REPORT



Resource & Waste Management Plan

The Royal Liver Retail Park, Old Naas Road, Dublin 12 – Phase 2

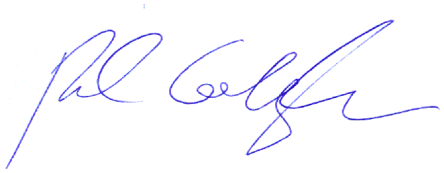
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1. INTRODUCTION

AWN Consulting, a Trinity Consultants Team, has prepared this Construction and Demolition (C&D) Resource & Waste Management Plan (RWMP) on behalf of The Land Development Agency (the Client) for a proposed amendment to a residential development. The development will consist of amendments to a previously permitted mixed-use development (DCC Reg. Ref.: 4238/19; ABP Ref. PL29S.307804, as amended by DCC Ref.: 4436/23 and DCC Reg. Ref.: 5050/26). The proposed amendments relate solely to the permitted Blocks B1, B2, C1, C2, D1 & D2 (identified as Phase 2). No amendments are proposed to any other permitted blocks.

This plan provides information necessary to ensure that the management of C&D waste at the site 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].

In particular, this plan aims to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. It also provides appropriate measures in relation to the collection and transport of waste from the site to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil and / or water).

This RWMP includes information on the legal and policy framework for C&D waste management in Ireland, estimates of the type and quantity of waste to be generated by the proposed development and prescribes measures for the management of different waste streams. The RWMP should be viewed as a live document and will be regularly revisited throughout the Proposed Development's lifecycle so that opportunities to maximise waste reduction / efficiencies are exploited throughout, and that data is collected on an ongoing basis so that it is as accurate as possible.

2. OVERVIEW OF WASTE MANAGEMENT IN IRELAND

2.1 National level

The Irish Government issued a policy statement in September 1998, *Changing Our Ways* [5], which identified objectives for the prevention, minimisation, reuse, recycling, recovery and disposal of waste in Ireland. The target for C&D waste in this report was to recycle at least 50% of C&D waste within a five year period (by 2003), with a progressive increase to at least 85% over fifteen years (i.e. 2018).

In response to the *Changing Our Ways* report, a task force (Task Force B4) representing the waste sector of the already established Forum for the Construction Industry, released a report entitled *Recycling of Construction and Demolition Waste* [6] concerning the development and implementation of a voluntary construction industry programme to meet the Government's objectives for the recovery of C&D waste.

In September 2020, the Irish Government published a 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* [7] (*WAPCE*), replaces the previous national waste management plan, *"A Resource Opportunity"* (2012), and was prepared in response to the 'European Green Deal' which sets a roadmap for a transition to an altered economical model, where climate and environmental challenges are turned into opportunities.

The *WAPCE* sets the direction for waste planning and management in Ireland up to 2025. This reorientates policy from a focus on managing waste to a much greater focus 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) [8] 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. The latest version of the strategy, *Whole of Government Circular Economy Strategy 2026-2028: Accelerating Action* (2026) [9], 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 [9] 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 work 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 Environmental Protection Agency (EPA) of Ireland issued *Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects* in November 2021 [11]. These guidelines replace the previous 2006 guidelines issued by The National Construction and Demolition Waste Council (NCDWC) and the Department of the Environment, Heritage and Local Government (DoEHLG) in 2006 [12]. The guidelines provide a practical approach which is informed by best practice in the prevention and management of C&D wastes and resources from design to construction of a project,

including consideration of the deconstruction of a project. These guidelines have been followed in the preparation of this document and include the following elements:

- *Predicted C&D wastes and procedures to prevent, minimise, recycle and reuse wastes;*
- *Design teams roles and approach;*
- *Relevant EU, national and local waste policy, legislation and guidelines;*
- *Waste disposal/recycling of C&D wastes at the site;*
- *Provision of training for Resource Waste Manager (RM) and site crew;*
- *Details of proposed record keeping system;*
- *Details of waste audit procedures and plan; and*
- *Details of consultation with relevant bodies i.e. waste recycling companies, Local Authority, etc.*

Section 3 of the Guidelines identifies thresholds above which there is a requirement for the preparation of a bespoke RWMP for developments. The new guidance classifies developments on a two-tiered system. Developments which do not exceed any of the following thresholds may be classed as Tier 1 development, which require a simplified RWMP:

- *New residential development of less than 10 dwellings.*
- *Retrofit of 20 dwellings or less.*
- *New commercial, industrial, infrastructural, institutional, educational, health and other developments with an aggregate floor area less than 1,250m^2.*
- *Retrofit of commercial, industrial, infrastructural, institutional, educational, health and other developments with an aggregate floor area less than 2,000m^2; and*
- *Demolition projects generating in total less than 100m^3 in volume of C&D waste.*

A development which exceeds one or more of these thresholds is classed as Tier-2 development.

The Proposed Development requires a RWMP as a Tier-2 development as it exceeds the following criterion:

- *New residential development of less than 10 dwellings.*
- *New commercial, industrial, infrastructural, institutional, educational, health and other developments with an aggregate floor area less than 1,250m^2.*

The Department of Housing, Local Government and Heritage authored *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities* (2024) [13]. Suggest the below thresholds at which the need for supplemental information such as the RWMP should be considered:

- 30 or more residential units;
- 1,000 sq. meters of mixed-use development.

Other guidelines followed in the preparation of this report include *Construction and Demolition Waste Management – a handbook for Contractors and Site Managers* [14], published by FÁS and the Construction Industry Federation in 2002 and the previous guidelines, *Best Practice Guidelines for the Preparation of Waste Management Plans for Construction and Demolition Projects* (2006).

These guidance documents are considered to define best practice for C&D projects in Ireland and describe how C&D projects are to be undertaken such that environmental impacts and risks are minimised and maximum levels of waste recycling are achieved.

2.2 Regional Level

The Proposed Development is located in the Local Authority area of Dublin City Council (DCC).

The *Eastern Midlands Region (EMR) Waste Management Plan 2015 – 2021 Waste Management Plan 2015 – 2021* [15], which previously governed waste management policy in the, DCC area, has been superseded (as of March 2024) by the *NWMPCE 2024 – 2030,* the national waste management plan for Ireland.

The *NWMPCE* does not dissolve the three regional waste areas. The *NWMPCE* establishes a national framework for waste management and sets an objective of achieving zero waste growth per person over the lifetime of the Plan, including waste from commercial activities and the construction and demolition waste. The Plan promotes sustainable consumption, waste prevention, improved material capture, and circular economy principles.

The *NWMPCE* sets out the following targets relevant to the Proposed Development:

National Targets

- *1B. (Construction Materials) 12% Reduction in Construction and Demolition Waste Generated by 2030.*
- *3B. (Reuse Facilities) Provide for reuse at 10 Civic Amenity Sites, minimum.*

Municipal landfill charges in Ireland are weight-based, with costs approximately €140-160 per tonne, including an €85 per tonne landfill levy under the *Waste Management (Landfill Levy) (Amendment) Regulations 2015* [16]. In addition, the *Circular Economy (Waste Recovery Levy) Regulations 2024* [17] will apply a €10 per tonne levy to waste accepted for recovery, including backfilling.

At a local level, waste management is further guided by the the *Dublin City Development Plan 2022 – 2028* [18] sets out a number of policies and objectives for Dublin City in line with the objectives of the national climate action policy and emphasises the need to take action to address climate action across all sectors of society and the economy. In the waste sector, policy on climate action is focused on a shift towards a 'circular economy' encompassing three core principles:

- Designing out waste and pollution;
- Keeping products and material in use; and
- Regenerating natural systems.

