REPORT



Trinity Consultants

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Operational Waste Management Plan

The Former Player Wills Factory Amendment Application

CLIENT

DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV

DOCUMENT REFERENCE

267501.0285WMR02

DATE

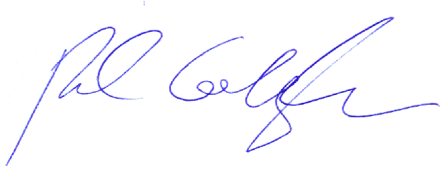
08/10/2026

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DOCUMENT CONTROL SHEET

Document Control Sheet	
Our Reference	267501.0285WMR02
Original Issue Date	08/10/2026
Client:	DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV

Revision	Revision Date	Description

Details	Written by	Approved by
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Date	08/10/2026	08/10/2026

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1. INTRODUCTION

AWN Consulting, a Trinity Consultants Company, has prepared this Operational Waste Management Plan (OWMP) on behalf of DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV (the Client). The proposed development consists of amendments to the development at the former 'Player Wills' site (Proposed Development), South Circular Road, St. Catherine's Avenue and Donore Avenue, Dublin 8, as permitted under ABP-308917-20 (DCC Ref: SHD0031/20) and as amended under DCC Reg. Ref.: 3406/25. The proposed amendments relate only to the permitted Block PW1, which includes the former Player Wills Factory (a Protected Structure, RPS Ref: 8796), Block PW2 and Block PW5 only.

This OWMP has been prepared to ensure that the management of waste during the operational phase of the Proposed Development is undertaken in accordance with the current legal and industry standards including, the *Waste Management Act 1996 (as amended)* [1]*, the Environmental Protection Agency Act 1992 (as amended), the Litter Pollution Act 1997 (as amended)* [2]*,* Litter Pollution Act 1997 as amended [3] Regional Waste Management Planning Offices, *the National Waste Management Plan for a Circular Economy 2024–2030 (2024)* [4] *and* The Dublin City Council (DCC) *'Dublin City Council (Storage, Presentation and Segregation of Household and Commercial Waste) Bye-Laws' 2018* [5]*.* In particular, this OWMP aims to provide a robust strategy for the storage, handling, collection and transport of waste generated at the site.

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

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

2. OVERVIEW OF WASTE MANAGEMENT IN IRELAND

2.1 National level

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

A further policy document prepared by the Department of the Environment, Heritage and Local Government (DEHLG), '*Preventing and Recycling Waste – Delivering Change'* (2002) [7]. This document proposed a number of programmes to increase recycling of waste and allow diversion from landfill. The need for waste minimisation at source was considered a priority.

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

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

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

In September 2020, the Irish Government, Department of Climate, Energy and the Environment (DCEE) published a new policy document outlining a new action plan for Ireland to cover the period of 2020-2025. This plan *'A Waste Action Plan for a Circular Economy - Ireland's National Waste Policy 2020–2025' (2020)* [10] (WAPCE), was prepared in response to the European Commissions '*European Green Deal'* (2019) [11] which sets a roadmap for a transition to a new economy, where climate and environmental challenges are turned into opportunities, replacing the previous national waste management plan Department of the Environment, Community and Local Government (DECLG) *"A Resource Opportunity – Waste Management Policy in Ireland"* (2012) [12].

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 DECC, '*Whole of Government Circular Economy Strategy 2022-2023 Living More, Using Less'* (2021) [13] to set a course for Ireland to transition across all sectors and at all levels of Government toward circularity and was issued in December 2021. It

is anticipated that the Strategy will be updated in full every 18 months to 2 years. The latest version of this stratergy has been issued as of Feb 2026, by DCEE, *Whole of Government Circular Economy Strategy 2026-2028: 'Accelerating Action' (2026)* [14], with the main purpose of this stratergy being to increase Ireland's circular material use rate by two percentage points per year.

The *Circular Economy and Miscellaneous Provisions Act (2022)* [15] was signed into law in July 2022. The Act underpins Ireland's shift from a "take-make-waste" linear model to a more sustainable pattern of production and consumption, that retains the value of resources in our economy for as long as possible and that will to significantly reduce our greenhouse gas emissions. The Act defines Circular Economy for the first time in Irish law, incentivises the use of recycled and reusable alternatives to wasteful, single-use disposable packaging, introduces a mandatory segregation and incentivised charging regime for commercial waste, streamlines the national processes for End-of-Waste and By-Products decisions, tackling the delays which can be encountered by industry, and supporting the availability of recycled secondary raw materials in the Irish market, and tackles illegal fly-tipping and littering.

Since 1998, the Environmental Protection Agency (EPA) has produced periodic 'National Waste (Database) Reports' which as of 2023 have been renamed *Circular Economy and Waste Statistics Highlight Reports* [16] detailing, among other things, estimates for household and commercial (municipal) waste generation in Ireland and the level of recycling, recovery and disposal of these materials. The 2025 National Circular Economy and Waste Statistics web resource, which is the most recent study published, along with the national waste statistics web resource (2025) reported the following key statistics for 2023:

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

2.2 Regional Level

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

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

The NWMPCE does not dissolve the three regional waste areas. The NWCPCE sets the ambition of the plan to have a 0% total waste growth per person over the life of the Plan with an emphasis on non-household wastes including waste from commercial activities and the construction and demolition sector.

This Plan seeks to influence sustainable consumption and prevent the generation of waste, improve the capture of materials to optimise circularity and enable compliance with policy and legislation.

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

National Targets

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

Municipal landfill charges in Ireland are based on the weight of waste disposed. In the Lienster Region, charges are approximately €140-160 per tonne of waste, which includes a €85 per tonne landfill levy introduced under the *Waste Management (Landfill Levy) Regulations (as amended*)(2015)[17]. Government of Ireland, *The Circular Economy (Waste Recovery Levy) Regulations (2024)* [18] will also incur a levy of €10 per tonne for waste accepted for recovery. This will include backfilling at authorised recovery sites and at municipal waste landfills.

The *Dublin City Development Plan 2022 – 2028* [19] 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 development plan.

- *CA8 (f): minimising the generation of site and construction waste and maximising reuse or recycling.*
- *CA23: 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.*
- *CA24: 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.
- *SI29: Segregated Storage and Collection of Waste Streams: To require new commercial and residential developments, to include adequate and easily accessible storage space that supports the separate collection of as many waste and recycling streams as possible, but at a minimum general domestic waste, dry recyclables and food waste as appropriate.*
- *SI30: To require that the storage and collection of mixed dry recyclables, organic and residual waste materials within proposed apartment schemes have regard to the Sustainable Urban Housing: Design*

Standards for New Apartments Guidelines for Planning Authorities 2018 (or and any future updated versions of these guidelines produced during the lifetime of this plan).

