Deerpark, Killarney, Co. Kerry

Proposed Large Scale Residential Development,
Ardshanavooly, Killarney, Co. Kerry



Preliminary Operational Waste Management Plan

September 2026

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1.0 INTRODUCTION

1.1 Overview

MHL has prepared this Preliminary Operational Waste Management Plan (OWMP) on behalf of Ross-Park Residential HS Limited for planning permission for a Large-Scale Residential Development (LRD) at Ardshanavooly (townland), Killarney, Co. Kerry.

The proposed development includes the construction of 120 no. two and three storey houses comprising of 53 no. townhouse units (37 no. 3-bed units, 16 no. 4-bed units), 48 no. semi-detached units (30 no. 3-bed units, 18 no. 4-bed units), 19 no. mews houses (19 no. 2-bed units), and 68 no. apartments in 2 no. four storey blocks (36 no. 1-bed units, 32 no. 2-bed units).

Ancillary infrastructure development works will include wastewater infrastructure, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substations, and all associated site development works. Vehicular access to the development will be from the extended road network from the south.

This OWMP provides a strategy for segregation (at source), storage and collection of the wastes generated within the development during the operational phase of the development, including dry mixed recyclables, organic waste, mixed non-recyclable waste, as well as providing a strategy for management of other wastes including glass, batteries, WEEE, printer/toner cartridges, chemicals, textiles, waste cooking oil and furniture.

This document aims to provide an overview of the proposed operational waste management strategy to be implemented by the scheme's management company. The plan provides detail on the expected waste arisings which will be generated during the operational phase of the development and details of the methods and locations to be employed for the prevention, minimisation, recovery, and disposal of this material.

In summary, this OWMP presents a waste strategy that complies with all legal requirements, waste policies and best practice guidelines and demonstrates that the required storage area has been incorporated into the development design.

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.

2.0 OVERVIEW OF WASTE MANAGEMENT IN IRELAND

2.1 National & Regional Waster Policy

Currently, there are no specific guidelines in Ireland for the Operational Waste Management Plans. Therefore, this document was prepared according to the national and regional waste policy, legislation, and other guidelines.

Development Plan policy generally sets out guidelines for waste management which conform to the European Union and National Waste Management Hierarchy as follows:

- Waste prevention
- Minimisation
- Re-use
- Waste recycling
- Energy recovery
- Disposal

The Waste Management Strategy is firmly grounded in EU and National policy and can be summarised by the waste hierarchy of prevention, recycling, energy recovery and disposal.

The scheme's predicted waste types will be segregated into the Dry Mixed Recyclables, Mixed Non-Recyclables, General, Organic, and other waste types to ensure compliance with waste legislation and guidance while maximising the re-use, recycling and recovery of waste with diversion from landfill wherever possible

The implementation of this OWMP will ensure that the waste management during the operational phase of the proposed development is undertaken in accordance with current legal and industry standards listed below:

- Kerry County Development Plan 2022-2028
- The Waste Management Act 1996 - 2020, Amendments & Associated Regulations
- Planning and Development Act (2000) (as amended)
- Environmental Protection Act 1992 as amended
- Protection of the Environment Act 2003 as amended
- The Litter Pollution Act 1997 as amended
- BS 5906:2005 Waste Management in Buildings - Code of Practice; and
- Presentation and Collection of Household and Commercial Waste 2013

The plan may be subject to review. Any material changes in the proposed operational strategy will be subject to agreement with Kerry County Council Waste Regulation Unit at the project construction stage.

Pending appointment of the successful Contractor(s) they will need to adopt and adapt this report issuing further levels of required information.

The effective implementation of this OWMP will ensure maximum reuse, recycling and recovery of waste with a diversion from landfill wherever possible and provides guidance on the appropriate collection and transport of waste.
The OWMP is designed so as to ensure the highest possible levels of waste reduction, waste reuse and waste recycling are achieved for the proposed development. Specifically, the OWMP aims to achieve "Sustainably manage waste generation, invest in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society."

2.2 Prevention of Waste Management

Preventing the generation of excessive levels of waste through will be encouraged on an individual basis and is preferable to any form of waste management detailed in the following sections.

