

Waste Management Plan

Prepared for Sirio Homes

by McCutcheon Halley

November 2021



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

Document Control Sheet

| | | |
|-----------------------------|-----------------------------------|---------------|
| Client | McCutcheon Halley | |
| Project Title | Nutgrove Avenue | |
| Document Title | Waste Management Plan | |
| Document Comprises | Volumes | 1 |
| | Pages (Including Cover) | "13" |
| | Appendices | 0 |
| Prepared by | Rachel Condon | |
| Checked by | Rachel Condon | |
| Office of Issue | Dublin | |
| Document Information | Revision | 2 |
| | Status | Final |
| | Issue Date | November 2021 |

CORK

6 Joyce House
Barrack Square
Ballincollig
Cork
P31 YX97

T. +353 (0)21 420 8710

DUBLIN

Kreston House
Arran Court
Arran Quay
Dublin 7
D07 K271

T. +353 (0)1 676 6971

www.mhplanning.ie

Contents

- 1. Introduction 3
- 2. Description of the Proposal 4
- 3. Waste Management Plan – Operational Phase 5
- 4. Estimated Waste Arisings 7
- 5. Waste Storage and Collection 9
 - 5.1 Waste Storage 9
 - 5.2 Waste Collection 10
- 6. Conclusion 12

1. Introduction

The purpose of this operational waste management report is to provide details of the control, management and monitoring of waste associated with the proposed residential development located at Nutgrove Avenue, Rathfarnham (the Site).

This report has been prepared on behalf of Sirio Homes in response to a request for Additional Information received from South Dublin County Council (SDCC) dated 21 June 2021. This report has been updated in response to a Clarification of Further Information request received from SDCC, dated 18 October 2021.

As detailed in the Waste Management section of the South Dublin Development Plan 2016-2022 waste management is essential to sustainable development, public health and maintaining a high-quality environment.

The objective of this operational waste management plan (OWMP) is to maximise the quantity of waste recycled and introduce waste reduction initiatives and waste collection and waste management information to the residents of the development. It is imperative that sufficient waste management infrastructure is provided in the design to assist residents in maximising waste segregation by ensuring separate bin systems are provided.

This OWMP will ensure that the management of waste during the operational phase of the proposed development is undertaken in accordance with current industry standards including, the Waste Management Act 1996 – 2011 (as amended) and associated regulations. In particular, and as requested by the planning authority, this OWMP will demonstrate the proposed strategy for storing, handling, collecting and the transporting of wastes generated as a result of the proposed development.

2. Description of the Proposal

The proposed development will consist of a residential development comprising a total of 28 no. apartments, in a building up to 4-storeys in height located at the former filling station site, Nutgrove Avenue, Rathfarnham, Dublin 14. The cumulative gross floor area is proposed to be 2,640sq.m.

The development will consist of;

- i. A development with a maximum height of c.11.7m and a total gross floor area of 2,640 sq.m comprising:
 - a. 28 no. residential units comprising 8 no. 1-bedroom apartments, 17 no. 2-bedroom apartments and 3 no. 3-bedroom apartments;
- ii. Communal amenity space (433 sq.m) and public open space (286 sq.m) located to the rear and western side of the Site;
- iii. At grade car parking is proposed to the rear of the site which will provide 16 no. residents' car parking spaces (including 2 no. electric vehicles spaces and 1 no. accessible spaces) and 2 no. motorcycle parking spaces;
- iv. Two (2) resident waste bin storage areas are proposed along the north-western and north-eastern corner of the Site, fronting Nutgrove Avenue (Total 25 sq.m);
- v. A new vehicular entrance from Nutgrove Avenue;
- vi. A total of 62 no. surface level bicycle parking spaces comprising 48 no. spaces located at the rear of the Site and 14 no. spaces within the residents' communal area, located along the north-western portion of the Site;
- vii. Relocation of the existing traffic lights and pedestrian crossing located on Nutgrove Avenue to the west of its existing position to accommodate access to the Site; and
- viii. All ancillary site development works including installation of drainage and water supply infrastructure, lighting and provision of an ESB substation and switch room.