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.*

2.3 Legislative Requirements

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

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

These Acts and subordinate Regulations transpose the relevant European Union Policy and Directives into Irish law.

One of the guiding principles of European waste legislation, which has in turn been incorporated into the Waste Management Act 1996 as amended and subsequent Irish legislation, is the principle of "*Duty of Care*". This implies that the waste producer is responsible for waste from the time it is generated through until its legal disposal (including its method of disposal). As it is not practical in most cases for the waste producer to physically transfer all waste from where it is produced to the final disposal area, waste contractors will be employed to physically transport waste to the final waste disposal site.

It is, therefore, imperative that the residents, commercial tenants and facilities management undertake on-site management of waste in accordance with all legal requirements and that the facilities management company employ suitably permitted / licenced contractors to undertake off-site management of their waste in accordance with all legal requirements. This includes the requirement that a waste contactor handle, transport and reuse / recover / recycle / 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 be appropriately authorised under the *Waste Management (Facility Permit and Registration) Regulations 2007* (as amended) [26] or licensed by the EPA, as applicable. 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 & Registration) Regulations 2007 [27], as amended, or a Waste Licence granted by the EPA. The COR / permit / licence held will specify the type and quantity of waste able to be received, stored, sorted, recycled, recovered and / or disposed of at the specified site.

2.4 Dublin City Council Waste Management Bye-Laws

The DCC "*Dublin City Council (Storage, Presentation and Segregation of Household and Commercial Waste) Bye-Laws (2018)*" were bought into force in May 2019. These bye-laws repeal the previous Bye-Laws for the Storage, Presentation and Collection of Household and Commercial Waste. The bye-laws set a number of enforceable requirements on waste holders with regard to storage, separation and presentation of waste within the DCC administrative area. Key requirements under these bye-laws of relevance to the operational phase of the Proposed Development include the following:

- *Kerbside waste presented for collection shall not be presented for collection earlier than 5.00 pm on the day immediately preceding the designated waste collection day;*
- *All containers used for the presentation of kerbside waste and any uncollected waste shall be removed from any roadway, footway, footpath or any other public place no later than 10:00 am on the day following the designated waste collection day, unless an alternative arrangement has been approved in accordance with bye-law 2.3;*
- *Documentation, including receipts, is obtained and retained for a period of no less than one year to provide proof that any waste removed from the premises has been managed in a manner that conforms to these bye-laws, to the Waste Management Act and, where such legislation is applicable to that person, to the European Union (Household Food Waste and Bio-Waste) Regulations 2015; and*
- *Adequate access and egress onto and from the premises by waste collection vehicles is maintained.*

The full text of the bye-laws is available from the DCC website.

2.5 Regional Waste Management Service Providers and Facilities

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

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

The Ballymount Waste Recycling Centre, Ballymount Avenue Upper Greenhills Ballymount Dublin 12 Dublin, located c. 5.8 km to the south west of the Proposed Development site, which can be utilised by the residents of the Proposed Development for other household waste streams while a bottle bank can be found c. 800m by road to the east at the St Vincent Flats, South Circular Road, Leonards Corner, Dublin, D08WD62.

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

3. DESCRIPTION OF THE DEVELOPMENT

3.1 Location, Size and Scale of the Development

The proposed development consists of amendments to the development at the former 'Player Wills' site, South Circular Road, St. Catherine's Avenue and Donore Avenue, Dublin 8, as permitted under ABP-308917-20 (DCC Ref: SHD0031/20) and as amended under DCC Reg. Ref.: 3406/25. The proposed amendments relate only to the permitted Block PW1, which includes the former Player Wills Factory (a Protected Structure, RPS Ref: 8796), Block PW2 and Block PW5 only.

The proposed amendments include for alteration of the permitted ground floor layouts of PW1 and PW2 including the relocation of permitted amenity spaces and retail/restaurant spaces, some minor amendments to unit layouts, and amenity spaces at upper levels. It also includes for the reconiguration of Block PW5.

The proposed amendments results in no increase in the overall permitted 492 residential units and 240 shared living units.The proposed amendments are set out as follows:

1. Amendments to permitted Block PW1 (which includes the former Player Wills Factory (a Protected Structure, RPS Ref: 8796)) to include:
   - Reduction of permitted ground floor commercial uses (which included café/co-working/bar/restaurant space) and an increase in tenant amenity space. This results in a ground floor containing 2 no. retail/restaurant/café units, tenant amenity space to include a gym, management offices and reception, community unit (as permitted) and cultural unit (as permitted). Subsequent elevational changes to the western façade to provide for revised access to amendment layout.
   - Removal of permitted internal amenity lounge at Level 8, and subsequent increase in external amenity terrace at Level 8.
   - Relocation of permitted sub-station from internally within the ground floor of PW1 to the permitted standalone plant/bin store area at the north west corner of PW1.
   - Minor increase in the permitted basement below PW1, containing plant areas only.
   - Alteration of permitted plant areas at roof level of PW1 and the addition of PV panels.

2. Amendments to permitted PW2 to include:
   - Alteration of permitted substation and provision of an additional substation in place of a permitted residential unit at ground level and alterations to permitted cores and basement access. Addition of 1 additional residential unit at ground level.
   - Reconfiguration of permitted retail unit located at ground level on the north-east corner to accomodate an relocated entrance lobby.
   - Alteration of permitted retail and cafe units on the south west corner of the block to accommodate amended access and alteration of 2 no. permitted bicycle lifts at ground level to dedicated bicycle stairs with automated ramps.
   - At levels 1, 3 and 5 the conversion of a 2 no. permitted 1- bed units to 2-bed units and on level 2, 1 no. permitted 1- bed unit to 2-bed unit, as a result of the additional staircore.
   - At level 15 & 16, the reconfiguration of 4 no. 2-bed units to 4 no. 1-bed units to facilitate an additional staircore and reconfiguration of 1 no. 1-bed duplex unit to 2 no. 1 bed units.
   - At level 17 the reconfiguration of 1 no. 2-bed unit to 1 no. 1-bed unit to facilitate an additional staircore.
   - Removal of plant screen at Level 8.

3. Amendments to permitted PW5 to include:
   - Reconfiguration of permitted block containing 21 no. residential units to block containing 20 no. units. The height and footprint remain largely consitant to the permitted block

- Revised block is provided around the permitted communal amenity space located to the east of the block.