2.3 Segregation of Waste

All residential units will be required to segregate their waste into the following waste categories within their units:

- Dry Mixed Recyclables (DMR)
- Mixed Non-Recyclables (MNR)
- Organic (food and garden, i.e. plant) waste
- Glass (segregated by colour)

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

- Green/garden waste may be generated from internal plants or external landscaping
- Batteries (both hazardous and non-hazardous)
- Waste electrical and electronic equipment (WEEE) (both hazardous and non- hazardous)
- Printer cartridges/toners
- Chemicals (paints, etc.)
- Light bulbs (Fluorescent Tubes, Long Life, LED bulbs etc.)
- Textiles
- Waste cooking oil
- Furniture (and from time-to-time other bulky wastes)

The Environmental Protection Agency's (EPA) Household Food Waste and Bio-Waste regulations are designed to promote the segregation and recovery of household food waste. Adherence to the EPA's guidance notes on the segregation of domestic waste will be recommended.

Reuse or Recycling of Items to Avoid Landfill

The reuse and recycling of items will be encouraged as the preferred option for disposal. This action is well supported by existing reuse and recycling infrastructure in the local area - in the form of charity shops and local bring centres.

Use of Brown Bins for Organic Waste

The Compositing Association of Ireland has prepared a recommended list of acceptable materials for household brown bins to standardise household brown bin schemes across the country.
Encouraging the appropriate use of brown bins in the scheme to encourage the diverting of 'organic waste' towards more productive uses.

Kerry County Council Bye-Laws 2019

Bye-Laws for the Storage, Presentation and Collection of Household and Commercial Waste were brought into force by KCC in April 2019. The Bye-Laws set a number of enforceable requirements on waste holders and collectors with regard to storage, separation, presentation and collection of waste within the KCC functional area. Key requirements under these bye-laws are:

- Segregation of organic waste (Brown Bin) is required for holders of household & commercial waste
- Compliance with Waste Management (Food Waste) Amendment Regulations 2015 (S.I. 190 of 2015) and the European Union (Household Food Waste and Bio-waste) Regulations 2015 (S.I. 191 of 2015)

3.0 SITE DESCRIPTION AND DEVELOPMENT OVERVIEW

3.1 Site Location

The existing green field site is located within Ardshanavooly townland in Killarney. The site is bounded by greenfield to the north, Deerpark Retail Park to the east, and residential developments to the south and west.



Figure 3.1 Site Location (Credit: Google)

3.2 Scope

The subject development seeks planning permission for the following principal components:

- The proposed development will consist of the construction of a residential development of 188 no. residential units with ancillary crèche, landscaping and associated site development works.

- The proposed development includes the provision for 120 no. two and three storey houses comprising of 53 no. townhouse units (37 no. 3-bed units, 16 no. 4-bed units), 48 no. semi-detached units (30 no. 3-bed units, 18 no. 4-bed units), 19 no. mews houses (19 no. 2-bed units), and 68 no. apartments in 2 no. four storey blocks (36 no. 1-bed units, 32 no. 2-bed units).

- Ancillary infrastructure development works will include wastewater infrastructure, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substations, and all associated site development work. Vehicular access to the development will be from the extended road network from the south.

The following figure presents the proposed site layout the subject of this planning application:



Figure 3.2 Proposed Site Layout (Credit: reddy a+u)

4.0 WASTE MANAGEMENT STRATEGY

The operational waste management strategy proposed is based on a number of factors, including:

- final permission granted, and conditions attached to permitted development
- compliance requirements with Kerry County Council plan policy
- requirements by other state bodies
- waste infrastructure availability in the locality
- concerns raised by residents and neighbours affected by the work

Waste storage was considered at the initial design stage to ensure access for all (including people with disabilities) would be provided in a brightly lit, safe and well-designed bin storage area, spacious enough for easy manoeuvrability. Good ventilation and ready access, if required for the control of potential vermin, were also considered during design.

This integrated waste management strategy will form part of a larger operational Complex management programme which will safeguard its implementation.
Implementation of this plan will ensure that waste management during the operational phase of the proposed development is undertaken according to current legal and industry standards as listed in Section 2.1.

This plan aims to ensure maximum recycling, reuse, and recovery of waste with diversion from landfill, wherever possible. The plan also seeks to provide guidance on the appropriate storage, handling, 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 of waste to be generated from the proposed development during the operational phase and provides a strategy for managing the different waste streams.