Further policies and objectives can be found within the draft development plan.

<u>Policies:</u>

- *CA8 F: (New development should generally demonstrate/ provide for:) minimising the generation of site and construction waste and maximising reuse or recycling.*
- *CA8 G: (New development should generally demonstrate/ provide for:) the use of construction materials that have low to zero embodied energy and CO2 emissions*
- *CA22: The Circular economy: To support the shift towards the circular economy approach as set out in 'a Waste Action Plan for a Circular Economy 2020 to 2025, Ireland's National Waste Policy, or as updated.*
- *CA23: To have regard to existing Best Practice Guidance on Waste Management Plans for Construction and Demolition Projects as well as any future updates to these guidelines in order to ensure the consistent application of planning requirements.*
- *SI27: Sustainable Waste Management: To support the principles of the circular economy, good waste management and the implementation of best practice in relation to waste management in order for Dublin City and the Region to become self-sufficient in terms of resource and waste management and to provide a waste management infrastructure that supports this objective.*

- *SI28: To prevent and minimise waste generation and disposal, and to prioritise prevention, recycling, preparation for reuse and recovery in order to develop Dublin as a circular city and safeguard against environmental pollution.*

Objectives:

- *SIO14 Local Recycling Infrastructure: To provide for a citywide network of municipal civic amenity facilities/ multi-material public recycling and reuse facilities in accessible locations throughout the city in line with the objectives of the circular economy and 15 minute city.*
- *SIO16 Eastern-Midlands Region Waste Management Plan: To support the implementation of the Eastern-Midlands Regional Waste Management Plan 2015–2021 and any subsequent plans in order to facilitate the transition from a waste management economy towards a circular economy.*

15.7.1 Re-use of Existing Buildings

Where development proposal comprises of existing buildings on the site, applicants are encouraged to reuse and repurpose the buildings for integration within the scheme, where possible in accordance with Policy CA5, CA6 and CA7. Where demolition is proposed, the applicant must submit a demolition justification report to set out the rational for the demolition having regard to the 'embodied carbon' of existing structures as well as the additional use of resources and energy arising from new construction relative to the reuse of existing structures.

Existing building materials should be incorporated and utilised in the new design proposals where feasible and a clear strategy for the reuse and disposal of the materials should be included where demolition is proposed.

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) [19]; and
- *Circular Economy and Miscellaneous Provisions Act 2022*.

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 recycling, recovery or disposal (including its method of disposal). As it is not practical in most cases for the waste producer to physically transfer all waste from where it is produced to the final destination, waste contractors will be employed to physically transport waste to the final destination. Following on from this is the concept of *"Polluter Pays"* whereby the waste producer is liable to be prosecuted for pollution incidents, which may arise from the incorrect management of waste produced, including the actions of any contractors engaged (e.g. for transportation and disposal/recovery/recycling of waste).

It is therefore imperative that the Developer ensures that the waste contractors engaged by construction contractors are legally compliant with respect to waste transportation, recycling, recovery and disposal. This includes the requirement that a contractor handle, transport and recycle / recover / dispose of waste in a manner that ensures that no adverse environmental impacts occur as a result of any of these activities.

A collection permit to transport waste must be held by each waste contractor which is issued by the National Waste Collection Permit Office (NWCPO). Waste receiving facilities must also be appropriately permitted or licensed. Operators of such facilities cannot receive any waste, unless in possession of a Certificate of Registration (COR) or waste permit granted by the relevant Local Authority under the *Waste Management (Facility Permit 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.

3. DESIGN APPROACH

The Client and the Design Team have integrated the *Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects* (2021) into the design process, including design workshops, to help review processes, identify and evaluate resource reduction measures and investigate the impact on cost, time, quality, buildability, second life and management post construction. Further details on these design principles can be found within the aforementioned guidance document.

The Design Team have undertaken the design process in line with the international best practice principles to firstly prevent wastes, reuse where possible and thereafter sustainably reduce and recover materials. The following sections have been the focal point of the design process and material selections and will continue to be analysed and investigated throughout the design process and during material selection.

As noted in the EPA guidelines, the approaches presented are based on international principles of optimising resources and reducing waste on demolition and construction projects generally through:

- *Prevention;*
- *Reuse;*
- *Recycling;*
- *Green Procurement Principles;*
- *Off-Site Construction;*
- *Materials Optimisation; and*
- *Flexibility and Deconstruction.*

3.1 Designing For Prevention, Reuse and Recycling

At the outset and during project feasibility and evaluation the Client and Design Team considered:

- Establishing the potential for reuse of natural and site-won materials (including topsoil, subsoil, vegetation and existing boundary features), where applicable;
- Identifying opportunities to retain or reuse materials arising from site clearance and enabling works, where practicable;
- The potential to minimise waste generation through efficient site layout, design optimisation and material specification;
- Optimisation of material quantities to reduce off-cuts and surplus materials; and
- Enabling the optimum recovery of materials on site, in accordance with the waste hierarchy.

3.2 Designing for Green Procurement

Waste prevention and minimisation at the pre-procurement stage have been discussed and will be further detailed in this section. The Design Team will:

- Discuss proposed design solutions to reduce waste generation at source;
- Encourage innovation in tenders and incentivise competition to recognise sustainable approaches;
- Engage with the Main Contractor and subcontractors / suppliers to explore options for packaging reduction, including:
  - Adoption of 'Just-in-Time' delivery strategies; and
  - Implementation of ordering procedures that avoid excessive material waste.

Green procurement principles will extend from the planning stage into detailed design and tender stage and will remain an ongoing part of the long-term design and selection process.

3.3 Designing for Off-Site Construction

The use of off-site manufacturing has been shown to reduce residual wastes by up to 90% (volumetric building versus traditional). The decision to use off-site construction is typically cost led, but there are significant benefits for resource management. Some further considerations for procurement which are being investigated as part of the planning stage design process are listed as follows:

- Modular buildings as these can displace the use of concrete and the resource losses associated with concrete blocks such as broken blocks, mortars, etc.;
  - Modular buildings are typically pre-fitted with fixed plasterboard and installed insulation, eliminating these residual streams from site;
- Use of pre-cast structural concrete panels which can reduce the residual volumes of concrete blocks, mortars, plasters, etc.;
- The use of prefabricated composite panels for walls and roofing to reduce residual volumes of insulation and plasterboards;
- Using pre-cast hollow-core flooring instead of in-situ ready mix flooring or timber flooring to reduce the residual volumes of concrete / formwork and wood / packaging, respectively; and
- Designing for the preferential use of offsite modular units.

3.4 Designing for Materials Optimisation During Construction

To ensure manufacturers and construction companies adopt lean production models, including maximising the reuse of materials onsite as outlined in Section 3.1, structures should be designed to minimise waste. This approach reduces environmental impacts associated with transportation of materials and from waste management activities. Key measures include:

- Investigating the use of standardised material sizes to minimise offcuts; and
- Promoting and developing off-site manufacturing methods.

3.5 Designing for Flexibility and Deconstruction

Design flexibility has and will continue to be investigated throughout the design process to ensure that, where possible, products (including buildings) are constructed using materials that can be recycled and are designed for easy disassembly.

Material efficiency is being considered for the duration and end of life of a building project to produce:

- Flexible, adaptable spaces that enable a resource-efficient, low-waste future change of use;
- Durability of materials to ensure long-term performance;
- Strategies for how materials can be recovered effectively during:
  - Maintenance and refurbishment activities; and
  - Disassembly and deconstruction at end of life.