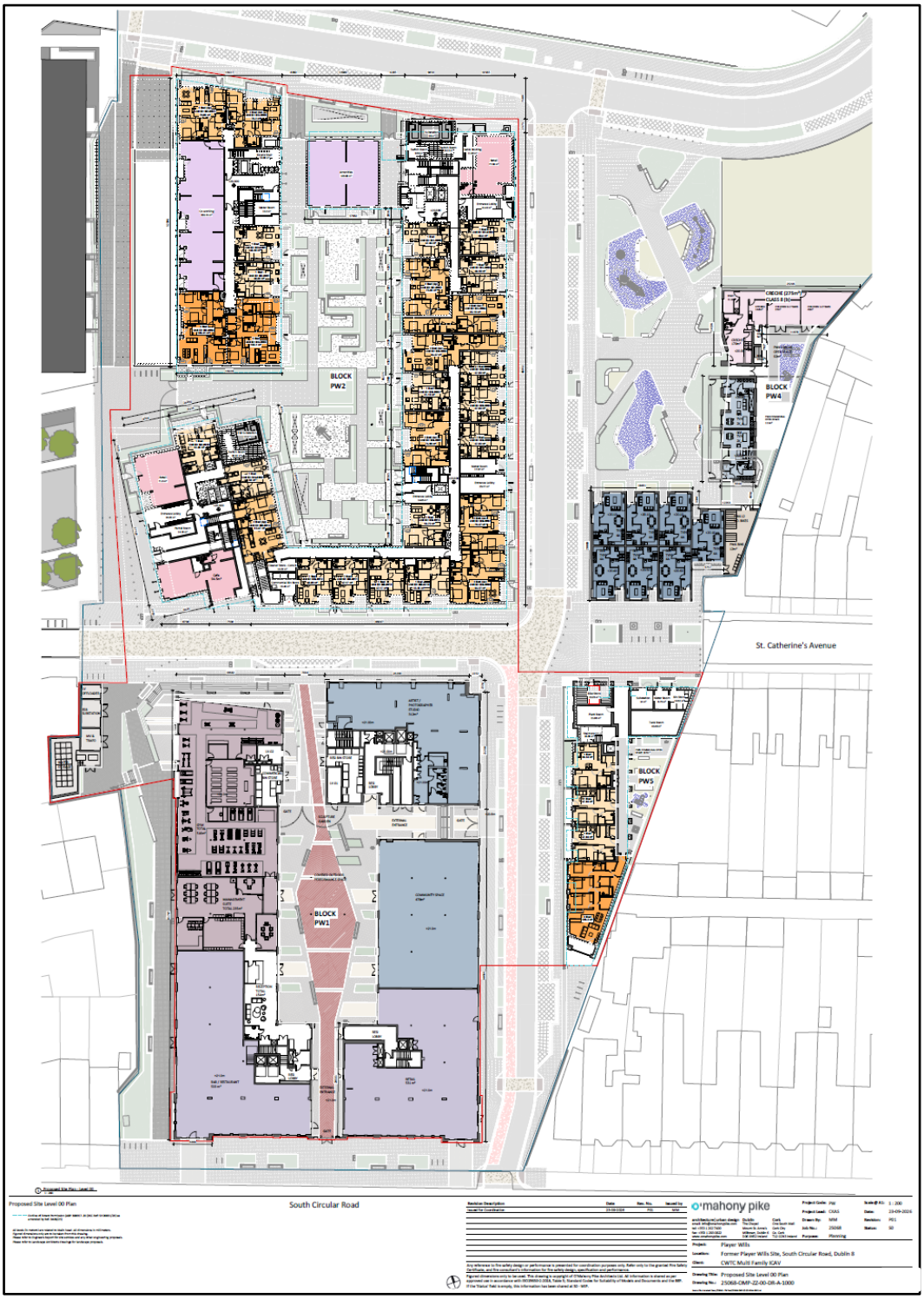


Figure 3.1 The Proposed Development Site Layout Plan (O'mahony pike Architects ref: 25068-OMP-ZZ-00-DR-A-1000, 2026)

3.2 Typical Waste Categories

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

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

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

- Drink Cans and Bottles (Deposit Return Scheme)
- Green / garden waste may be generated from external landscaping;
- Batteries (both hazardous and non-hazardous);
- Waste electrical and electronic equipment (WEEE) (both hazardous and non-hazardous);
- Printer cartridges / toners;
- Chemicals (paints, adhesives, resins, detergents, etc.);
- Light bulbs;
- Textiles;
- Waste cooking oil (if any generated by the tenants or residents);
- Furniture (and, from time to time, other bulky wastes); and
- Abandoned bicycles.

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

3.3 List of Waste Codes

The List of Waste classification system is applied across the EU and is the basis for national and international waste reporting. In Ireland, the EPA guidance document *Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-hazardous* should be used (2019)[33]. Earlier EPA guidance included the European Waste Catalogue and Hazardous Waste List (EPA, 2002) [34]. This document has recently been replaced by the EPA '*Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous*'[35] 2018. This waste classification system applies across the EU and is the basis for all national and international waste reporting, such as those associated with waste collection permits, COR's, permits and licences and EPA National Waste Database.

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

Table 3.1 Typical Waste Types Generated and LoW Codes

Waste Material	LoW Code
Paper and Cardboard	20 01 01
Plastics	20 01 39
Metals	20 01 40
Mixed Non-Recyclable Waste	20 03 01
Glass	20 01 02
Biodegradable Kitchen Waste	20 01 08

Oils and Fats	20 01 25
Textiles	20 01 11
Batteries and Accumulators*	20 01 33* - 34
Printer Toner/Cartridges*	20 01 27* - 28
Green Waste	20 02 01
WEEE*	20 01 35*-36
Chemicals (solvents, pesticides, paints & adhesives, detergents, etc.) *	20 01 13*/19*/27*/28/29*30
Fluorescent tubes and other mercury containing waste*	20 01 21*
Bulky Wastes	20 03 07

** Individual waste type may contain hazardous materials*

4. ESTIMATED WASTE ARISING

A waste generation model (WGM) developed by AWN, was used to predict waste types, weights and volumes arising from operations within the Proposed Development. The WGM incorporates building area and use and combines these with other data including from similar development operated by the applicant, along with Irish and US EPA waste generation rates.