4.1 Local Waste Management Infrastructure

There is an existing network of waste management infrastructure in the local area and used by the existing housing developments within Killarney is run by Killarney Waste Disposal (KWD). The network operates in conjunction with public civic amenity sites including one at Coolcaslagh Civic Amenity Site, Coolcaslagh Killarney Co. Kerry. The opening hours are shown below in Figure 4.1.

OPENING HOURS – COOLCASLAGH RECYCLING & WASTE DISPOSAL CENTRE.	
CLOSED FOR LUNCH – MONDAY – FRIDAY 12.15 – 13.30	
Monday	9.00 – 12.15 & 13.30 – 16.30
Tuesday	9.00 – 12.15 & 13.30 – 16.30
Wednesday	9.00 – 12.15 & 13.30 – 16.30
Thursday	9.00 – 12.15 & 13.30 – 16.30
Friday	9.00 – 12.15 & 13.30 – 16.30
Saturday	9.00 – 13.00
Sunday & Bank Holidays - **CLOSED**	
It is Kerry County Council policy to issue receipts for all monies collected. All charges are inclusive of VAT. ***The above charges are subject to change – please contact (066) 716 2000 to confirm charges.***	

Figure 4.1 Opening Hours for Coolcaslagh Civic Amenity Site

5.0 WASTE CATEGORIES

5.1 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), cardboard and plastic packaging, metal cans, plastic bottles, aluminium cans, tins, and Tetra Pak cartons
- Organic waste - food waste and green waste generated from plants/flowers
- Glass
- Mixed Non-Recyclable (MNR)/General Waste

5.2 European Waste Codes

In 1994, the European Waste Catalogue and Hazardous Waste List were published by the European Commission. In 2002, the EPA published a document titled the European Waste Catalogue and Hazardous Waste List, which was a condensed version of the original two documents and their subsequent amendments. This document was replaced by the EPA' Waste Classification - List of Waste & Determining if Waste is Hazardous or Non-Hazardous', which became valid from the 1st of June 2015.

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, COR's, permits and licences and EPA National Waste Database. Under the classification system, different types of waste are fully defined by a code. The List of Waste (LoW) code (also referred to as the European Waste Code or EWC) for typical waste materials expected to be generated during the operation of the proposed development is provided in Table 5.1.

European Waste Catalogue/ List of Waste	
Type of Waste	**EWC/LoW**
Mixed Non-recyclable Waste	20 03 01
Paper and cardboard	20 01 01
Plastics	20 01 39
Biodegradable Kitchen Waste	20 01 08
Glass	20 01 02
Edible oil and fat	20 01 25
Biodegradable kitchen and canteen waste	20 01 08
WEEE	20 01 35-36

Table 5.1 EWC/LoW

5.3 Additional Waste Categories

In addition to the typical waste materials that will be generated daily, there will be some additional waste types generated in small quantities which will need to be managed separately by the residents, including:

- Green/garden waste may be generated from external landscaping
- Batteries (both hazardous and non-hazardous)
- Waste electrical and electronic equipment (WEEE) (both hazardous and non-hazardous)
- Printer cartridges/toners
- Chemicals (paints, adhesives, resins, detergents, etc.)
- Fluorescent tubes and other mercury containing waste
- Textiles (rags)
- Waste cooking oil
- Furniture (and from time-to-time other bulky wastes).

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6.0 WASTE GENERATION FIGURES

The National Waste Prevention Programme (NWPP) is playing an important enabling role in that necessary transformational change by supporting businesses, households and the public sector to be more resource efficient.
The BS5906:2005 Waste Management in Buildings – Code of Practice was considered in the calculations of waste estimates.
Extract from 2013 'EPA Publication, National Waste Prevention Programme' The typical wastes generated at a residential development are as follows:

- Dry Mixed Recycling;
- Mixed Non-Recycling;
- Organic Material.

In addition to the common waste type outlined above, a residential development generally also generates the following wastes in small quantities:

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

Green garden waste from trimmings and cuttings will be dealt with by the landscaping contractor.

