENDIX A. SHARED WASTE STORAGE AREA LOCATIONS

Block A



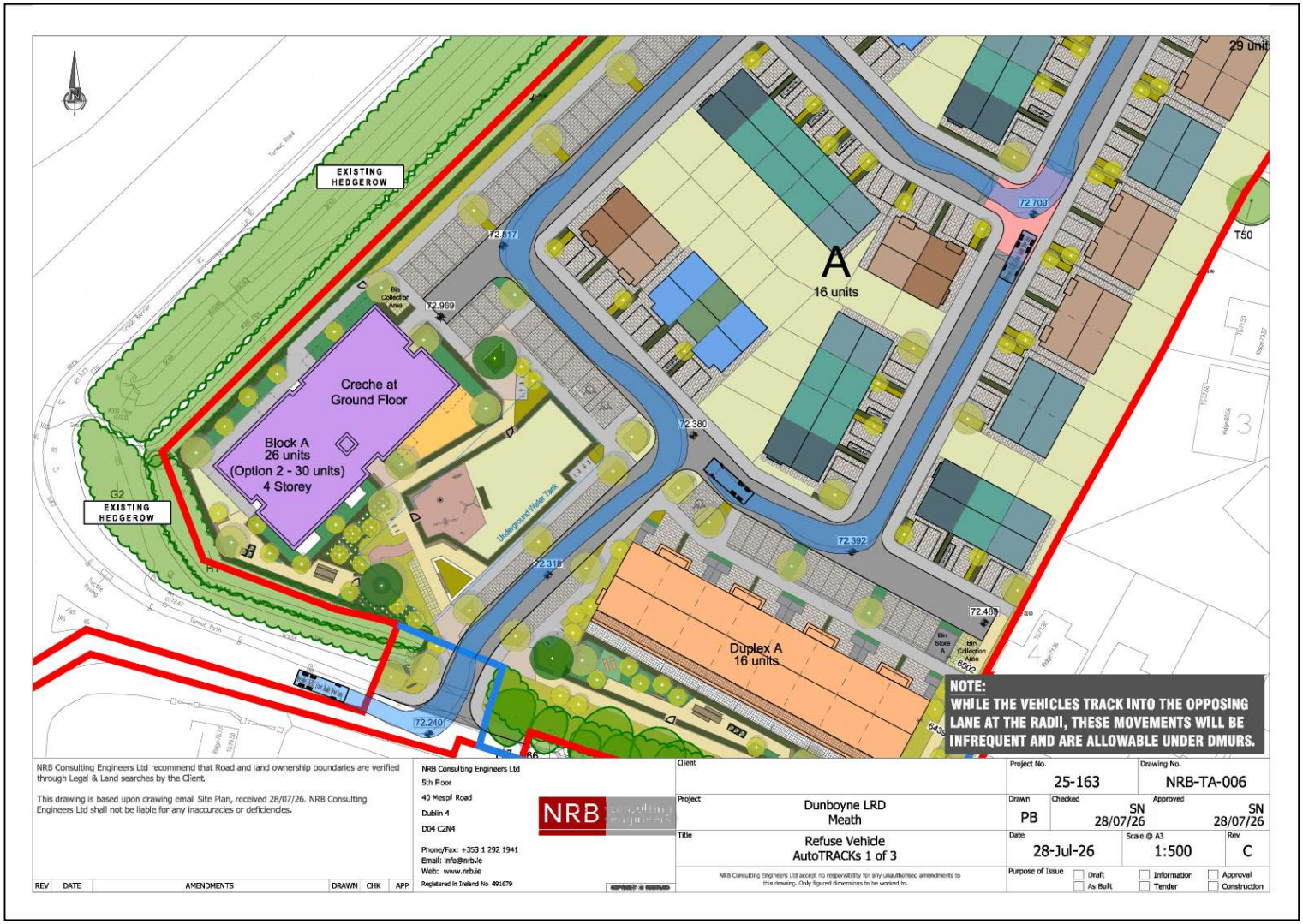
Duplexes

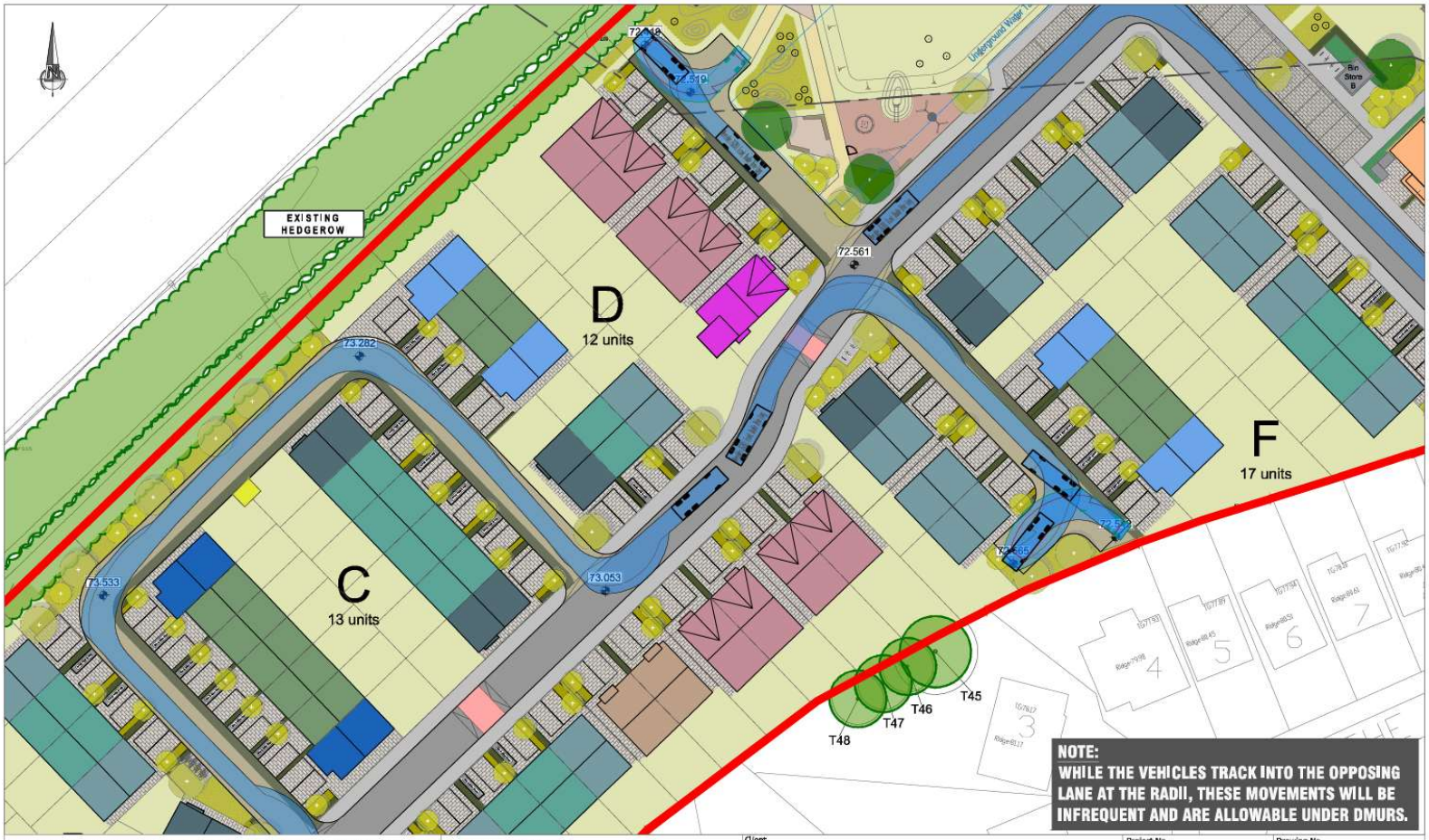

Duplex C WSA
Duplex A and D WSA
Duplex B WSA
Material Legend
JFA ARCHITECTS
PLANNING

APPENDIX B. PROPOSED COLLECTION / STAGING AREAS (LOCATIONS HIGHLIGHTED IN YELLOW)



APPENDIX C. ROAD SWEEP ANALYSIS




EXISTING HEDGEROW
D
12 units
C
13 units
F
17 units
72.561
73.282
73.533
73.053
T45
T46
T47
T48
NOTE:
WHILE THE VEHICLES TRACK INTO THE OPPOSING LANE AT THE RADII, THESE MOVEMENTS WILL BE INFREQUENT AND ARE ALLOWABLE UNDER DMURS.
NRB Consulting Engineers Ltd recommend that Road and land ownership boundaries are verified through Legal & Land searches by the Client.
This drawing is based upon drawing email Site Plan, received 28/07/26. NRB Consulting Engineers Ltd shall not be liable for any inaccuracies or deficiencies.
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REV DATE AMENDMENTS DRAWN CHK APP
Client:
Project No. 25-163
Drawing No. NRB-TA-007
Project: Dunboyne LRD
Meath
Drawn PB
Checked SN 28/07/26
Approved SN 28/07/26
Title: Refuse Vehicle
AutoTRACKs 2 of 3
Date 28-Jul-26
Scale @ A3 1:500
Rev C
NRB Consulting Engineers Ltd accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions to be worked to
Purpose of Issue: Draft, As Built, Information, Tender, Approval, Construction


Future access to Part 8 Road application
G
24 units
H
24 units
I
19 units
Riparian Corridor
EXISTING HEDGEROW
NOTE:
WHILE THE VEHICLES TRACK INTO THE OPPOSING LANE AT THE RADII, THESE MOVEMENTS WILL BE INFREQUENT AND ARE ALLOWABLE UNDER DMURS.
NRB Consulting Engineers Ltd recommend that Road and land ownership boundaries are verified through Legal & Land searches by the Client.
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REV DATE AMENDMENTS DRAWN CHK APP
Client
Project No. 25-163
Drawing No. NRB-TA-008
Project Dunboyne LRD Meath
Drawn PB
Checked SN 28/07/26
Approved SN 28/07/26
Title Refuse Vehicle AutoTRACKs 3 of 3
Date 1-Jul-26
Scale @ A3 1:500
Rev C
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