The estimated quantum / volume of waste that will be generated from the residential units and amenity spaces has been determined based on the predicted occupancy of the units and allocated amenity uses. Tenant amenity area space has been included within these calculations. The estimated quantum / volume of waste that will be generated from the commercial units (inc bar/restaurant cultural, gym, management suite, community space, artist / photography studio and café) is based on floor area usage (m^2). The estimated waste generation for the Proposed Development for the main waste types is presented in Table 4.1 and 4.2

Table 4-1 Estimated Waste Generation for The Proposed Development

Waste Type	Waste Volume (m^3 / week)			
	Residential Block PW1 (Combined)	Commercial Block PW1 (Combined)	Residential Block PW2 (Combined)	Commercial Block PW2 (Combined)
Organic Waste	1.93	0.81	5.70	0.13
DMR	14.01	8.21	41.75	1.15
Glass	0.63	0.28	1.10	0.03
MNR	6.89	4.29	19.87	0.63
Total	**23.47**	**13.65**	**68.42**	**1.95**

Table 4-2 Estimated Waste Generation for The Proposed Development

Waste Type	Waste Volume (m^3 / week)			
	Residential Block PW5 (Combined)			
Organic Waste	0.30			
DMR	2.09			
Glass	0.06			
MNR	1.10			
Total	**3.54**			

5. WASTE STORAGE AND COLLECTION

This section provides information on how waste generated within the Site will be stored and collected. 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 DCC. In particular, consideration has been given to the following documents:

- BS 5906:2005 Waste Management in Buildings – Code of Practice,
- The NWMPCE (2024);
- Dublin City Council Development Plan 2022 – 2028 (Appendix 7);
- DCC Dublin City Council (Storage, Presentation and Segregation of Household and Commercial Waste) Bye-Laws (2018); and
- DoHLGH, Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2025).

Waste Storage Areas

Locations of all Waste Storage Areas (WSAs) can be viewed on the drawings submitted with the planning application under separate cover.

Block PW 1

One (1 no.) shared residential Waste Storage Area (WSA) has been allocated in design of the Proposed Development for Phase PW1. The WSA has been allocated on the northern end of the development on the ground floor level.

One (1 no.) shared commercial WSA has been allocated in design of the Proposed Development for Phase PW1. The WSA has been allocated on the northern end of the development on the ground floor level.

Block PW 2

One (1 no.) shared residential Waste Storage Area (WSA) has been allocated in design of the Proposed Development for Phase PW2. The WSA has been allocated adjacent to the vehicle ramp of the development, on the basement floor level.

One (1 no.) shared commercial WSA has been allocated in design of the Proposed Development for Phase PW2. The WSA has been allocated on the southern end of the block on the ground floor level.

Block PW 5

One (1 no.) shared residential Waste Storage Area (WSA) has been allocated in design of the Proposed Development for Phase PW5. The WSA has been allocated on the northern end of the development on the ground floor level.

The locations of all WSAs can be viewed in the Appendix of this OWMP.

Using the estimated waste generation volumes in Tables 4.1 – 4.2, above, the waste receptacle requirements for the residential and commercial units for MNR, DMR, organic waste and glass have been established for the WSAs.

MNR, DMR and organic waste receptacles will be collected on twice weekly basis, while glass waste will be collected on a weekly basis.

Waste Storage Requirements

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

Table 5.1 Waste storage requirements for the Proposed Development

Area/Use	Bins Required			
	MNR1	DMR2	Glass	Organic
Residential Waste PW1	3 x 1100 L 1 x 240 L	7 x 1100 L	3 x 240 L	4 x 240 L
Commercial Waste PW1	2 x 1100 L 1 x 240 L	4 x 1100 L 1 x 240 L	2 x 240 L	4 x 240 L
Residential Waste PW2	9 x 1100 L	19 x 1100 L	5 x 240 L	12 x 240 L
Commercial Waste PW2	1 x 1100 L	1 x 1100 L	1 x 240 L	1 x 240 L
Residential Waste PW5	1 x 1100 L	1 x 1100 L	1 x 240 L	1 x 240 L

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

Waste storage receptacles as per Table 5.1 above (or similar appropriate approved containers) will be provided by the facilities management company in the WSA.

As outlined in the current Dublin City Development Plan, it is preferable to use 1,100 L wheelie bins for waste storage, where practical. However, in the case of organic and glass waste, it is considered more suitable to use smaller waste receptacles due to the weight of bins when filled with organic and glass waste. The use of 240 L bins, as recommended in Table 5.1, will reduce the manual handling impacts on the facilities management personnel and waste contractor employees.

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 WSA are shown in Figure 5.1. All waste receptacles used will comply with the SIST EN 840-1:2020 and SIST EN 840-2:2020 as the standards for performance requirements of mobile waste containers, where appropriate.



Figure 5.1. Typical Waste Receptacles of Varying Size (240L and 1100L)

Receptacles for organic, mixed dry recyclable, glass and mixed non-recyclable waste will be provided in the shared residential WSAs prior to first occupation of the Proposed Development i.e. prior to the first residential or commercial unit being occupied.

This Plan will be provided to each resident and tenant from first occupation of the Proposed Development i.e. once the first residential or commercial unit is occupied. This Plan will be supplemented, as required, by the property management company with any new information on waste segregation, storage, reuse

and recycling initiatives that are subsequently introduced. Training will be provided to the relevant staff on the implementation of the Plan.

5.1 Waste Storage – Residential Apartment Units

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

- DMR;
- MNR;
- Glass; and
- Organic waste.

Provision will be made in all residential units to accommodate 3 no. bin types to facilitate waste segregation at source. An example of a potential 3 bin storage system is provided in Figure 5.2 below.

Figure 5.2 Example three bin storage system to be provided within the unit design



Residents will be required to take their segregated waste materials to their designated WSA and deposit their segregated waste into the appropriate bins. The location of the WSAs are illustrated in the drawings submitted with the planning application under separate cover and in the appendices of this report.

Graphical signage will be erected by facilities management, above or on the bins to show exactly which wastes can be put in each. Bins/containers will also be colour coded to avoid cross contamination of the different waste streams.

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

5.2 Waste Storage – Co-Living Development

Residents in the co-living units will be required to segregate waste into the following main waste streams:

- DMR;
- MNR;

- Glass; and
- Organic waste.

Segregated bins for DMR, MNR, organic waste and glass will be provided within the kitchens/dining areas of the Proposed Development by the facilities management company. Additional bins for segregation of DMR and MNR will also be provided in the common areas, where appropriate. Resident's units will have bins for DMR, MNR and organic waste segregation. Residents will be required to segregate their waste as above into the provided receptacles in accordance with the terms of the letting agreements of the operator.