4. DESCRIPTION OF THE PROPOSED DEVELOPMENT

4.1 Location, Size and Scale of the Proposed Development

The development will consist of amendments to a previously permitted mixed-use development (DCC Reg. Ref.: 4238/19; ABP Ref. PL29S.307804, as amended by DCC Ref.: 4436/23 and DCC Reg. Ref.: 5050/26). The proposed amendments relate solely to the permitted Blocks B1, B2, C1, C2, D1 & D2 (identified as Phase 2). No amendments are proposed to any other permitted blocks.

- The proposed alterations result in an overall increase of 2 no. units increasing the total overall units from 1196 to 1198. The proposed amended residential development of Block B1, B2, C1, C2, D1 & D2 will consist of a total of 635 no. residential apartments (an increase from 633 no. as permitted), which includes 38 No. Studios, 269 No. 1-Bed, 288 No. 2-Bed- 4-Person and 40 No. 3-Bed- 5-Person, units as follows:
  - Alteration of Block B1 from a permitted 11-12-storey building providing for 90 no. apartment units to a 10-storey building providing for 107 no. apartments.
  - Alteration of Block B2 from a permitted 10 storey building providing for 90 no. apartment units to a 10-storey building providing for 89 no. apartments.
  - Alteration of Block C1 from a permitted 10-storey building providing for 171 no. apartment units to a 10-storey building providing for 144 no. apartments.
  - Alteration of Block C2 from a permitted 10-storey building providing for 89 no. apartment units to a 10-storey building providing for 98 no. apartments.
  - Alteration of Block D1 from a permitted 9-storey building providing for 87 no. apartment units to a 9-storey building providing for 123 no. apartments.
  - Alteration of Block D2 from a permitted 8-storey building providing for 106 no. apartment units to an 8-storey building providing for 74 no. apartments.
- The reconfiguration of internal layouts of each of the blocks has resulted in the minor shift in the block footprints. The permitted podium between Block B2 and Block C1 is removed with additional public realm and connection to the south proposed. The block amendments result in amendments to permitted communal amenity space with the removal of roof terraces on Blocks C1, C2 and D1 and amendment to roof terraces on Block B1 and B2.
- Façade modifications are proposed to respond to the revised internal layouts including minor relocation of windows, balconies etc. and a revised approach to the Naas Rd frontage.
- Alteration of the permitted uses and facade at ground floor level and removal of permitted BTR tenant amenity spaces located in Blocks B1, B2, C1 & C2 to provide for a ground floor level that includes:
  - Blocks B1-B2: 1 no. retail/café/restaurant unit, 1 no. café unit, 1 no. community unit, a creche (relocated from Block D1) and associated cycle parking, plant areas and entrances.
  - Block C1-C2-D1-D2: 1 no. retail unit, 2 no. retail/cafe/restaurant units, own door residential units, undercroft parking and associated cycle parking, plant areas and entrances.
- Alterations to the permitted undercroft and basement parking areas under Blocks B1, B2, C1, C2, D1 & D2 to include for alterations to permitted layouts of car parking, cycle parking, plant, waste stores and substation locations.
- Amendment of Condition 3 (a) of the parent permission (DCC Reg. Ref.: 4238/19; ABP Ref. PL29S.307804) relating to the Build to Rent (BTR) covenant, and its removal as it relates to Blocks B1, B2, C1, C2 & D1.

The location of the site is presented in Figure 4.1, while the site layout is presented in Figure 4.2.

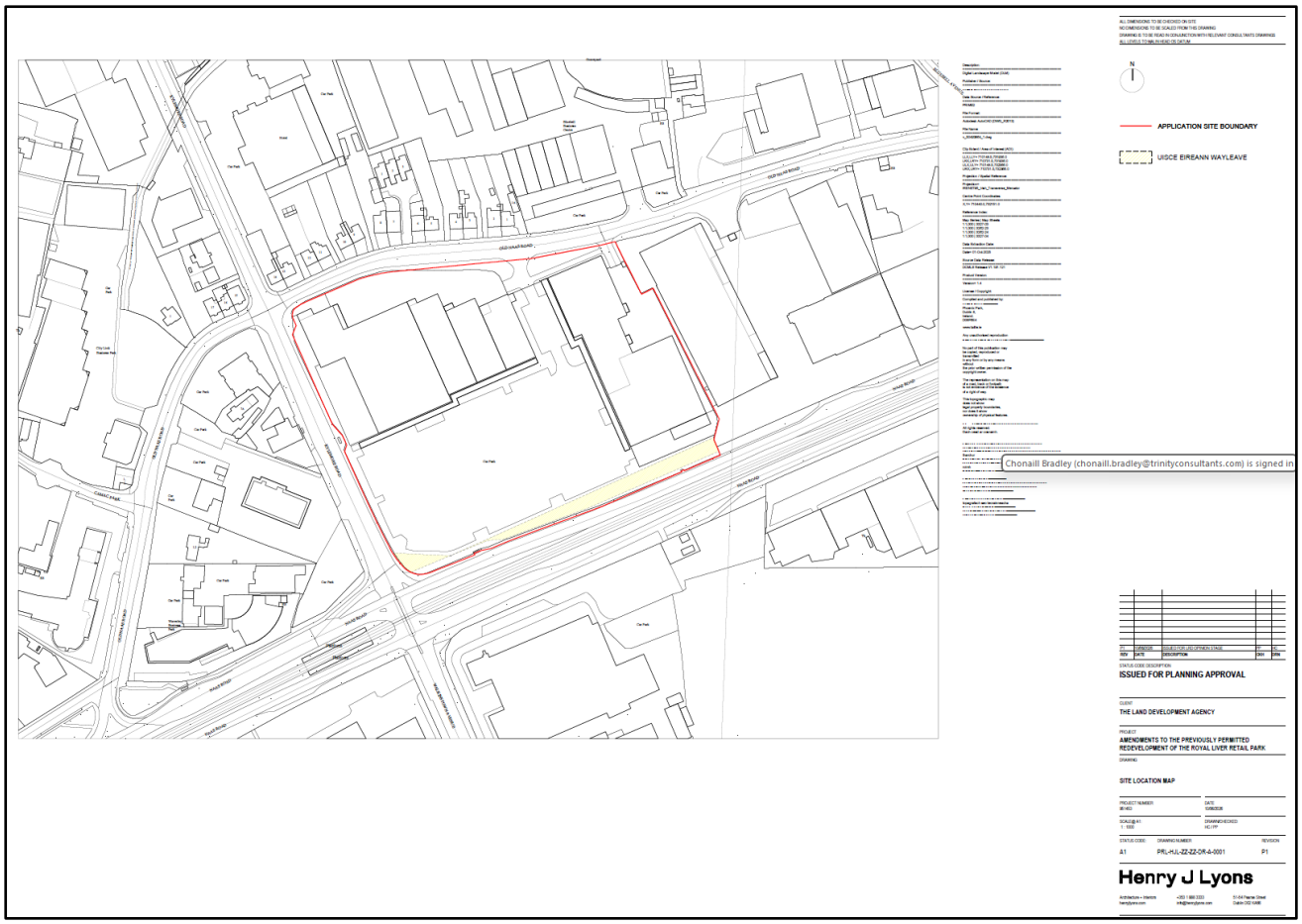


Figure 4.1 Proposed Development Site Location Plan (Source: Henry J Lyons, Drawing No: PRL-HJL-ZZ-ZZ-DR-A-0001, 2026)



Figure 4.2 Proposed Development Site Layout Plan (Source: Henry J Lyons, Drawing No: PRL-HJL-ZZ-ZZ-DR-A-0014A, 2026)

4.2 Details of the Non-Hazardous Wastes to be Produced

There will be waste materials generated from the demolition; however, this will be undertaken under the original plan permission (DCC Reg. Ref.: 4238/19; ABP Ref. PL29S.307804) and do not form part of the Proposed Development.