3. Waste Management Plan – Operational Phase

This OWMP has been prepared in accordance with the Eastern Midlands Region Waste Management Plan 2015-2021 (which is one of Ireland's three Waste Management Regions) which provides the following key objectives:

1. Prevent Waste – aim for a 1% reduction per annum in the amount of household waste generated per capita over the period of the plan
2. Increase recycling - increase the recycle rate of domestic and commercial waste from 40-50 per cent by 2020.
3. Further reduce landfill - eliminate all unprocessed waste going to landfill from 2016.

This OWMP has been prepared in accordance with the relevant waste management objectives of the South Dublin County Council Development Plan 2016 – 2022, as outlined below:

IE5 Objective 1: To support the implementation of the Eastern-Midlands Region Waste Management Plan 2015-2021 by adhering to overarching performance targets, policies and policy actions.

IE5 Objective 2: To support waste prevention through behavioural change activities to de-couple economic growth and resource use.

IE5 Objective 8: To secure appropriate provision for the sustainable management of waste within developments, including the provision of facilities for the storage, separation and collection of such waste.

Additionally, this report has been prepared in accordance with the Refuse storage section (Sections 4.8 & 4.9) of the Department of Housing, Planning and Local Government – Sustainable Urban Housing: Design Standards for new Apartments – Guidelines for Planning Authorities (2020). As outlined within the above guidelines, the following considerations have been taken into account in the provision of bin storage facilities:

- *Sufficient communal storage area to satisfy the three-bin system for the collection of mixed dry recyclables, organic waste and residual waste;*
- *In larger apartment schemes, consideration should also be given to the provision of separate collection facilities for other recyclables such as glass and plastics;*
- *Waste storage areas must be adequately ventilated so as to minimise odours and potential nuisance from vermin/flyes and taking account the avoidance of nuisance for habitable rooms nearby;*
- *Provision in the layout for sufficient access for waste collectors, proximity of, or ease of access to, waste storage areas from individual apartments, including access by disabled people;*

- *Waste storage areas should not present any safety risks to users and should be well-lit;*
- *Waste storage areas should not be on the public street, and should not be visible to or accessible by the general public. Appropriate visual screening should be provided, particularly in the vicinity of apartment buildings;*
- *Waste storage areas in basement car parks should be avoided where possible, but where provided, must ensure adequate manoeuvring space for collection vehicles;*
- *The capacity for washing down waste storage areas, with wastewater discharging to the sewer.*



4. Estimated Waste Arisings

The most recent EPA Waste statistics (2018) on household waste generation states 315kg is produced per person per year. A value of 0.863Kg of waste generated per person per day has been therefore assumed for the purposes of this report to estimate the volume of waste to be generated at the proposed fully occupied residential development (anticipated maximum occupancy population of 87 persons).

The apartment development shall provide 1 no. communal waste storage area located to the rear of the Site.

The estimated waste generation for the development for the main waste types is presented in **Table 1** below.

| Waste Type | Units | Volume (kg) | Weight (kg) |
|--|------------|-------------|-------------|
| Organic Waste | 14 | 73.5 | 10.5 |
| DMR (dry mixed recycling) | 53 | 278.25 | 39.75 |
| MNR (Mixed Non-Recyclable)/General Waste | 33 | 173.25 | 24.75 |
| Total | 100 | 525 | 75 |

Table 1: Estimated Waste Generation for the main waste types

Using the estimated waste generation volumes, the waste receptacle requirements have been established and are presented in **Table 2** below.

| Waste Type | Residential No. and Type of Bins |
|--|----------------------------------|
| Organic Waste | 2 x 240L |
| DMR (dry mixed recycling) | 4 x 1,100L |
| MNR (Mixed Non-Recyclable)/General Waste | 2 x 1,100L |

Table 2: Waste Storage Requirements

The bin storage areas are of sufficient size to house the required number of bins necessary to facilitate the development (4.3m x 3.4m per bin storage

area). The dimensions of a standard 1,100L bin are 1.4m width and 1.2m depth. The floor area required per 1,100L bin is 1.7m².