No food macerators will be installed within any area of the co-living units.

All bins / containers will be clearly labelled and colour coded to avoid cross contamination of the different waste streams. Signage will be posted on or above the bins to show which wastes can be put in each bin. The residents will bring waste from their units/rooms as required to the Area Waste Stations (AWS) (i.e., localised waste segregation points located on each floor) or to the WSA on the ground floor level.

Cleaning staff will also empty the bins in the resident's units on a fortnightly basis. More frequent room servicing can be arranged with the facilities management. If residents need to access the WSA, they will use the lifts or stairs of the building to bring waste to the ground floor. Residents will be provided with access fobs / keys / codes by the operator to access the WSA, however the majority of the waste can be brought to the nearest AWS for disposal. The cleaning staff will bring the waste from the AWS and common areas to the WSA as required.

Segregated waste bins (as per Table 5.1) will be provided by the facilities management company in the WSA. Bins will be labelled and colour coded to minimise cross contamination.

Suitable storage containers will be provided within the Proposed Development to store WEEE, light bulbs and waste cooking oil until collection is arranged by the facilities management.

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

5.2.1 Kitchen / Living / Dining and Common Areas

Shared kitchen / dining areas are located in multiple locations on each floor; other common areas will be spread out throughout the Proposed Development.

The kitchen / living / dining areas will generate a significant volume of waste on a daily basis and, as such, it is important that adequate provision is made for the storage and daily transfer of wastes.
AWS will be required to be provided in the kitchen / dining areas to facilitate segregation at source of waste. The AWS should include a bin for organic waste, DMR, MNR, and glass. Alternatively, larger bins will be provided in the WSA for larger glass collections.

Segregated waste from resident's units should be brought to the nearest AWS or the ground floor WSA for disposal by residents. There will be a minimum capacity of 5L per bedroom in each unit It is envisaged that residents will not generally need access to the WSA on the ground floor. However, access to the WSA will be provided to the residents.

An option for the types of bins that could be provided are illustrated in Figure 5.3.



Figure 5.3 An indicative Area Waste Station (AWS) Unit

Common Areas
The common areas AWSs will be strategically located and should contain bins for DMR, MNR, organic and glass for residents/visitors to dispose of waste.

The cleaning staff will empty the bins each day (or more frequently as required) and will bring the bin bags using trolleys, via the lifts to the WSA at ground level.

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

5.3 Waste Storage – Commercial Units

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

- DMR;
- MNR;
- Glass; and
- Organic waste.

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

Suppliers for the commercial units will be requested by the tenants and staff to:

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

If any kitchens are allocated within the units, they will contribute an increased portion of the daily waste volume. Therefore, it is important that adequate provision is made for the storage and transfer of waste from these areas to the WSAs.

If kitchens are required it is anticipated that waste will be generated in kitchens throughout the day, primarily at the following locations:

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

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

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

Other waste materials such as DRS bottles, textiles, batteries, light bulbs, printer toner/cartridges, cooking oil, chemicals, bulky waste and WEEE may be generated infrequently by the tenants. The tenants will be required to store these waste types within their own unit and arrange collection with an appropriately licensed waste contractor. Facilities management may arrange collection, depending on the agreement. Further details on additional waste types can be found in Section 5.5.

5.4 Waste Collection

There are numerous private contractors that provide waste collection services in the Dublin City area. All waste contractors servicing the Proposed Development must hold a valid waste collection permit for the specific waste types collected. All waste collected must be transported to registered / permitted / licensed facilities only.

Bins from the Proposed Development will be brought to collection points by the waste contractor or facilities management, immediately prior to collection. All locations for collection can be viewed on the drawings submitted with the planning application under separate cover and in the appendices of this report.

A trolley / tug or suitable vehicle may be required to convey the bins to and from the collection area. The building management or waste contractor will ensure that empty bins are promptly returned to the WSAs after collection / emptying.

Suitable access and egress have been provided to enable the bins to be moved easily from the WSAs to the waste collection vehicles on the appropriate days. Waste will be collected at agreed days and times by the nominated waste contractors.

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

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

5.5 Additional Potential 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.

Deposit Return Scheme
Most drinks containers can be recycled via the deposit return scheme, such as bottles, cans and tins made from plastic, aluminium or steel can be returned once they are between 150ml and 3 litres in size and have the Re-turn logo on them.

At the shops you can either return the containers:

- Using a Reverse Vending Machine (RVM)
- Manually in the shop

If a shop does not have a RVM but they sell containers with the Re-turn logo, the shop may allow you to manually return containers in store, unless they have a take back exemption.

Locations of RVM machines can be found via the Re-turn website (www.re-turn.ie)

Green Waste
Green waste may be generated from gardens, 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 S.I. No. 283/2014 - European Union (Batteries and Accumulators) Regulations 2014, as amended. In accordance with these regulations, consumers are able to bring their waste batteries to their local civic amenity centre or can return them free of charge to retailers which supply the equivalent type of battery, regardless of whether or not the batteries were purchased at the retail outlet and regardless of whether or not the person depositing the waste battery purchases any product or products from the retail outlet.

The commercial units 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. The commercial units may arrange collection, depending on the agreement.

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

As noted above, the commercial units 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. The commercial units 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 units will be required to store this waste within their unit and arrange for return to retailers or collection by an authorised waste contractor, as required.

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

Chemicals

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

Any waste cleaning products or waste packaging from cleaning products generated in the commercial units that are classed as hazardous (if they arise) will be appropriately stored within the unit. The commercial units' staff may arrange collection, depending on the agreement.

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

Light Bulbs

Waste light bulbs (fluorescent, incandescent and LED) may be generated by lighting at the commercial units. It is anticipated that commercial units will be responsible for arranging for the off-site removal and appropriate recovery / disposal of these wastes. The commercial units may arrange collection, depending on the agreement.

Light bulbs generated by residents should be taken to the nearest civic amenity centre for appropriate storage and recovery / disposal.

Textiles

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

Waste Cooking Oil

If the commercial units use cooking oil, waste cooking oil will need to be stored within the unit on a bunded area or spill pallet and regular collections by a dedicated waste contractor will need to be organised as required. Under sink grease traps will be installed in any cooking space.

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

Furniture & Other Bulky Waste Items

Furniture and other bulky waste items (such as carpet, etc.) may occasionally be generated by the commercial units. The commercial units may arrange collection of any bulky waste, depending on the agreement. If residents wish to dispose of furniture, this can be brought a civic amenity centre.