There will be soil and stones excavated to facilitate construction of new foundations, underground services, and the installation of basements. However, this will be undertaken under the original plan permission (DCC Reg. Ref.: 4238/19; ABP Ref. PL29S.307804) and do not form part of the Proposed Development.

During the construction phase there may be a surplus of building materials, such as timber off-cuts, broken concrete blocks, cladding, plastics, metals and tiles generated. There may also be excess concrete during construction which will need to be disposed of. Plastic and cardboard waste from packaging and supply of materials will also be generated. The Main Contractor will be required to ensure that oversupply of materials is kept to a minimum and opportunities for reuse of suitable materials is maximised.

Waste will also be generated from construction workers e.g. organic / food waste, dry mixed recyclables (waste paper, newspaper, plastic bottles, packaging, aluminium cans, tins and Tetra Pak cartons), mixed non-recyclables and potentially sewage sludge from temporary welfare facilities provided on site during the construction phase. Waste printer / toner cartridges, waste electrical and electronic equipment (WEEE) and waste batteries may also be generated infrequently from site offices.

4.3 Potential Hazardous Wastes Arising

4.3.1 Contaminated Soil

There will be soil and stones excavated to facilitate construction of new foundations, underground services, and the installation of basements. However, this will be undertaken under the original plan permission (DCC Reg. Ref.: 4238/19; ABP Ref. PL29S.307804) and does not form part of this application.

If any potentially contaminated material is encountered, it will need to be segregated from clean / inert material, tested and classified as either non-hazardous or hazardous in accordance with the EPA publication entitled *Waste Classification: List of Waste and Determining if Waste is Hazardous or Non-Hazardous* [20] using the *HazWasteOnline* application (or similar approved classification method). The material will then need to be classified as clean, inert, non-hazardous or hazardous in accordance with the *EC Council Decision 2003/33/EC* [21], which establishes the criteria for the acceptance of waste at landfills.

In the event that Asbestos Containing Materials (ACMs) are found within the excavated material, the removal will only be carried out by a suitably permitted waste contractor, in accordance with *the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025* [22], the associated Code of Practice and the *Best Practice Guidance for Handling Asbestos* (2023) [23]. All asbestos will be taken to a suitably licensed or permitted facility.

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

4.3.2 Fuel/Oils

Fuels and oils are classed as hazardous materials; any on-site storage of fuel / oil, and all storage tanks and all draw-off points will be bunded and located in a dedicated, secure area of the site. Provided that these requirements are adhered to and the site crew are trained in the appropriate refueling techniques, it is not expected that there will be any fuel / oil waste generated at the site.

If refuelling or accidental spills occur onsite small associated waste volumes will be generated from their cleanup, with the proposed mitigation this will be kept to a minimum. Wastes will be stored in appropriate receptacles pending collection by an authorised waste contractor.

4.3.3 Invasive Plant Species

A site survey was undertaken by Ecology Ireland Wildlife Consultants Ltd. part of their site walkover was for the purpose of identifying and managing any schedule 3 (*Regulations SI No. 355/2015)* invasive species such as Japanese Knotweed (*Fallopia japonica)*. This included a walkover survey of the entire site and around part of the outside perimeter.

No Japanese Knotweed plant species were recorded within the property boundary.

In the event that any Third Schedule Invasive species are identified on site, an Invasive Species Management Plan (ISMP) will be prepared to include an eradication and treatment program which is to be submitted to DCC. This management plan will be continued as required during the operational phase until eradication is complete.

4.3.4 Asbestos

There will be waste materials generated from the demolition; however, this will be undertaken under the original plan permission (DCC Reg. Ref.: 4238/19; ABP Ref. PL29S.307804) and does not form part of this application.

In the unlikely event that ACMs are encountered during construction works, all works in the affected area will cease and the materials will be assessed ana manged by a suitably qualified and licensed contractor.

Any identified ACMs will be removed by a permitted and licensed waste contractor, in full compliance with the *Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025* the associated Code of Practice and the *Best Practice Guidance for Handling Asbestos* (2023). All ACMs will be transported to and disposed of at an appropriately licensed or permitted facility.

4.3.5 Other Known Hazardous Substances

Paints, glues, adhesives and other known hazardous substances will be stored in designated areas. They will generally be present in small volumes only and associated waste volumes generated will be kept to a minimum. Wastes will be stored in appropriate receptacles pending collection by an authorised waste contractor.

In addition, WEEE (containing hazardous components), printer toner / cartridges, batteries (Lead, Ni-Cd or Mercury) and / or fluorescent tubes and other mercury containing waste may be generated from during C&D activities or temporary site offices. These wastes, if generated, will be stored in appropriate receptacles in designated areas of the site pending collection by an authorised waste contractor.

5. ROLES AND RESPONSIBILITIES

The *Best Practice Guidelines on the Preparation of Resource Waste Management Plans for Construction and Demolition Projects* promotes that a suitably qualified Resource Manager (RM) with expertise in waste and resource management to implement the RWMP should be appointed. The RM may be performed by number of different individuals over the life-cycle of the Proposed Development, however it is intended to be a reliable person chosen from within the Planning / Design / Contracting Team, who is technically competent and appropriately trained, who takes the responsibility to ensure that the objectives and measures within the Project RWMP are complied with. The RM is assigned the requisite authority to meet the objective and obligations of the RWMP. The role will include the important activities of conducting waste checks / audits and adopting construction methodology that is designed to facilitate maximum reuse and / or recycling of waste.

5.1 Role of the Client

The Client is responsible for establishing the aims and the performance targets for the Proposed Development.

- The Client has commissioned the preparation and submission of this RWMP as part of the design and planning submission;
- The Client is to commission the preparation and submission of an updated RWMP as part of the construction tendering process;
- The Client will ensure that the RWMP is agreed on and submitted to the local authority and their agreement obtained prior to commencement of works on site; and
- The Client will request the end-of-project RWMP from the Main Contractor.

5.2 Role of the Client Advisory Team

The Client Advisory Team or Design Team is formed of architects, consultants, quantity surveyors and engineers and is responsible for:

- Drafting and maintaining the RWMP through the design, planning and procurement phases of the Proposed Development;
- Appointing a RM to track and document the design process, inform the Design Team and prepare the RWMP;
- Including details and estimated quantities of all projected waste streams with the support of environmental consultants / scientists. This will also include data on waste types (e.g. waste characterisation data, contaminated land assessments, site investigation information) and prevention mechanisms (such as by-products) to illustrate the positive circular economy principles applied by the Design Team;
- Handing over of the RWMP to the appointed Main Contractor upon commencement of construction of the Proposed Development, in a similar fashion to how the safety file is handed over to the Main Contractor; and
- Working with the Main Contractor as required to meet the performance targets for the Proposed Development.

5.3 Future Role of the Contractor

The future construction contractors have not yet been decided upon for this RWMP. However, once select they will have major roles to fulfil. They will be responsible for:

- Preparing, implementing and reviewing the RWMP throughout the construction phases (including the management of all suppliers and sub-contractors) as per the requirements of the EPA guidelines;

- Identifying a designated and suitably qualified RM who will be responsible for implementing the RWMP;
- Identifying all hauliers to be engaged to transport each of the resources / wastes off-site;
- Implementing waste management policies whereby waste materials generated on site are to be segregated as far as practicable;
- Giving consideration to the use of a mobile-crusher to crush concrete for temporary reuse on-site during construction, where practicable, thereby reducing the amount of heavy goods vehicle (HGV) movements;
- Applying for the appropriate waste permit to crush concrete onsite;
- Identifying all destinations for resources taken off-site. As above, any resource that is legally classified as a 'waste' must only be transported to an authorised waste facility;
- End-of-waste and by-product notifications addressed with the EPA where required;
- Clarification of any other statutory waste management obligations, which could include on-site processing;
- Full records of all resources (both wastes and other resources) will be maintained for the duration of the Proposed Development; and
- Preparing a RWMP Implementation Review Report at project handover.