6.1 Accommodation Schedule for Apartment Blocks

The occupancy rates for accommodation units have been predicated and are displayed on the schedule of accommodation in Table 6.1.

Apartmemts Breakdown	Total 68		
	1-Bed	2-Bed	Total Units
Block A	20	19	39
Block B	16	13	29

Table 6.1 Accommodation Schedule Breakdown

6.2 Apartment Blocks Waste Volume

The volume of waste that will be generated during full occupancy of the development has been calculated with regard to British Standard BS 5906:2005 Waste Management in Buildings-Code of practice.

BS 5906:2005 states that 70 litres of waste are generated per bedroom per week with an allowance of an additional 30 litres per unit per week.

Table 6.2 and Table 6.3 detail the calculated weekly waste volumes generated for each apartment block.

Block A				
Scenario	#	#Total Bedrooms	Factor	Weekly Waste (L)
1-Bed Bedrooms	20	20	70 Litres per week / bedroom	1,400
2-Bed Bedrooms	19	38	70 Litres per week / bedroom	2,660
Units	39	39	30 litres per week / unit	1170
Total Weekly Block A Waste				5,230

Table 6.2 Block A weekly waste generation

Block B				
Scenario	#	#Total Bedrooms	Factor	Weekly Waste (L)
1-Bed Bedrooms	16	16	70 Litres per week / bedroom	1,120
2-Bed Bedrooms	13	26	70 Litres per week / bedroom	1,820
Units	29	29	30 litres per week / unit	870
Total Weekly Block B Waste				3,810

Table 6.3 Block B weekly waste generation

Table 6.4 and Table 6.5 below details the waste storage calculations and requirements.

Block A						
Block A Bin Store	Bin Volume Capacity (L)	Volume waste produced weekly (L)	# Bins	# Total Bins	Bin Area m2	Total Bin Area m2
Dry Mixed Recycling	1100	2144	1.9	2.0	1.7	3.4
Mixed Non-Recyclables	1100	2144	1.9	2.0	1.7	3.4
Glass	240	471	2.0	2.0	0.43	0.86
Organic Waste	140	471	3.4	4.0	0.26	1.04
					Combined Bin Area	8.7
					Contingency factor to allow free movement	1.5	13.05
					Capacity volume of bins (L)	5440
					Weekly volume of waste (L)	5230

Table 6.4 Block A bin requirements

Block B						
Block B Bin Store	Bin Volume Capacity (L)	Volume waste produced weekly (L)	# Bins	# Total Bins	Bin Area m2	Total Bin Area m2
Dry Mixed Recycling	1100	1562	1.4	2.0	1.7	3.4
Mixed Non-Recyclables	1100	1562	1.4	2.0	1.7	3.4
Glass	240	343	1.4	2.0	0.43	0.86
Organic Waste	140	343	2.4	3.0	0.26	0.78
					Combined Bin Area	8.44
					Contingency factor to allow free movement	1.5	12.66
					Capacity volume of bins (L)	5300
					Weekly volume of waste (L)	3810

Table 6.5 Block B bin requirements

6.3 Creche Waste Volume

Waste generated by the creche shall be managed by the operators of the creche who shall engage a commercial waste contractor to collect waste generated.

Waste shall be stored within a dedicated creche waste bin storage area within the curtilage of the Creche.

The volume of domestic waste that will be generated during the full occupancy of the development have been calculated with regard to British Standard BS 5906:2005 Waste Management in Buildings-Code of Practice.

BS 5906:2005 states that 70 litres of waste are generated per bedroom per week and this factor has been considered to conservatively calculate the waste volume generated by the creche on a weekly basis. This value is reduced to 50 litres per week as the creche only operates 5-days per week. Thus, it is predicted that each child and staff member will generate up to 10 litres of waste per day. The creche will have 40 no. children and 12 no. staff.

Table 6.6 below details the weekly waste generation volume for the Creche. Table 6.7 below details the waste storage calculations and requirements.