Abandoned Bicycles

Bicycle parking areas are planned for the Proposed Development. As happens in other developments, residents sometimes abandon faulty or unused bicycles, and it can be difficult to determine their ownership. Abandoned bicycles should be donated to charity if they arise or facilities management may arrange collection by a licensed waste contractor.

5.6 Waste Storage Area Design

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

- Be fitted with a non-slip floor surface;
- Provide ventilation to reduce the potential for generation of odours with a recommended 6-10 air changes per hour for a mechanical system for internal WSAs;
- Provide suitable lighting – a minimum Lux rating of 400 is recommended;
- Be easily accessible for people with limited mobility;
- Be restricted to access by nominated personnel only;
- Be supplied with hot or cold water for disinfection and washing of bins;
- Be fitted with suitable power supply for power washers;
- Have a sloped floor to a central foul drain for bins washing run-off;
- Have appropriate signage placed above and on bins indicating correct use;
- Have access for potential control of vermin, if required; and
- Be fitted with CCTV for monitoring.

The building management company, tenants and residents will be required to maintain the resident bins and storage areas in good condition as required by the DCC Waste Bye-Laws.

5.7 Facility Management Responsibilities

It shall be the responsibility of the Facilities Management Company to ensure that all domestic waste generated by residents and commercial waste generated by commercial tenants is managed to ensure correct storage prior to collection by an appropriately permitted waste management company.

- Provision of a Waste Management Plan document, prepared by the Facilities Management Company to all residential and commercial units, which shall clearly state the methods of source waste segregation, storage, reuse and recycling initiatives that shall apply to the management of the Proposed Development;
- Provision and maintenance of appropriate graphical signage to inform residents and commercial tenants of their obligation to reduce waste, segregate waste and in the correct bin;
- Preparation of an annual waste management report for all residential units and commercial tenants;
- Designation of access routes to common waste storage areas to ensure safe access from the apartment units by mobility impaired persons;
- Provision of an appropriately qualified and experienced staff member, who will be responsible for all aspects of waste management at the Proposed Development;
- Frequent inspection of waste storage areas and signing of a check list, which shall be displayed within the area; and
- Maintenance of a register, detailing the quantities and breakdown of wastes collected from the Proposed Development and provision of supporting documentation by the waste collector to allow tracking of waste recycling rates.

5.8 Pest Management

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

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

6. SUMMARY AND CONCLUSION

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

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

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

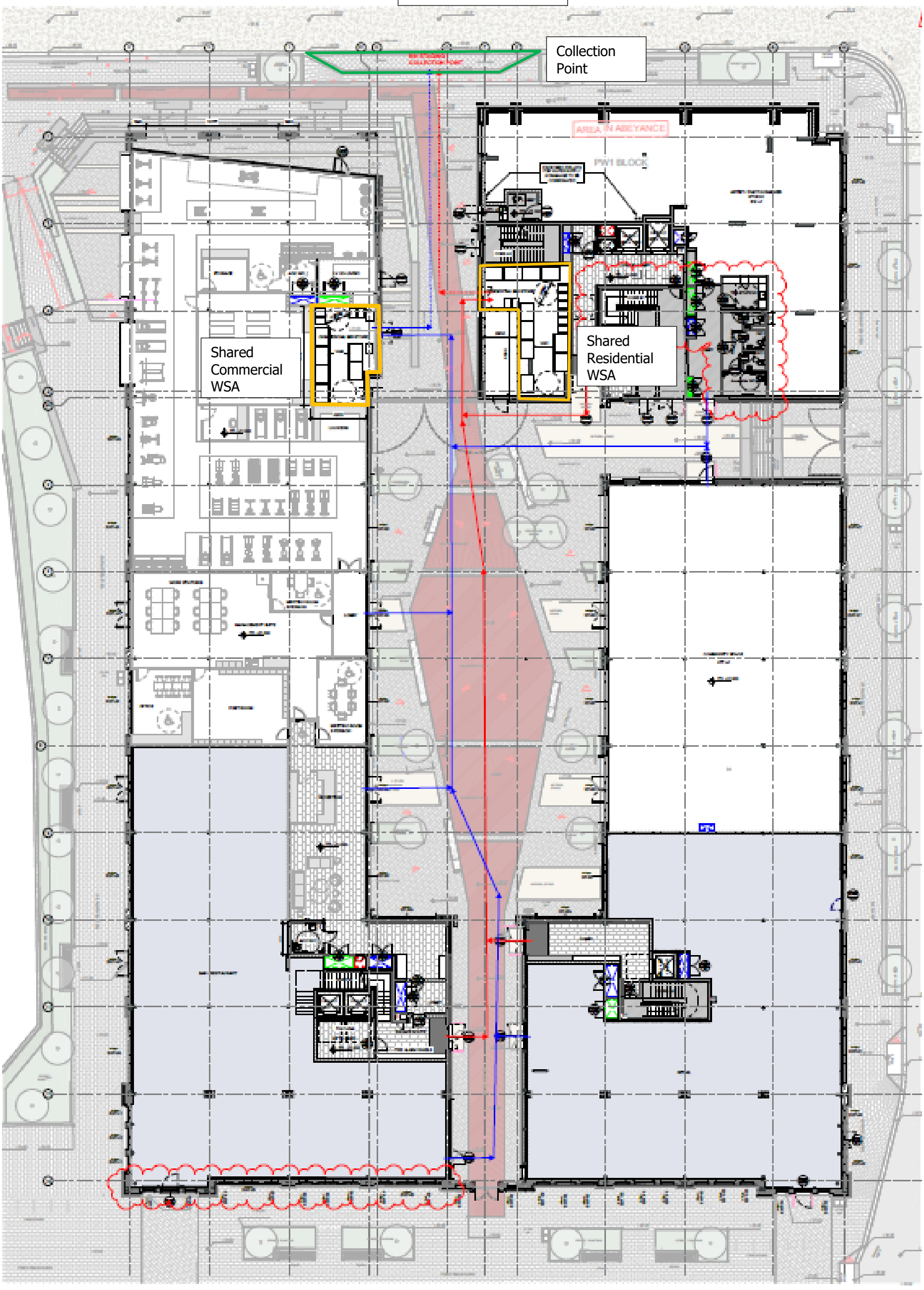
The waste strategy presented in this document will provide sufficient storage capacity for the estimated quantity of segregated waste. The designated areas for waste storage will provide sufficient room for the required receptacles in accordance with the details of this strategy.