6. KEY MATERIALS AND QUANTITIES

6.1 Project Resource Targets

Project specific resource and waste management targets for the site have not yet been set and this information will be updated for these targets once these targets have been confirmed by the client. However, it is expected for projects of this nature that a minimum of 70% of waste is fully re-used, recycled or recovered. Target setting will inform the setting of project-specific benchmarks to track target progress. Typical Key Performance Indicators (KPIs) that will be used to set targets include (as per guidelines):

- *Weight (tonnes) or Volume (m^3) of waste generated per construction value;*
- *Weight (tonnes) or Volume (m^3) of waste generated per construction floor area (m^2);*
- *Fraction of resource reused on site;*
- *Fraction of resource notified as by-product;*
- *Fraction of waste segregated at source before being sent off-site for recycling / recovery; and*
- *Fraction of waste recovered, fraction of waste recycled, or fraction of waste disposed.*

6.2 Main Construction Waste Categories

The main non-hazardous and hazardous waste streams that could be generated by the construction activities at a typical site are presented in Table 6.1, along with the corresponding List of Waste (LoW) codes (2018) for each waste type.

Table 6.1 Typical Waste Types Generated and LoW codes (Individual Waste Types may contain Hazardous Substances)

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

* Individual waste type may contain hazardous substances

6.3 Demolition Waste Generation

There are no demolition works proposed as part of the Proposed Development.

6.4 Construction Waste Generation

Table 6.2 shows the breakdown of C&D waste types produced on a typical site based on data from the EPA *National Waste Reports* [24] and the joint EPA and Galway-Mayo Institute of Technology (GMIT) study [25].

Table 6.2 Waste Materials Generated on a Typical Irish Construction Site

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

Table 6.3 presents the estimated construction waste generation for the Proposed Development based on the gross floor area (GFA) of construction and other relevant design information available at this stage, along with indicative targets for management of each waste stream.

The estimated quantities for the main waste types are based on an average waste generation rate per m^2 for large-scale developments, using the waste breakdown rates presented in Table 6.2. These estimates have been derived from the schedule of development areas provided by the Project Architect.

Table 6.3 Predicted on and off-site Reuse, Recycle and Disposal Rates for Construction Waste

Waste Type	Tonnes	Reuse		Recycle / Recovery		Disposal	
		%	Tonnes	%	Tonnes	%	Tonnes
Mixed C&D	1100.2	10	110.0	80	880.2	10	110.0
Timber	933.5	40	373.4	55	513.4	5	46.7
Plasterboard	333.4	30	100.0	60	200.0	10	33.3
Metals	266.7	5	13.3	90	240.0	5	13.3
Concrete	100.0	30	30.0	65	65.0	5	5.0
Other	500.1	20	100.0	60	300.1	20	100.0
Total	**3233.9**		**726.8**		**2198.7**		**308.4**

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

6.5 Proposed Resource and Waste Management Options

Waste materials generated will be segregated on-site, where it is practical. Where the on-site segregation of certain wastes types is not practical, off-site segregation will be carried out. There will be skips and receptacles provided to facilitate segregation at source, where feasible. All waste receptacles leaving the site will be covered or enclosed. The appointed waste contractor will collect and transfer the wastes as receptacles are filled. There are numerous waste contractors in the Dublin region that provide this service.

All waste arisings will be handled by an approved waste contractor holding a current waste collection permit. All waste arisings requiring disposal off-site will be reused, recycled, recovered or disposed of at a facility holding the appropriate registration, permit or licence, as required.

National End-of-Waste Decision EoW-N001/2023 (Regulation 28) published by the EPA in September 2023, establishes criteria determining when recycled aggregate resulting from a recovery operation ceases to be waste. Material from this proposed development will be investigated to see if it can cease to be a waste under the requirements of the National End of Waste Criteria for Aggregates.

During construction, some of the sub-contractors on site will generate waste in relatively low quantities. The transportation of non-hazardous waste by persons who are not directly involved with the waste business, at weights less than or equal to 2 tonnes, and in vehicles not designed for the carriage of waste, are exempt from the requirement to have a waste collection permit (per Article 30 (1) (b) of the Waste Collection Permit Regulations 2007, as amended). Any sub-contractors engaged that do not generate more than 2 tonnes of waste at any one time can transport this waste off-site in their work vehicles (which are not designed for the carriage of waste). However, they are required to ensure that the receiving facility has the appropriate COR / permit / licence.

Written records will be maintained by the Main Contractor(s), detailing the waste arising throughout the C&D phases, the classification of each waste type, waste collection permits for all waste contactors who collect waste from the site and COR / permit / licence for the receiving waste facility for all waste removed off-site for appropriate reuse, recycling, recovery and / or disposal
Dedicated bunded storage containers will be provided for hazardous wastes which may arise, such as batteries, paints, oils, chemicals, if required.

The anticipated management of the main waste streams is outlined as follows:

Soil and Stones
The waste hierarchy states that the preferred option for waste management is prevention and minimisation of waste, followed by preparing for reuse and recycling / recovery, energy recovery (i.e. incineration) and, least favoured of all, disposal. The excavations are required to facilitate construction works so the preferred option (prevention and minimisation) cannot be accommodated for the excavation phase.

If material is removed off-site (it is envisaged that no material will need to be removed as part of this application and all material will be removed under the previous planning permission) it could be reused as a by-product (and not as a waste). If this is done, it will be done in accordance with Regulation 27 of the European Communities (Waste Directive) Regulations 2011, as amended, which requires that certain conditions are met and that by-product notifications are made to the EPA via their online notification form. Excavated material should not be removed from site until approval from the EPA has been received. The potential to reuse material as a by-product will be confirmed during the course of the excavation works, with the objective of eliminating any unnecessary disposal of material.

The next option (beneficial reuse) may be appropriate for the excavated material, pending environmental testing to classify the material as hazardous or non-hazardous in accordance with the EPA *Waste Classification – List of Waste and Determining if Waste is Hazardous or Non-Hazardous* publication. Clean inert material may be used as fill material in other construction projects or engineering fill for waste licensed sites. Beneficial reuse of surplus excavation material as engineering fill may be subject to further testing to determine if materials meet the specific engineering standards for their proposed end use.

Any nearby sites requiring clean fill/capping material will be contacted to investigate reuse opportunities for clean and inert material. If any of the material is to be reused on another site as a by-product (and not as a waste), this will be done in accordance with Regulation 27. Similarly, if any soils/stones are

imported onto the site from another construction site as a by-product, this will also be done in accordance with Regulation 27. Regulation 27 will be investigated to see if the material can be imported onto this site for beneficial reuse instead of using virgin materials.

If the material is deemed to be a waste, then removal and reuse / recovery / disposal of the material will be carried out in accordance with the Waste Framework Directive (Directive 2008/98/EC), the *Waste Management Act 1996* (as amended), the *Waste Management (Collection Permit) Regulations 2007* (as amended), and the *Waste Management (Facility Permit and Registration) Regulations 2007* (as amended). Once all available beneficial reuse options have been exhausted, the options of recycling and recovery at waste permitted and licensed sites will be considered.

In the event that contaminated material is encountered and subsequently classified as hazardous, this material will be stored separately to any non-hazardous material. It will require off-site treatment at a suitable facility or disposal abroad via Transfrontier Shipment of Wastes (TFS).

