



**CARIN HOMES**

**WASTE MANAGEMENT PLAN**

**Mill Road, Saggart,**  
**Co. Dublin**

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**1.0 Scope**

This Waste Management Plan (WMP) has been prepared by Cairn to support the development of Mill Road located in Saggart, Dublin. The Proposed Development comprises of 274 no. residential units. These include 51 no. houses, comprising 17 no. 2-bedroom, 27 no. 3 bedroom, and 7 no. 4-bedroom units, 38 no. duplex units, comprising 2 no. 1 bedroom, 17 no. two-bedroom, and 19 no. 3 bedroom units, as well as 185 no. apartments, comprising 62 no. one-bedroom, 119 no. 2 bedroom, and 4 no. 3 bedroom units. The proposed buildings will range in height, from two to five storeys, with some parts of the apartment blocks rising to eight storeys.



**Figure 1 – The proposed site layout**

**2.0 Environmental Contacts**

The main points of contact relating to waste management on site are:

- Francis Kelly (Environmental Manager): +353866080594 / [francis.kelly@cairnhomes.com](mailto:francis.kelly@cairnhomes.com)
- [Sabin Toderic \(Site Manager\) 086 1079809](tel:0861079809)

Panda Waste will be responsible for the removal of all waste types produced during the construction phase of the project. Panda’s Waste Collection Permit number is NWCPO-13- 11193-06. There will be no waste processing on site throughout the construction phase of this project.

Facility Name	EPA License Number
Ballymount	W0039-02
Beauparc	W0140-05
Cappagh	W0261-02
DCC MRF	W0238-01
Fassaroe	W0053-03
Gorey	W0220-01
Greenogue	W0188-01
IPR	W0263-01
Limerick	W0082-03
Littleton	W0249-01
Millennium Park	W0183-01
Sarsfield Court	W0136-03
SDCC Baling Station	W0003-03
Sligo	W0058-01
Waterford GES	W0177-03
Waterford WUS	W0116-02

*Table 1 Panda Waste Facility License Numbers*

### 3.0 Project Overview

The Proposed development comprises the construction of 274 no. residential units. These include 51 no. houses, comprising 17 no. 2-bedroom, 27 no. 3 bedroom, and 7 no. 4-bedroom units, 38 no. duplex units, comprising 2 no. 1 bedroom, 17 no. two-bedroom, and 19 no. 3 bedroom units, as well as 185 no. apartments, comprising 62 no. one-bedroom, 119 no. 2 bedroom, and 4 no. 3 bedroom units. The proposed buildings will range in height, from two to five storeys, with some parts of the apartment blocks rising to eight storeys.

Access to the development will be available from the north-western side of the site via an existing access road connected to Mill Road. The project will involve the demolition of an existing residential building on the site and the construction of a 4-classroom crèche of approximately 276 sq.m, two ESB substations, hard and soft landscaping, lighting, boundary

treatments, 276 car parking spaces, and 670 bicycle spaces. Furthermore, a planted woodland berm will be erected along the northern boundary with the N7 to act as a sound barrier. The project will also include all associated site development works, both above and below ground.

#### 4.0 Responsibility

At Cairn, we are committed to implement the Cairn environmental plan and the Site Waste Management Plan (SWMP) so that it is effective, accurate and economical and ensure that the procedures put into place are working and are maintained. All waste generated from the project will be produced and disposed of in line with **COM-EHS-21-WASTE MANAGEMENT**

#### 5.0 Site Management

The Site Manager is the SWMP coordinator of the project and as such is responsible for ensuring the instruction of workers, implementation and overseeing of the SWMP. They will monitor the effectiveness and accuracy during the routine site visits. All queries in relation to the management of waste are to be coordinated with the Cairn Environmental department.

#### 6.0 Distribution

The Site Manager shall distribute copies of this plan to interested parties where relevant/applicable/required. This will be undertaken every time the plan is updated.

#### 7.0 Instruction and Training

The Site Manager will provide on-site briefing via induction of appropriate separation, handling, recycling, reuse and return methods to be used by all parties and at appropriate stages of the Project where applicable. Toolbox talks will be carried out regularly on waste issues and all subcontractors will be expected to attend. This will ensure that everyone feels they are included and that their participation is meaningful.