Scenario	#	Factor	Weekly Waste (L)
Children	40	50 Litres per week	2,000
Staff	12	50 Litres per week	600
Total Weekly Creche Waste			2,600

Table 6.6 Creche weekly waste generation

Creche Bin Store	Bin Volume Capacity (L)	Volume waste produced weekly (L)	# Bins	# Total Bins	Bin Area m2	Total Bin Area m2
Dry Mixed Recycling	1100	1352	1.2	2.0	1.7	3.4
Mixed Non-Recyclables	1100	676	0.6	1.0	1.7	1.7
Glass	240	156	0.7	1.0	0.43	0.43
Organic Waste	140	442	3.2	4.0	0.26	1.04
					Combined Bin Area	6.57
					Contingency factor to allow free movement	1.5	9.855
					Capacity volume of bins (L)	4100
					Weekly volume of waste (L)	2626

Table 6.7 Creche bin requirements

7.0 WASTE STORAGE AND COLLECTION

This section provides information on how waste generated within the 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 KCC. In particular, consideration has been given to the following documents:

- BS 5906:2005 Waste Management in Buildings - Code of Practice
- EMR Waste Management Plan 2015 - 2021
- KCC Kerry County Council Household Waste Bye-Laws (2019)

The waste receptacles from WSAs will be collected directly from the WSAs by the waste contractor and taken to the vehicle for emptying, waste receptacles will be promptly returned to the WSAs.

Using the estimated waste generation volumes in Table 6.4, 6.5 and 6.7, the waste receptacle requirements for MNR, DMR, organic waste and glass have been established for the WSAs. These are presented in Table 7.1 and Table 7.2.

		Block A	Block B
Bin Type	Bin Volume Capacity (L)	# Total Bins	
Dry Mixed Recycling	1100	2	2
Mixed Non-Recyclables	1100	2	2
Glass	240	2	2
Organic Waste	140	4	3

Table 7.1 Estimated No. Bins per Apartment Block

Minimum Required Bins for Block A:
2no. bins for Dry Mixed Recycling. 2no. bins of 1100L for 2144L produced a week
2no. bins for Mixed Non Recycling. 2no. bins of 1100L for 2144L produced a week
2no. bins for Glass. 2no. bins of 240L for 471L produced a week
4no. bins for Organic Waste. 4no. bins of 140L for 471L produced a week

Minimum Required Bins for Block B:
2no. bins for Dry Mixed Recycling. 2no. bins of 1100L for 1562L produced a week
2no. bins for Mixed Non Recycling. 2no. bins of 1100L for 1562L produced a week
2no. bins for Glass. 2no. bins of 240L for 343L produced a week
3no. bins for Organic Waste. 3no. bins of 140L for 343L produced a week

		Creche
Bin Type	Bin Volume Capacity (L)	# Total Bins
Dry Mixed Recycling	1100	2
Mixed Non-Recyclables	1100	1
Glass	240	1
Organic Waste	140	4

Table 7.2 Estimated No. Bins for Creche

Minimum Required Bins for Creche Block:
2no. bins for Dry Mixed Recycling. 2no. bins of 1100L for 1352L produced a week
1no. bins for Mixed Non Recycling. 1no. bins of 1100L for 676L produced a week
1no. bins for Glass. 1no. bins of 240L for 156L produced a week
4no. bins for Organic Waste. 4no. bins of 140L for 442L produced a week

The waste receptacle requirements have been established from distribution of the total weekly waste generation estimate into the holding capacity of each receptacle type.

The types of bins used will vary in size, design and colour dependent on the appointed waste contractor. However, examples of typical receptacles to be provided in the WSAs are shown in Figure 7.1 & 7.2 below. All waste receptacles used will comply with the IS EN 840 2012 standard for performance requirements of mobile waste containers, where appropriate.

Commercial Customers



At KWD Recycling we have an extensive range of equipment to suit your business needs. To determine the equipment best suited to your requirements and ultimately the best price offered, one of our representatives can visit your business and carry out a completely free survey & recommend the most suitable and economical system suitable to your situation.

We pride ourselves on offering the most efficient and reliable service possible while constantly monitoring any changes in the industry that may improve price and service to our customers. We collect all types of waste and recycling material while billing can be made to your preference, monthly, yearly or even pay per empty basis - whilst new customers can be added to our schedule immediately if needed.

The Range

We offer a complete range of bins including 140ltr, 240ltr, 360ltr, 660ltr and 1100ltr which come colour coded for either landfill waste or recycling materials.