Bedrock

While it is not envisaged that bedrock will be encountered, if bedrock is encountered, it is anticipated that it will not be crushed on site. Any excavated rock is expected to be removed off-site for appropriate reuse, recovery and / or disposal. If bedrock is to be crushed on-site, the appropriate mobile waste facility permit will be obtained from DCC.

Silt and Sludge

During the construction phase, silt and petrochemical interception will be carried out on run-off and pumped water from site works, where required. Sludge and silt will then be collected by a suitably licensed contractor and removed off-site.

Concrete Blocks, Bricks, Tiles and Ceramics

The majority of concrete blocks, bricks, tiles and ceramics generated as part of the construction works are expected to be clean, inert material and will be recycled, where possible. If concrete is to be crushed on-site, the appropriate mobile waste facility permit will be obtained from DCC.

Hard Plastic

As hard plastic is a highly recyclable material, much of the plastic generated will be primarily from material off-cuts. All recyclable plastic will be segregated and recycled, where possible.

Timber

Timber that is uncontaminated, i.e. free from paints, preservatives, glues, etc., will be disposed of in a separate skip and recycled off-site.

Metal

Metals will be segregated, where practical, and stored in skips. Metal is highly recyclable and there are numerous companies that will accept these materials.

Plasterboard

There are currently a number of recycling services for plasterboard in Ireland. Plasterboard from the construction phases will be stored in a separate skip, pending collection for recycling. The site Manager will ensure that oversupply of new plasterboard is carefully monitored to minimise waste.

Glass

Glass materials will be segregated for recycling, where possible.

Waste Electrical and Electronic Equipment (WEEE)

Any WEEE will be stored in dedicated covered cages / receptacles / pallets pending collection for recycling.

Other Recyclables

Where any other recyclable wastes, such as cardboard and soft plastic, are generated, these will be segregated at source into dedicated skips and removed off-site.

Non-Recyclable Waste

C&D waste which is not suitable for reuse or recovery, such as polystyrene, some plastics and some cardboards, will be placed in separate skips or other receptacles. Prior to removal from site, the non-recyclable waste skip / receptacle will be examined by a member of the waste team (see Section 9.0) to determine if recyclable materials have been placed in there by mistake. If this is the case, efforts will be made to determine the cause of the waste not being segregated correctly and recyclable waste will be removed and placed into the appropriate receptacle.

Asbestos Containing Materials

In the unlikely event that any asbestos or ACM found on-site will be removed by a suitably competent contractor and disposed of as asbestos waste before the demolition works begin. All asbestos removal work or encapsulation work must be carried out in accordance with the *Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025.*

Other Hazardous Wastes

On-site storage of any hazardous wastes produced (i.e. contaminated soil if encountered and / or waste fuels) will be kept to a minimum, with removal off-site organised on a regular basis. Storage of all hazardous wastes on-site will be undertaken so as to minimise exposure to on-site personnel and the public and to also minimise potential for environmental impacts. Hazardous wastes will be recovered, wherever possible, and failing this, disposed of appropriately.

On-Site Crushing

It is currently not envisaged that the crushing of waste materials will occur on-site. However, if the crushing of material is to be undertaken, a mobile waste facility permit will first be obtained from DCC and the destination of the accepting waste facility or if an application under regulation 28 will be made using National End-of-Waste Decision EoW-N001/2023, will be supplied to the DCC waste unit.

It should be noted that until a construction Main Contractor is appointed it is not possible to provide information on the specific destinations of each construction waste stream. Prior to commencement of construction and removal of any waste offsite, details of the proposed destination of each waste stream will be provided to DCC by the project team.

6.6 Tracking and Documentation Procedures for Off-Site Waste

All waste will be documented prior to leaving the site. Waste will be weighed by the contractor, either by a weighing mechanism on the truck or at the receiving facility. These waste records will be maintained on site by the nominated project RM (see Section 9.0).

All movement of waste and the use of waste contractors will be undertaken in accordance with the Waste Framework Directive (Directive 2008/98/EC), the *Waste Management Act 1996* as amended, *Waste*

Management (Collection Permit) Regulations 2007 as amended and *Waste Management (Facility Permit and Registration) Regulations 2007* and amended. This includes the requirement for all waste contractors to have a waste collection permit issued by the NWCPO. The nominated project RM (see Section 9.0) will maintain a copy of all waste collection permits on-site.

If the waste is being transported to another site, a copy of the Local Authority waste COR / permit or EPA Waste Licence for that site will be provided to the nominated project Waste Manager (see Section 9.0). If the waste is being shipped abroad, a copy of the Transfrontier Shipping (TFS) notification document will be obtained from Dublin City Council (DCC) (as the relevant authority on behalf of all Local Authorities in Ireland) and kept on-site along with details of the final destination (COR, permits, licences, etc.). A receipt from the final destination of the material will be kept as part of the on-site waste management records.

All information will be entered in a waste management recording system to be maintained on-site.

7. ESTIMATED COST OF WASTE MANAGEMENT

An outline of the costs associated with different aspects of waste management is outlined below. The total cost of C&D waste management will be measured and will take into account handling costs, storage costs, transportation costs, revenue from rebates and disposal costs.

7.1 Reuse

By reusing materials on site, there will be a reduction in the transport and recycle / recovery / disposal costs associated with the requirement for a waste contractor to take the material off-site. Clean and inert soils, gravel, stones, etc., which cannot be reused on-site may be used as access roads or capping material for landfill sites, etc. This material is often taken free of charge or at a reduced fee for such purposes, reducing final waste disposal costs.

7.2 Recycling

Salvageable metals will earn a rebate, which can be offset against the costs of collection and transportation of the skips.

Clean, uncontaminated cardboard and certain hard plastics can also be recycled. Waste contractors will charge considerably less to take segregated wastes, such as recyclable waste, from a site than mixed waste.

Timber can be recycled as chipboard. Again, waste contractors will charge considerably less to take segregated wastes, such as timber, from a site than mixed waste.

7.3 Disposal

Landfill charges are currently at around €140 - €160 per tonne which includes a €85 per tonne landfill levy specified in the *Waste Management (Landfill Levy) Regulations 2015* (as amended). In addition to disposal costs, waste contractors will also charge a collection fee for skips. In addition, the *Circular Economy (Waste Recovery Levy) Regulations 2024* will apply a €10 per tonne levy to waste accepted for recovery, including backfilling.

Collection of segregated C&D waste usually costs less than municipal waste. Specific C&D waste contractors take the waste off-site to a licensed or permitted facility and, where possible, remove salvageable items from the waste stream before disposing of the remainder to landfill. Clean soil, rubble, etc., is also used as fill / capping material, wherever possible.

8. TRAINING PROVISIONS

A member of the construction team will be appointed as the RM to ensure commitment, operational efficiency and accountability in relation to waste management during the C&D phases of the Proposed Development.

8.1 Resource Manager Training and Responsibilities

The nominated RM will be given responsibility and authority to select a waste team if required, i.e. members of the site crew that will aid them in the organisation, operation and recording of the waste management system implemented on site.

The RM will have overall responsibility to oversee, record and provide feedback to the client on everyday waste management at the site. Authority will be given to the Waste Manager to delegate responsibility to sub-contractors, where necessary, and to coordinate with suppliers, service providers and sub-contractors to prioritise waste prevention and material salvage.

The RM will be trained in how to set up and maintain a record keeping system, how to perform an audit and how to establish targets for waste management on site. The RM will also be trained in the best methods for segregation and storage of recyclable materials, have information on the materials that can be reused on site and be knowledgeable in how to implement this RWMP.