#### 8.0 Waste Management on Site

Surplus or waste materials arise from either the materials imported to site or from those generated-on site must be managed as per **COM-EHS-SOP-21-WASTE MANAGEMENT**. Imported materials are those, which are brought to the project for inclusion into the permanent works

Generated materials are those, which exist on the project site such as topsoil, sub-soil, materials from demolition works etc. that are present on site prior to construction works commencing.

However, there are other considerations to waste management such as waste reduction, segregation of waste, disposal of waste, financial impacts of waste disposal and recording, monitoring, education and reviewing. This plan outlines the processes that have to be implemented on site and are used to demonstrate how they benefit the environment, how we can measure the effects and how these procedures and practices are sustainable

**9.0 Waste Management Plan**

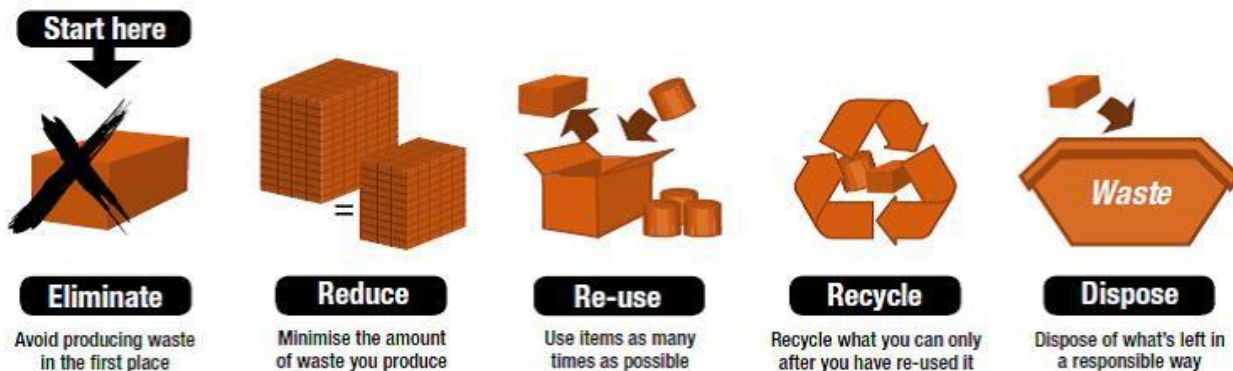
**9.1 General**

This Waste Management Plan specifies the procedure for the management, control and disposition of items designated as waste material for the Project. The following is a list of the different categories of materials that will be generated during the project:

- A. Recyclable Materials
- B. Waste/Refuse Materials
- C. Reusable Materials

The procedures for the management, control and disposition of these items are described in subsequent sections of this plan. All Cairn subcontractors are required to identify, maintain proper control, and provide documentation for the disposition of materials described in this plan. The intension of this plan is to minimize the amount of waste generated on this project to the extent practicable.

The goal for this project is to ensure that maximum volumes of all waste material generated will be recycled, re-used, or otherwise diverted from direct landfill disposal. To accomplish this goal Cairn intends to recycle and reuse as many types of construction material as possible as shown in picture below.



Each subcontractor is required to follow this plan for the disposition of the waste generated by the subcontractor's activity. Waste Management will be an agenda item at construction meeting that Cairn conducts. The waste management activities described in this plan will be maintained until substantial completion has been agreed upon with the Client.

## 9.2 Waste Minimisation

Cairn is dedicated to maintaining a stringent set of guidelines to control the amount of construction waste and debris disposed in a landfill. Cairn will be responsible for communication between field personnel and subcontractors regarding minimization requirements during internal construction meetings.

An example of waste minimization will be the reuse of topsoil stripped and stockpiled on the site. This significantly reduces the volume of heavy traffic into and out from the site and ensures the materials are reused on site.

## 10.0 Packaging

All vendors and their suppliers are encouraged to minimize the packaging for materials and equipment. Packing materials should be selected based on whether they can be recycled on this project. This request will be communicated through project meetings.

## 11.0 Housekeeping

Housekeeping activities must minimize the amount of waste and maximize the amount of recyclable material that can be efficiently gathered at the local collection points and minimise the amount of refuse materials. Cairn will assign housekeeping responsibility to an on- site employee who will oversee and manage the field operations with regards to housekeeping and waste management. Any issues identified by this person will be discussed during internal construction meetings.