The area of the bin storage area is 28.8m². To satisfy the waste storage requirements, a minimum of 16.5m² is required. As 28.8m² is proposed for the storage area, this is considered adequate to facilitate the proposed bins. (It is noted that the required areas have been multiplied by 1.5 to ensure sufficient space for their movement is provided).

5. Waste Storage and Collection

5.1 Waste Storage

The design of the residential apartments shall provide sufficient internal kitchen space for the storage of up to 10kg of general domestic waste, green recyclable waste and organic waste. A compartment bin system may be integrated into the kitchen design or be included as free-standing system to have a capacity of up to 30 litres. The facilities management company will be responsible for the implementation of the OWMP.

The residential development will be served by the 1 consolidated bin storage area located to the rear of the Site. These areas will provide clearly visible guidelines in terms of the appropriate segregation of different waste types. Each bin storage area has been designed in accordance with the anticipated maximum occupancy population of 87 persons.

Information will be provided to the residents which will include waste management information such as the obligation of the residents to reduce waste, segregate waste within the home and dispose of this waste in the appropriate bin provided in the communal bin storage area.

See the below detail of the typical bin storage area provided in **Figure 1**.

In accordance with the Department of Housing, Planning and Local Government – Sustainable Urban Housing: Design Standards for new Apartments – Guidelines for Planning Authorities (2020), the bin storage areas will not be visible from the public street as this has been relocated to the rear of the Site. As a result, the storage areas and will not be visible to, or accessible by, the general public. In addition, a ventilated door with full louvred panels for natural ventilation with an insect mesh infill panel behind the louvres has also been installed, in accordance with the above-mentioned guidelines. This will provide adequate natural ventilation and reduce odours within this area.