Green Bins

Our Green General Waste Bins will take all general landfill waste you produce, which we can collect at the most competitive rates on the market.



Blue Bins

Our Blue Dry Recycling Bins will take the following material: Cardboard, paper, plastic, aluminium and tin cans mixed, making it easier for the customer and reduce your disposal costs.

All material should be clean, loose and dry in the recycling bin so that it can be segregated and recycled at our Materials Recycling Facility

Figure 7.1 Typical Bins provided



Compost Bins

We also provide a Brown Compost Bin so you can reduce the amount of material going into the general waste bin and this in turn reduces waste disposal charges for our customers.

It is now law that any commercial premises dealing with food (eg restaurant, cafes, canteens etc) must segregate their food waste into a separate bin.



Glass Bins

We supply 3 separate bins for you to segregate your green, white and brown glass waste.



Cardboard

We also collect bags, bins, and bales of cardboard and plastic at great rates.

Figure 7.2 Typical bins provided

7.1 Waste Storage

The future residents will be required to segregate waste within the development into the following main waste types:

- DMR
- MNR
- Organic waste
- Glass

The apartment blocks will have a bin store outside the apartment blocks to the East with access to be collected from the access road around the apartments.



Figure 7.3 Location of Bin Stores in Apartments

All bins/containers in the areas will be clearly labelled and colour coded to avoid cross contamination of the different waste streams. Signage will be posted above or on the bins to show exactly which wastes can be put in each.

Using the receptacles outlined in Figure 7.1 & 7.2, it is anticipated that DMR, MNR, organic waste and glass will be collected on a weekly basis.

Other waste materials such as textiles, batteries, printer toner/cartridges and WEEE may be generated infrequently by the tenants. Tenants will be required to identify suitable temporary storage areas for these waste items within their own units and dispose of them appropriately.

7.2 Waste Collection

The 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.

The residents waste receptacles from the housing development will be collected directly from their properties and taken to the waste vehicle for emptying, receptacles will be promptly returned to the WSAs.

The facility management or waste contractor (depending on the existing agreement) will ensure that empty bins are promptly returned to the WSAs after collection/emptying.

It is recommended that bin collection times/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.

7.3 Additional Waste Materials

In addition to the typical waste materials that are generated on a daily basis, there will be some additional waste types generated from time to time that will need to be managed separately. A non-exhaustive list is presented below.

Green waste

Green waste may be generated from external landscaping and internal plants/flowers. Green waste generated from landscaping of external areas will be removed by external landscape contractors. Green waste generated from gardens 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 Waste Management 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 tenants 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 recycling/recovery of their waste batteries by a suitably permitted/licenced contractor. Facilities management may arrange collection depending on the agreement.

Waste Electrical and Electronic Equipment (WEEE)

The *WEEE 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 tenants 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 recycling/recovery of their WEEE by a suitably permitted/licenced contractor. Facilities management may arrange collection depending on the agreement.

Printer Cartridge/Toners

It is recommended that a printer cartridge/toner bin is provided in the commercial units, where appropriate. The commercial tenant's 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.

Chemicals (solvents, paints, adhesives, resins, detergents etc.)

Chemicals (such as solvents, paints 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 in the commercial units that is classed as hazardous (if they arise) will be appropriately stored within the tenant's own space. Facilities management may arrange collection depending on the agreement.

Light Bulbs (Fluorescent Tubes, Long Life, LED and Filament bulbs)

Waste light bulbs may be generated by lighting at the properties. It is anticipated that residents will be responsible for the off-site removal and appropriate recovery/disposal of these wastes. Facilities management may arrange collection depending on the agreement.

Textiles

Where possible, waste textiles should be recycled or donated to a charity organisation for reuse.

Furniture (and other bulky wastes)

Furniture and other bulky waste items (such as carpet etc.) may occasionally be generated by the residents and the commercial tenants. The collection of bulky waste will be arranged as required by the residents. The collection of bulky waste will be arranged as required by the tenant.

8.0 Conclusions

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

Implementation of this OWMP will ensure a high level of recycling, reuse, and recovery at the development. All recyclable materials will be segregated at source to reduce waste contractor costs and ensure maximum diversion of materials from landfill, thus achieving the targets set out in the *EMR Waste Management Plan 2015 - 2021.*

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

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