***No burning of waste permitted. Waste shall not be wind- blown around the site.***

All materials stored in secure fashion with containers capped and marked, with spillages controlled immediately using soakage materials.

## 12.0 Maximizing Product Use

Layout and cutting procedures should be used to minimize the amount of waste materials. Cut-offs and other scrap materials should be reduced on this project to the fullest extent practicable and reused on site where possible. This procedure will be emphasized to all subcontractors during onboarding meeting and contract issuing.

### 13.0 Materials Management

all material should be stored in weatherproof containers or otherwise protected from contamination and deterioration prior to use. Containers should be opened as needed and work should be sequenced to use materials efficiently and in a timely fashion. This ensures that the material meets the specified requirements and that unused or off-spec product will not become a waste. This procedure will be emphasized to all subcontractors during internal weekly construction meetings.

### 14.0 Licenses, Permits, Fees and Taxes

**14.1** All subcontractors working on the Project will be required to maintain and be responsible for all fees, licenses, permits, to comply with Local Regulations and requirements.

**14.2** Each subcontractor will identify haulers or trucking firms they will be using on this project

### 15.0 Recyclable Material

All material for recycling will be placed in designated containers or laydown area facilitated by Cairn. These containers / areas will be labelled clearly and according to types of material. Material must be stored and handled so it is acceptable to the recycler.

It is proposed that an area shall be designated for all materials to be stored correctly and to reduce environmental impact. General waste skip shall be provided also, for materials designated as not recyclable.

#### 15.1 Cairn Skips / Segregated Areas

The location of the containers and pickup/delivery will be coordinated by Cairn site management. Cairn will provide a waste collection point for the development of each housing block.

#### 15.2 Pick-up Frequency

All material containers will be hauled on an as needed basis, with coordination required between Cairn and service provider.

#### 15.3 Empty Containers

A container that held any chemical or hazardous material, except a substance identified as an acute hazardous waste, is defined as an empty container if both of following criteria are met:

1. All material has been removed that can be removed using the practices commonly employed to remove material from that type of container, such as pumping, pouring, or aspirating, and
2. No more than 3% by weight of the total capacity of the container remains in the container. Containers with capacity of 25 liters or less that meet above criteria may be placed in the appropriate recycling container. Empty containers with capacity of greater than 25 liters shall be managed separate from the recycle material collection containers. Those containers shall be marked with words "Empty Container" and staged separate from the recycling collection containers.



**Any containers that hold an acutely hazardous substance shall be regarded as and managed as a hazardous waste**

**16.0 Non- Recyclable or Refuse Materials**

All materials designated as not recyclable, or reusable will be considered refuse material. It will be the responsibility of Cairn to load and transport all material identified as refuse to a landfill through a designated Disposal company who shall issue a receipt / certificate of disposal. This material may either be demolition debris or construction waste. Any permits required by the designated landfill site, will be the responsibility of each subcontractor. Cairn will ensure that all procedures are followed.

**Personal waste such as papers, food containers, beverage cups, etc. shall be bagged, removed from the site, and properly disposed of by each subcontractor. Alternatively, wheelie bins are provided in the site compound by a licensed waste company these are removed by the licensed contractor as required.**

**17.0 Measurement of Waste Material**

Since the beginning of 2020 Cairn have employed a single contractor for the removal of all site waste going forward. Hauliers of refuse and recyclable/reusable materials must provide weight or volume documentation for all shipments from the project site. If methods other than weighing are used, the proposed method of generating the weight must be approved (for example: density, volume estimation). The register below will be used on site as a tracker to record the movement of waste from the site, in accordance with Cairn waste management procedures. The contractor will provide monthly returns of site waste been removed.