7. REFERENCES

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APPENDIX A. WASTE STORAGE AREAS

Block PW1 Ground Level



Block PW2 Basement Level

Shared Residential WSA

Waste Storage
34.92 m²

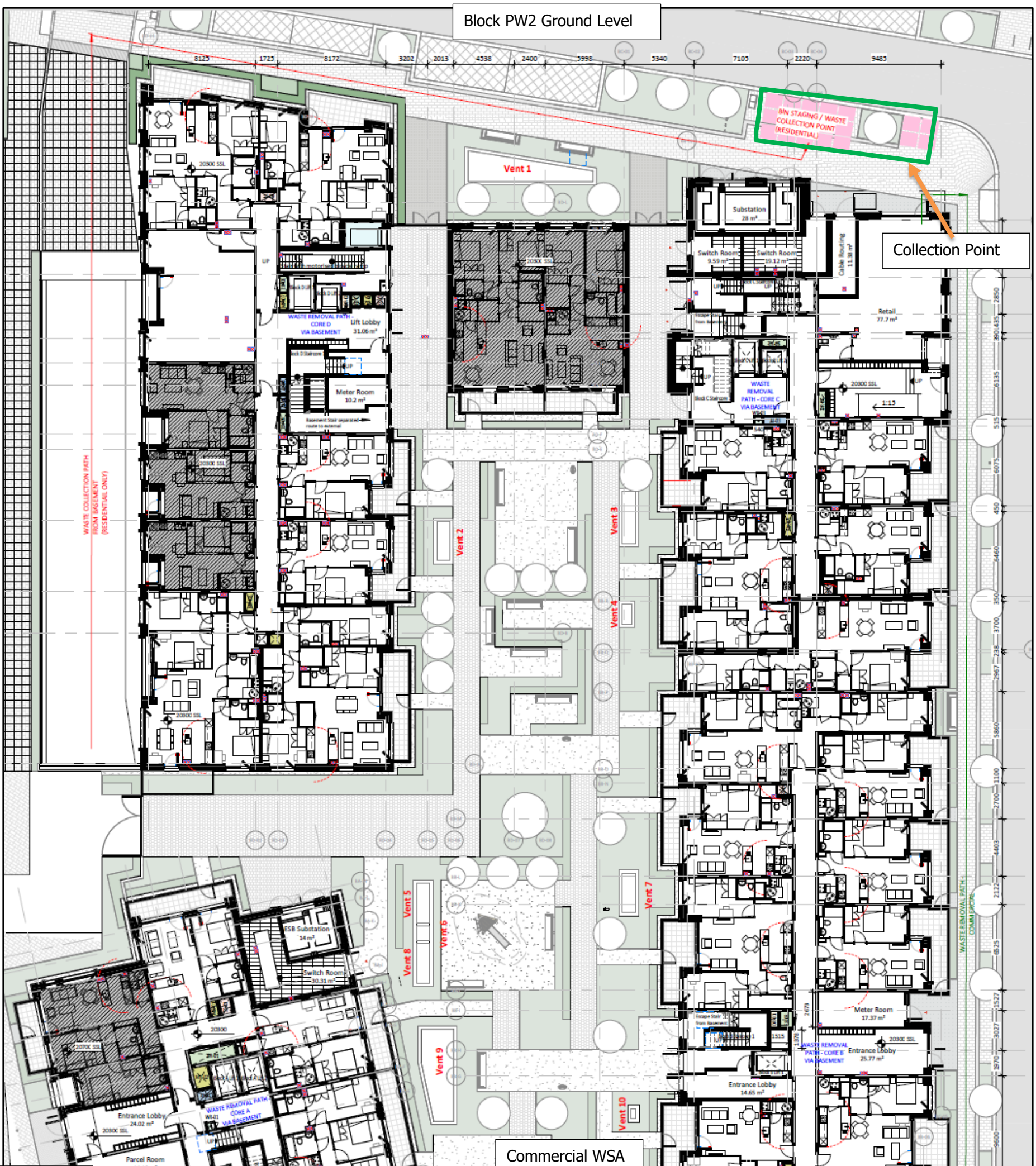
Waste Storage
35.01 m²

Waste Sorting Room
50.38 m²

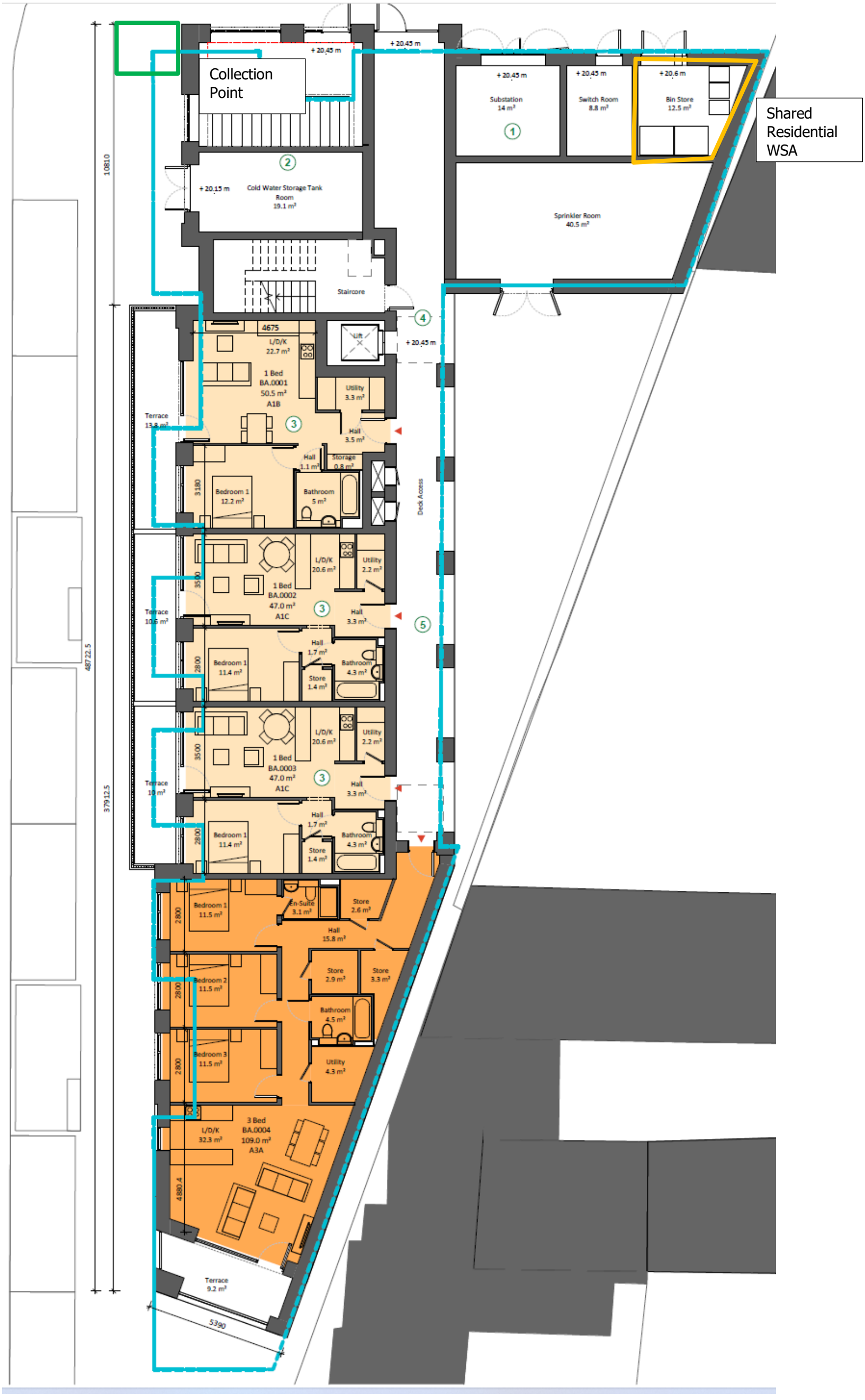
Sprinkler Tank 1

EDR004

Block PW2 Ground Level

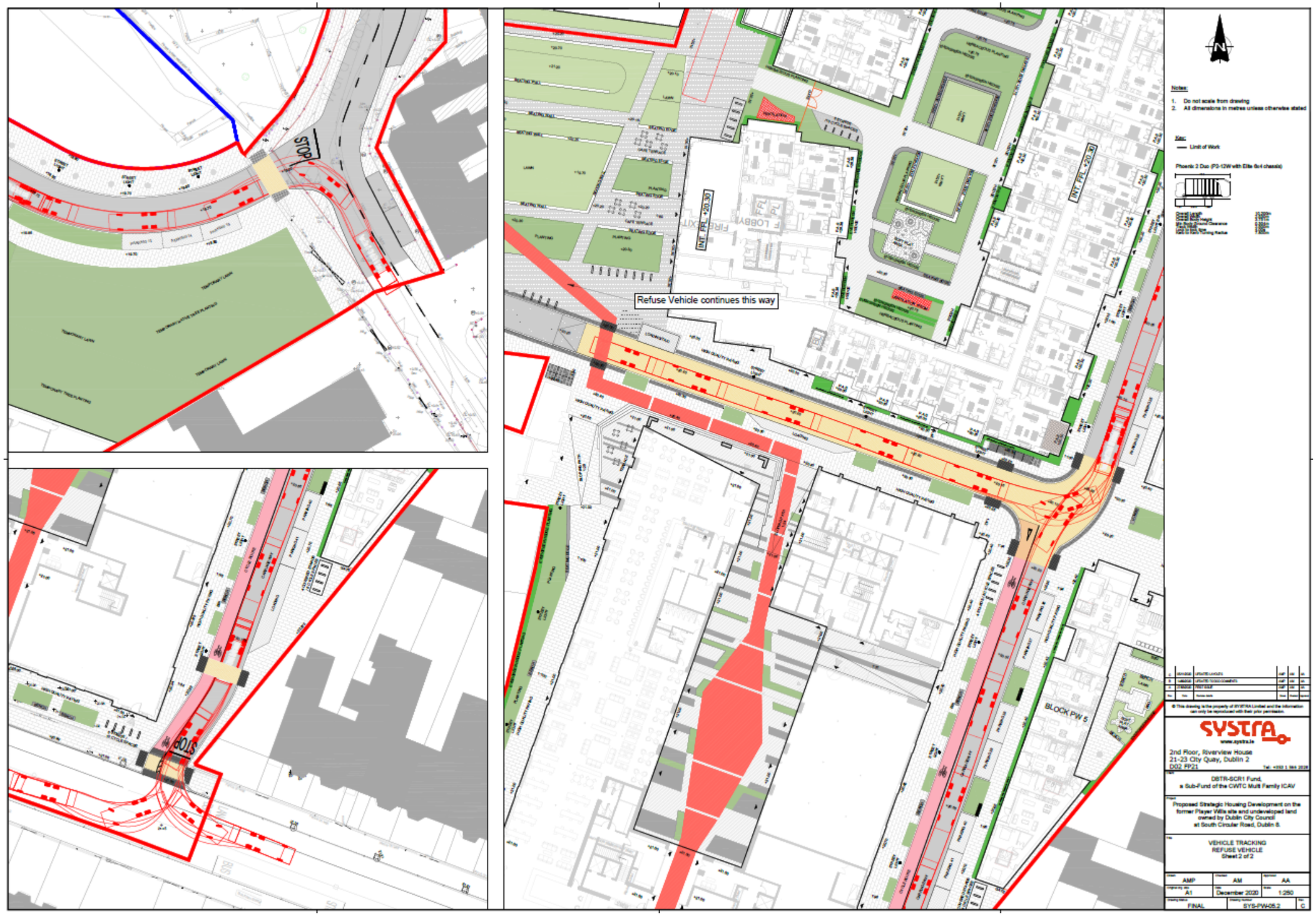


Block PW5 Ground Level



APPENDIX B. WASTE VEHCILE ROAD SWEEP




STOP
STOP
Refuse Vehicle continues this way
INT. FFL +20.30
INT. FFL +20.30
BLOCK PW 5
Notes:
1. Do not scale from drawing
2. All dimensions in metres unless otherwise stated
Key:
Limit of Work
Phoenix 2 Duo (P2-12W with Elite 6x4 chassis)
SYSTRA
www.systra.ie
2nd Floor, Riverview House
21-23 City Quay, Dublin 2
D02 FP21
DBTR-SCR1 Fund,
a Sub-Fund of the CWTC Multi Family ICAV
Proposed Strategic Housing Development on the former Player Wills site and undeveloped land owned by Dublin City Council at South Circular Road, Dublin 8.
VEHICLE TRACKING
REFUSE VEHICLE
Sheet 2 of 2
AMP
AM
AA
A1
December 2020
1:250
FINAL
SYS-PW-05.2
G