

CONSTRUCTION & DEMOLITION WASTE MANAGEMENT PLAN

AT

ST CLAIRES VILLA, LUCAN ROAD

For

JOHN SHENTON AND MARGARET HANLON

**Additional Information
Planning Ref: SD22A/0372
February 2023**

Introduction:

We have been requested by John Shenton and Margaret Hanlon (client) to prepare a Construction Demolition Waste Management Plan (CDWMP) for the proposed development of a mixed-use development of a new Physiotherapy Practice with a new one bedroom apartment. (Development)

This report is to detail how the waste will be managed for both the demolition and construction of the development. It will also set out the guidelines to ensure that all construction and demolition waste (C&D) is managed in the correct manner and in accordance with current legislation, EPA approvals and the general local authorities policies

Project Details:

The property to be demolished is a one and a half storey stand-alone dwelling of stone construction built between the late 1800's and early 1900's.

Existing Site:

The front of the site faces the Lucan Road and the rear backs on to Chapel Hill. The site is within the South Dublin County Councils Jurisdiction. The site lies on the outskirts of Lucan village, to the RHS is Cunningham Funeral Home, LHS there is a small apartment development. Across the road from development is St Mary Parish Church and the Schools of St Mary's Primary School and St. Josephs College Lucan. There is currently construction work been conducted to St. Josephs College Lucan.

Waste Management Plan:

It will be up to the appointed main contractor to prepare the final construction plan to include both a demolition plan and waste management plan. This plan will need to include the quantities of waste that will generated during the demolition phase and the construction phase. While we have given approx. quantities for the demolition phase it will be a requirement of the contractor to keep both a record of the waste quantities and final destination of the material removed from site. The contractor will be required to comply with all current regulations.

Traffic Management:

The main contractor will be required as part of their appointment as Project Supervisor Construction Stage (PSCS) to prepare a traffic management plan.

Site Restrictions:

The main contractor will be required to take into account the following restrictions which will need to be taken in to account

1. South Dublin Co Council construction hours as per Final Grant of Permission
2. The Local Schools operation times – no deliveries or collection should take place for 30 mins before and after morning start and the same at evening close.
3. Respect shall also be a consideration for Funeral service at St Mary's Church.

Waste Generation.

Waste will arise from the demolition works, excavation works and the general construction. All waste generated will be removed from site as there is no requirement in the new construction for reuse.

Demolition Waste:

The expected wastes that will be generated from the demolition phase can be broken down as follows.

Non-Hazardous Waste:

1. Roof Covering – slate
2. Trees, Roots, and vegetation
3. Timber Roofing, Plaster lath's
4. Plaster
5. Copper – piping and cables
6. Glass
7. Stone
8. Timber Fixtures and Fittings
9. Concrete
10. Clay Products
11. Metalwork

Hazardous Waste: None Expected.

The total of waste materials estimated to arise from the demolition is 160 Tonne see attached breakdown.

Construction Waste:

The expected wastes that may / will be generated from the construction waste can be broken down as follows.

Non-Hazardous Waste:

1. Soil types will include topsoil subsoil and associated stones.
2. Concrete surplus
3. Concrete Blocks
4. Insulation off cuts
5. Timber off cuts.
6. Plastering materials surplus and waste - Plasterboard
7. Glass
8. Plastics including packaging materials.
9. Mixed materials arising from Mechanical & Electrical installations.
10. Metals ferrous and non-ferrous
11. General day to day waste generated by site personnel.
12. Flooring materials - natural

Hazardous Waste:

1. Contaminated soil
2. Asbestos
3. Rubber materials
4. Excess Paints
5. Chemicals used in construction – bonding agents, cleaning agents etc.
6. Fuels and Lubricant's produced by plant and machinery used on site.

Note:- the contractor should ensure that proper ordering procedures are used to eliminate over ordering of materials and hence reducing excessive waste from materials brought to site.

Waste Management Legislation:

The Legislation that the works contractor and waste management companies will be required to carry out the works will be as follows

1. Directive 2008/98/EC on waste – defines what waste is “*any substance or object which the producer discards or intends or is required to discard*”
2. Directive 1999/31/EC on the landfill of waste which outlines the management and monitoring required for each landfill class. It also sets out which items are banned from landfill.
3. Waste Management Acts 1996 & 2008 states “all waste generated during construction shall only be disposed at a site that has a current waste licence or waste permit.