Date of Collection	Haulier	Collection Permit No.	Vehicle Reg.	Source Site	Destination Site	Docket No.	Waste Type	EWC	Quantity (tons)

**18.0 Waste Arising and Proposals for Managing Waste**

**Analysis of Waste Arisings**

The main waste stream arisings, including surplus material, which are likely to be generated during the project are presented in Table 2 hereunder:

Waste Type	CWC Code	
Concrete	17 01 01	Non - hazardous
Soil and Stones	17 05 04	Non - hazardous
Scrap Metal	17 04 05	Non - hazardous
Bitumen / Tarmacadam	17 03 02	Non - hazardous
Surplus Bitumen/Tarmacadam	17 04 11	Non - hazardous
Surplus Cabling	17 03 02	Non - hazardous
Plastic Pipe Cut-Offs	17 03 02	Non - hazardous
Timber	17 02 01	Non - hazardous
Biodegradable Garden and Park Waste	20 02 01	Non - hazardous
Plastic Packaging	15 01 02	Non - hazardous
Paper and Cardboard	15 01 02	Non - hazardous
Mixed Municipal Waste	20 03 01	Non - hazardous
Fuel oil and diesel	13 07 01	Hazardous
Asbestos containing material	17 06 05	Hazardous
Waste Adhesives and sealants	08 04 09	Hazardous

**Table 2: Waste Types and Associated EWC Codes**

**Note:**

1. The selected European Waste Classification (EWC) codes provided are provisional only. In a number of instances more than one EWC may be considered appropriate. Care should be taken to ensure that the waste collectors permit includes all EWC codes specified in the appropriate documentation. In addition, there will be a requirement for a technically competent person to assess waste as it arises and to decide as to the classification of the material in accordance with the Waste Classification: List of Waste & Determining if Waste is Hazardous or Non-Hazardous’.
2. For the purpose of this plan it is assumed that all of the waste arising from the project will be categorized as non-hazardous.

### 19.0 Projected Waste Arising

At this stage of the development the figures provided should be considered as provisional only; however, they do provide an indication as to achievable recycling rates. In the course of the Project, it is estimated that the quantities of Construction waste / materials surpluses will arise as in Table 5.2. The tonnage figures provided are indicative and based on conversion factors (subject to revision).

### 20.0 Contractor Waste

Based on the number of sizes of the skips used for each material type and the frequency of the skip removal from the site the following table shows the anticipated waste removal from the site. This is based on the following skips being available on site.

- General waste (lightweight) skip – 35 cubic yards removed once per week from site.
- General waste (heavy goods) skip – 20 cubic yard skip removed once per week.
- Timber waste skip – 35 cubic yards, removed once every 2 weeks from site.
- Plasterboard waste skip – 20 cubic yards removed once per week from site.
- Concrete cut offs/mortar/blocks & bricks – 20 cubic yard skip removed once per week from site.

The frequency for the removal of skips will vary depending on the stage of the project:

Waste Type	Tonnes
Concrete, Bricks, Tiles, Ceramics	2,200
Plasterboard	120
Timber	180
General Waste – packaging, plastics, etc.	120
Demolition Waste – owing to the removal of building onsite we are unable to quantify this at present	N/A
<b>Total</b>	<b>2,620</b>

*Table 3 Estimated Waste Arising for disposal after all recycling and reuse of materials has been implemented on site*

## 21.0 Excavation

- Further examination will be carried out to assess whether this material can be reused on site or another site. Excavated material including surplus soils/stones not required for reuse on site will be removed from site by a permitted contractor as appropriate. The material removed from site will be tracked in accordance with the Cairn Waste Management Procedure. All excavated material that is removed from site must be carried out in line with **COM-EHS-SOP-08-EXCAVATED MATERIAL MANAGEMENT**
- Any nearby sites requiring clean fill/capping material will be contacted to investigate reuse opportunities for clean and inert material. If any of the material is to be reused on another site as a by-product (and not as a waste), this will be done in accordance with Article 27.

## 22.0 Proposed Waste Management Options

Waste materials generated will be segregated on site, where practical. Where the on-site segregation of certain waste types is not practical, off-site segregation will be carried out in line with process outlined in **COM-EHS-SOP-21-WASTE MANAGEMENT**. There will be skips and receptacles provided to facilitate segregation at source. All waste receptacles leaving site will be covered or enclosed. The appointed waste contractor will collect and transfer the wastes as receptacles are filled. Since 2020 Cairn have a contract with a single waste contractor. All waste been removed from site will be tracked and traced with monthly reports issued indicating the waste removed from sites.