8.2 Site Crew Training

Training of site crew in relation to waste is the responsibility of the RM and, as such, a waste training program will be organised. A basic awareness course will be held for all site crew to outline the RWMP and to detail the segregation of waste materials at source. This may be incorporated with other site training needs such as general site induction, health and safety awareness and manual handling.

This basic course will describe the materials to be segregated, the storage methods and the location of the Waste Storage Areas (WSAs). A sub-section on hazardous wastes will be incorporated into the training program and the particular dangers of each hazardous waste will be explained.

9. TRACKING AND TRACING / RECORD KEEPING

Records will be kept for all waste material which leaves the site, either for reuse on another site, recycling or disposal. A recording system will be put in place to record the waste arisings on site.

A waste tracking log will be used to track each waste movement from the site. On exit from the site, the waste collection vehicle driver will stop at the site office and sign out as a visitor and provide the security personnel or RM with a waste docket (or Waste Transfer Form (WTF) for hazardous waste) for the waste load collected. At this time, the security personnel will complete and sign the Waste Tracking Register with the following information:

- Date;
- Time;
- Waste Contractor;
- Company waste contractor appointed by, e.g. contractor or subcontractor name;
- Collection Permit No.;
- Vehicle Reg.;
- Driver Name;
- Docket No.;
- Waste Type;
- LoW; and
- Weight / Quantity.

The waste vehicle will be checked by security personal or the RM to ensure it has the waste collection permit no. displayed and a copy of the waste collection permit in the vehicle before they are allowed to remove the waste from the site.

The waste transfer dockets will be transferred to the RM on a weekly basis and can be placed in the Waste Tracking Log file. This information will be forwarded onto the DCC Waste Regulation Unit when requested.

Each subcontractor that has engaged their own waste contractor will be required to maintain a similar waste tracking log with the waste dockets / WTF maintained on file and available for inspection on site by the Main Contractor as required. These subcontractor logs will be merged with the main waste log.

Waste receipts from the receiving waste facility will also be obtained by the site contractor(s) and retained. A copy of the Waste Collection Permits, CORs, Waste Facility Permits and Waste Licences will be maintained on site at all times and will be periodically reviewed by the RM. Subcontractors who have engaged their own waste contractors, will provide the Main Contractor with a copy of the waste collection permits and COR / permit / licence for the receiving waste facilities and maintain a copy on file, available for inspection on site as required.

10. OUTLINE WASTE AUDIT PROCEDURE

10.1 Responsibility for Waste Audit

The appointed RM will be responsible for conducting a waste audit at the site during the C&D phase of the Proposed Development. Contact details for the nominated RM will be provided to the DCC Waste Regulation Unit after the Main Contractor is appointed and prior to any material being removed from site.

Contact details for the nominated RM will be provided to the DCC Waste Regulation Unit after the Main Contractor is appointed and prior to any material being removed from site.

10.2 Review of Records and Identification of Corrective Actions

A review of all waste management costs and the records for the waste generated and transported off-site will be undertaken mid-way through the demolition and construction phase of the Proposed Development.

If waste movements are not accounted for, the reasons for this will be established in order to see if and why the record keeping system has not been maintained. The waste records will be compared with the established recovery / reuse / recycling targets for the site. Each material type will be examined, in order to see where the largest percentage waste generation is occurring. The waste management methods for each material type will be reviewed in order to highlight how the targets can be achieved.

Upon completion of the C&D phase, a final report will be prepared, summarising the outcomes of waste management processes adopted and the total recycling / reuse / recovery figures for the Proposed Development.

10.3 Pest Management

A pest control operator will be appointed as required to manage pest onsite during the construction phase of the Proposed Development. Organic and food wastes generated by staff will not be stored in open skips, but in closed waste receptacles. Any waste receptacles will be carefully managed to prevent leaks, odours and pest problems.

11. C&D ENVIRONMENTAL MITIGATION MEASURES

During the Demolition and Construction phase the project Construction Environmental Management Plan (CEMP) will be followed in regard to implementing and managing all environmental management requirements.

This CEMP explains the construction techniques and methodologies which will be implemented during demolition and construction of the Proposed Development.

The CEMP mitigation measures will be implemented to ensure that pollution and nuisances arising from site clearance and construction activities is prevented where possible and managed in accordance with best practice environmental protection.

The CEMP will be implemented and adhered to by the demolition and construction contractors and will be overseen and updated as required if site conditions change by the Project Manager, Environmental Manager, RM and Ecological Clerk of Works where relevant. All personnel working on the site will be trained in the implementation of the procedures.

12. CONSULTATION WITH RELEVANT BODIES

12.1 Local Authority

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

DCC will also be consulted, as required, throughout the demolition, excavation and construction phases in order to ensure that all available waste reduction, reuse and recycling opportunities are identified and utilised and that compliant waste management practices are carried out.

12.2 Recycling / Salvage Companies

The appointed waste contractor for the main waste streams managed by the demolition and construction contractors will be audited in order to ensure that relevant and up-to-date waste collection permits and facility registrations / permits / licences are held. In addition, information will be obtained regarding the feasibility of recycling each material, the costs of recycling / reclamation, the means by which the wastes will be collected and transported off-site, and the recycling / reclamation process each material will undergo off-site.

13. SUMMARY AND CONCLUSION

Adherence to this plan will also ensure that waste management during the construction phase at the proposed development is carried out in accordance with the requirements in the EPA's *Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects* and the DCC, *Waste Management (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws 2023* (2023) [27] and the *NWMPCE*.

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17. Circular Economy (Waste Recovery Levy) Regulations 2024.
18. Dublin City Council (DCC), *Dublin City Council Development Plan 2022-2028* (2022).
19. Planning and Development Act 2000 (S.I. No. 30 of 2000) (as amended).
20. EPA, *Waste Classification – List of Waste and Determining if Waste is Hazardous or Non-Hazardous* (2018).
21. Council Decision 2003/33/EC, establishing criteria and procedures for the acceptance of waste at landfills pursuant to Article 16 of and Annex II to Directive 1999/31/EC.
22. The *Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025.*
23. Local Government Ireland, *Best Practice Guidance for Handling Asbestos* (2023).
24. Environmental Protection Agency (EPA), National Waste Database Reports 1998 – 2020 and the Circular Economy and National Waste Database Report 2021 – 2023 (2025).
25. EPA and Galway-Mayo Institute of Technology (GMIT), *EPA Research Report 146 – A Review of Design and Construction Waste Management Practices in Selected Case Studies – Lessons Learned* (2015).
26. European Commission *Guidelines for Waste Audits Before Demolition and Renovation Works of Buildings* (2018).

27. DCC, *Waste Management (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws 2023* (2023).

APPENDIX A. WASTE FACILITIES IN THE DUBLIN AREA

A full list of currently licensed waste facilities that can potentially be used for this development can be found on the National Waste Collection Permit Office Website - https://facilityregister.nwcpo.ie/.

There is a number of licensed, permitted and registered waste facilities in the Dublin region, in the surrounding counties, the eastern midlands waste region and in Ireland and Northern Ireland. However, these sites may not be available for use when required or may be limited by the waste contractor selected to service the development in the appropriate phase. In addition, there is potential for more suitably placed waste facilities or recovery facilities to become operational in the future which may be more beneficial from an environmental perspective.

Licensed waste facilities have annual limitations on material that they can import as part of their license agreements. Because of this it would not make it possible to commit to a singular specific receiving facility as it is may not be available throughout the project or at the time the project begins. It would not be viable to cease a development and wait until a receiving facilities annual receiving quotas are reset. In a normal development waste facilities would switch between facilities with available capacity.

The ultimate selection of waste contractors and waste facilities would be subject to appropriate selection criteria proximity, competency, capacity, serviceability, and cost.