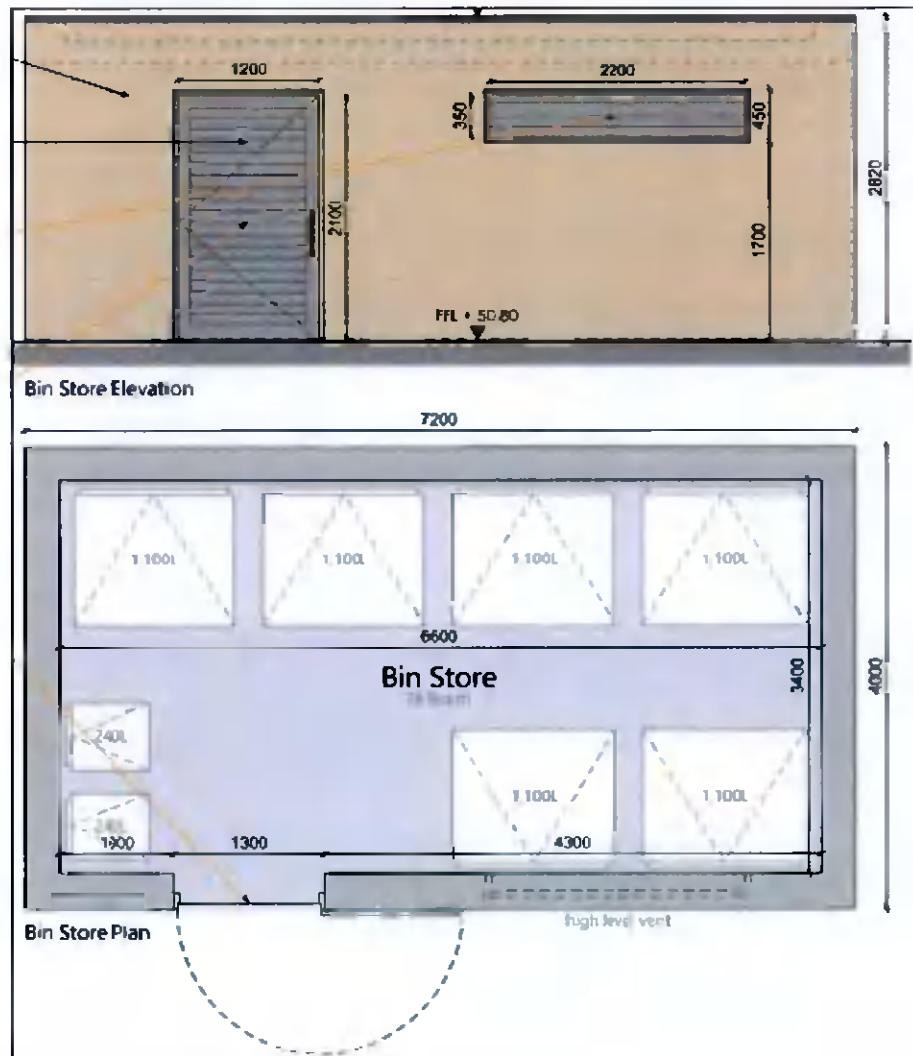


Figure 1: Typical Bin Store Plan (Source: HRA Architects)

5.2 Waste Collection

There are numerous private contractors that provide waste collection services in the South Dublin area.

Bin collection will occur directly in front of the bin storage area located within the Site. The location of the bin storage area is located at **Figure 2** below. The appointed waste contractor will collect the bins from within the Site.

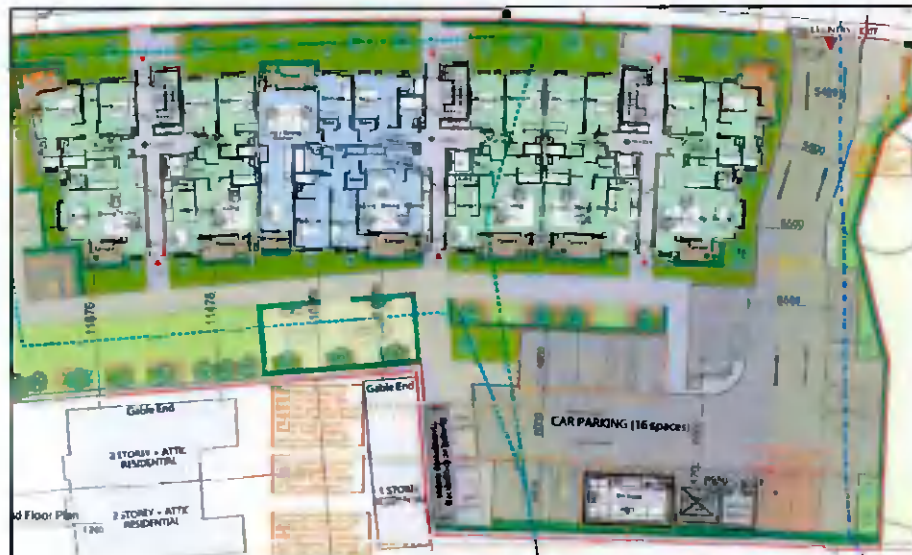


Figure 2: Bin Storage Location (Source: HRA Architects)

The building manager/facilities management company will be responsible for taking the bins from within the bin storage area and placing them in front of this area on the day of bin collection. Once collected by the waste contractor, the bins will be returned to the relevant bin storage areas.

6. Conclusion

The objective of the OWMP is to maximise the quantity of waste recycled by residents by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information services to the residents of the development.

The waste strategy presented in this document demonstrates that the development 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.

Residents will be provided with waste recycling and waste disposal information by the site's Building Manager/Facility Management Company who will be responsible for providing clean, safe and accessible communal waste storage areas.

The building manager/facility management company shall prepare an annual report for residents on the quantities of waste generated within the residential development to demonstrate how waste reduction and recycling objectives are being achieved with regard to the targets outlined in The Eastern-Midlands Region Waste Management Plan 2015-2021 (and any future targets in subsequent plans of relevance).