Demolition Works Legislation:

1. Demolition works to be carried out in accordance with BS 6187 code of practice for demolition works 2000 or as amended
2. S.I. No 291/2013 – Health and Welfare at work (Construction Regulations 2013 – duty of care on all employers “*to ensure, so far as is reasonably practicable, the health, safety of all their employees, and persons working on their premises*”

South Dublin Co Council Development (SSDC) Plan 2022 - 2028

As part of the development plan SDCC has taken on board the need for waste management to be integral to sustainable development of the circular economy, protecting public health and to maintain a high quality environment.

Planning and Development Act (2000) (as amended) states that a development plan shall include objectives for waste recovery and disposal facilities.

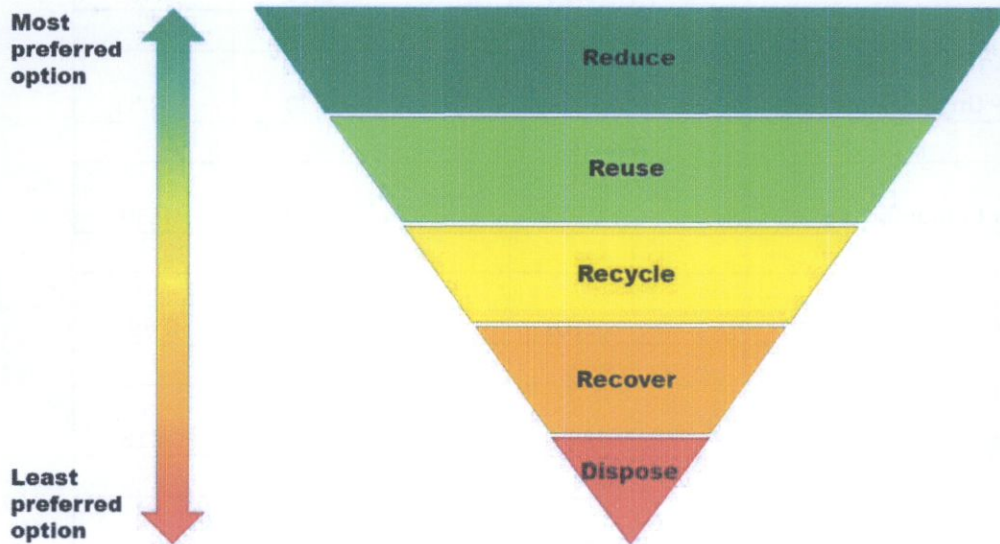
The development plan also takes in to account a number of additional documents at both national and regional levels. These include the *National Planning Framework (NPF) 2040*, the *Regional Waste Management Plan (RSES)*, the *National Climate Action Plan (2021)*, the Government's policy document *A Waste Action Plan for a Circular Economy 2020 – 2025* and the *Eastern Midlands Regional Waste Management Plan 2015 – 2021 (EMRWMP)*

Waste Hierarchy:

The department of the environment, community and local government publication “A resource Opportunity Waste Management Policy in Ireland” (July 2012) expresses Irelands

commitment to the control of waste hierarchy detailed below, maximises contribution to sustainability

1. Eliminate – avoid producing waste in the first place.
2. Reduce – minimise the amount you produce.
3. Re-use – use items as many times as possible.
4. Recycle – recycle what you can only after you have re-used.
5. Dispose – dispose of what is left in a responsible way – landfill as the last resort



The Waste Hierarchy

Main Contractors Duties

The main contractor shall appoint a person to be in charge of the C&D waste. The persons duties will include the keeping of proper records of all material removed from site. To ensure that materials have been segregated so that the best opportunities for recycling can be achieved.

Record Keeping:

The contractor will be required to keep up to date all quantities and type of materials removed from site see the attached record sheet example included with in this document.

Good Practice:

The contractor should monitor the cost of the waste disposal during construction waste. By keeping update records of waste removal from site should help with preparing a cost benefit analysis for the elimination of unnecessary waste, to update its current waste policies. This information should then used to ensure that all personal are aware of the benefits of waste management including segregation of material on site to aid with recycling.

DEMOLITION WASTE BREAKDOWN

Breakdown	Qty	Unit	Tonne/m3	Total
Slate	0.66	m3	0.71	0.47
Stone - Unclean	51.96	m3	2.30	119.51
Timber Contaminated	25.75	m3	0.40	10.30
Plaster materials	1.18	m3	0.75	0.89
Concrete - Bulked	8.86	m3	1.60	14.18
Soil and stones contaminated bulked	8.86	m3	1.20	10.63
Total				155.97