Authorisation Reference	Name	Trading As	Address
WFP-DC-20-0054-01	Shanowen Plant Hire Ltd - Mobile Plant		Various Sites Various Sites Various Sites
WFP-DC-20-0053-01	Loftus Demolition & Recycling Ltd - Mobile PLant		Various Sites Various Sites Various Sites Various Sites
WFP-DC-20-0055-01	Padraig Thornton Waste Disposal Ltd	Thornton's Recycling	Unit S3A Henry Road Park West Business Park Dublin 12
WFP-DC-09-0015-03	Chevron Environmental Ltd	Electronic Recycling	Unit 20 Jamestown Business Park Jamestown Road Finglas D11 X2HN
WFP-DC-11-0023-03	Padraig Thornton Waste Disposal Ltd (PTWDL)	Thornton's Recycling	Unit 6 S3B Henry Road Park West Business Park D12 KT91
COR-DC-21-0010-01	Fridge Spares Wholesale Ltd		Unit 15, Blackwater Road Dublin Industrial Estate Glasnevin Dublin 11 D11 YK26
WFP-DC-11-0022-03	Dawnlane Limited	Mullen Scrap	31 & 32 Upper Clanbrassil Street Dublin 8 D08 XY92
WFP-DC-11-0025-03	Rehab Enterprises Limited	Rehab Recycle	The Rehab Building Kylemore Road Ballyfermot Dublin 10 D10 Y443
WFP-DC-11-0027-03	Tom Murphy Recovery & Towing Services Ltd		Block 4, Unit 24 Port Tunnel Business Park Clonshaugh Industrial Estate Dublin 17
WFP-DC-22-0059-01	Derek Beahan Limited	Derek Beahan Recovery	Unit 7 Concorde Industrial Estate Naas Road Dublin 12 D12 YD30

Authorisation Reference	Name	Trading As	Address
COR-DC-22-0011-01	Soaktech Limited		Unit 16, Butterly Business Park Kilmore Road Artane Dublin 5, D05 X079
WFP-DC-22-0060-01	Edward O'Reilly	E.O'Reilly Recycling	92E Fairview Strand Ballybough Dublin 3
WFP-DC-10-0021-04	Padraig Thornton Waste Disposal Ltd	Thornton's Recycling	Unit 51 Henry Road Park West Business Park Dublin 12 D12 FH68
WFP-DC-11-0028-03	Mitchell Taylor (Exports) Limited	MT oils	The Old Brewery Newmarket Dublin 8 D08 FPF6
WFP-DC-18-0045-02	J. Ryan Haulage Limited - Mobile Plant		Former Bailey Gibson Site 326-328 South Circular Road Dublin 8 D08 N8X6
WFP-DC-10-0018-03	Summerhill Spares Limited		Unit 3 Newtown Industrial Estate Malahide Road Coolock Dublin 17 D17 VY80
WFP-DC-10-0020-03	Everyday Waste & Skiphire	All Away Recycling	84E Pigeon House Road Ringsend Dublin 4 D04 R7N0
WFP-DC-23-0061-01	Wills Bros Limited		Terminal 4 North Lands, Dublin Port (bounded by Bond Road, Tolka Quay Road & Promenade Road) Dublin 1
WFP-DC-24-0062-01	Tinnelly Group	John Tinnelly & Sons Ireland Limited	Unit 5B, Unit 5H Fingal Bay Business Park Co. Dublin K32 NY57
WFP-DC-24-0063-01	Micks Recycling Limited	Micks Skips	Unit 3a Ballyboggan Business Centre Glasnevin Dublin 11
WFP-DC-19-0048-02	Sunflower Recycling Company (Limited by Guarantee)		Shamrock Terrace Five Lamps, North Strand Dublin 1 D01 DX67
WFP-DC-08-0002-04	G & T McGoverns Ltd		2-4, 9 & 12 Prices Lane Rear 31 Ranelagh Road Ranelagh Dublin 6
WFP-DC-22-0056-01 (T)	Dembachel Ltd.		Kylemore Business Park 2 Kylemore Way Inchicore Dublin 8
WFP-DC-25-0064-01	Martin Services (Industrial) Ltd		Unit 10/11 Bluebell Business Park Bluebell, Old Naas Road Dublin 12 D12 W995

14.2 Waste to Energy Facilities

Currently licensed Waste to Energy Facilities in the Eastern Midlands Region (EMR).

Facility Name & License No.	Location	Status
Dublin Waste to Energy Limited W0232-02 (IED)	Dublin Waste to Energy Limited, Pigeon House Road, Poolbeg	Licensed

Facility Name & License No.	Location	Status
	Peninsula, Dublin 4	
Indaver Ireland Limited W0167-03 (IED)	Indaver Ireland Limited (Duleek), Carranstown, Duleek, Meath.	Licensed

14.3 Soil Recovery Facilities

Currently licensed Soil Recovery Facilities in the EMR.

Facility Name & License No.	Location	Status
Kiernan Sand & Gravel Limited W0262-01	Kiernan Sand & Gravel Ltd, Foxtown, Summerhill, Co. Meath, Meath.	Licenced
Clashford Recovery Facilities Limited W0265-01	Clashford Recovery Facilities LTD, Naul Townland, Naul, Meath.	Licenced
Roadstone Limited W0278-01	Roadstone Limited, Mullaghcrone Quarry, Platin and Cruicerath Townlands, Donore, County Meath	Licenced

Inert landfill facilities accept wastes which comply with the waste acceptance criteria limits for inert landfills as described in the EU Landfill Directive. The currently licensed inert landfill facilities in Ireland

Facility Name & License No.	Location	Status
Integrated Materials Solution (IMS) (W0129-02)	MS Hollywood, Hollywood Great, Nag's Head, Naul, Co. Dublin	Licenced
Walshestown Restoration (W0254-01) County Kildare;	Blackhall Naas Co. Kildare	Licenced
Kyletalesha Landfill (W0026-03) County Laois.	Kyletalesha, Portlaoise, Co. Laois	Licenced

In addition, Boliden Tara Mines Limited (P0516-04) located County Meath is not an inert landfill, however, the site's waste acceptance criteria, as per the IE Licence for Tara Mines, includes waste acceptance of greenfield and non-greenfield soil and stone for backfill.

14.4 Landfills

The following operational municipal landfills are situated within the EMR, and their respective waste management capacities (EPA, 2022) are noted:

Facility Name License No. Location	Total Capacity	Waste Types accepted for Disposal	Waste Types accepted for Recovery
Knockharley Landfill (W0146-02) County Meath:	Total capacity for waste accepted for disposal (maximum tonnes per annum) - 175,000;	Waste types accepted for disposal (maximum tonnes per annum) - 100,000 household, 45,000 commercial, and 30,000 industrial;	Waste types accepted for recovery (maximum tonnes per annum) - 25,000 construction &

			demolition and 70,000 inert waste.
Drehid Landfill (W0201-03) County Kildare:	Total capacity for waste accepted for disposal (maximum tonnes per annum) - 175,000;	Waste types accepted for disposal (maximum tonnes per annum) - 120,000 non-hazardous municipal, commercial and industrial wastes;	Waste types accepted for recovery (maximum tonnes per annum) - No limit for inert waste where used in landfill engineering.
Ballynagran Landfill (W0165-02) County Wicklow:	Total capacity for waste accepted for disposal (maximum tonnes per annum) - 175,000;	Waste types accepted for disposal (maximum tonnes per annum) - 62,500 household, 67,500 commercial, and 45,000 industrial;	Waste types accepted for recovery (maximum tonnes per annum) - 28,000 construction & demolition