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

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

Written records will be maintained by the contractor(s) detailing the waste arising throughout the construction phases, the classification of each waste type, waste collection permits for all waste contractors who collect waste from the site and COR/permit or license for the receiving waste facility for all waste removed and disposed off-site.

Dedicated bunded storage containers must be provided for hazardous wastes which may arise such as batteries, paints, oils, chemicals etc., if required.

The management of the main waste streams are detailed as follows:

### 23.0 Soils, Sub Soils and Stone

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

All soil will be screened (visually) and segregated as per composition. Tests will be carried out to indicate soil composition for the site as required. It is proposed to re-use as much of the excavated material as is scientifically and structurally possible. All non-reusable soil will be controlled, segregated and disposed of as per legislative requirements.

When material is to be removed off-site there is potential to be reused as a by-product (and not as a waste). If this is done, it will be done in accordance with Article 27 of the *European Communities (Waste Directive) Regulations 2011*. Article 27 requires that certain conditions are met and that by-product decisions are made to the EPA via their online notification form. No soil will be moved offsite under an Article 27 until an application has been lodged with the EPA.

The next option (beneficial reuse) may be appropriate for the excavated material pending environmental testing to classify the material as inert, hazardous or non-hazardous in accordance with the EPA *Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous* publication 13. Clean material may be used as fill material in other construction projects or engineering fill for waste licensed sites. Beneficial reuse of surplus excavation material as engineering fill may be subject to further testing to determine if materials meet the specific engineering standards for their proposed end-use.

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

If the material is deemed to be a waste, then removal and reuse/recycling/ recovery/disposal of the material will be carried out in accordance with the *Waste Management Acts 1996 – 2011* as amended, the *Waste Management (Collection Permit) Regulations 2007* as amended and the *Waste Management (Facility Permit & Registration) Regulations 2007* as amended.

The volume of waste removed will dictate whether a COR, permit or license is required by the receiving facility. Once all available beneficial reuse options have been exhausted, the options of recycling and recovery at waste permitted and licensed sites will be considered.

In the event that contaminated material is encountered and subsequently classified as hazardous, this material will be stored separately to any non-hazardous material. It will require off-site treatment at a suitable facility or disposal abroad via Trans frontier Shipment of Wastes (TFS). All excavated material that required further treatment or if the chemical composition of the produce is not known it must undergo a Waste Acceptance Criteria (WAC) test prior to be removed off site.

### **Demolition**

The project will involve the demolition of an existing residential building on the site, a Derogation License is require as there was a previous evidence of a bat roost was found on the site, with a roost of pipistrelle bats present in the house on site in 2015.

### **Bedrock**

It is not anticipated that bedrock will be encountered during the excavation phase of this development.

### **Silt & Sludge**

Where silt and petrochemical interception are required, silt and sludge waste arisings will be collected by a suitably permitted contractor and removed offsite to a suitably authorised facility.

### **Concrete Blocks, Bricks, Tiles & Ceramics**

The majority of concrete blocks, bricks, tiles, and ceramics generated as part of the construction works are expected to be clean, inert material and should be recycled, where possible. If the crushing of concrete is to take place onsite, the appropriate waste permit or certificate of registration will be obtained.

### **Hard Plastic**

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

### **Timber**

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

### **Metal**

Metals will be segregated and stored as required. Metal is highly recyclable and there are numerous companies that will accept these materials.

### **Plasterboard**

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

### **Glass**

Glass materials will be segregated for recycling, where possible.

### **Waste Electrical and Electronic Equipment (WEEE)**

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

### **Non-Recyclable Waste**

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

## **24.0 Hazardous Wastes**

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

It should be noted that until a construction contractor is appointed it is not possible to provide information on the specific destinations of each waste stream. Prior to commencement of development and removal of any waste offsite, details of the proposed destination of each waste stream will be provided to planning authority as required.

## **25.0 Tracking and Documentation Procedures for Off-Site Waste**

All waste will be documented prior to leaving the site. Waste will be weighed by the contractor, either by weighing mechanism on the truck or at the receiving facility. These waste records will be maintained on site by the nominated project Waste Manager (see Section 6.0).

All movement of waste and the use of waste contractors will be undertaken in accordance with the *Waste Management Acts 1996 - 2011*, *Waste Management (Collection Permit) Regulations 2007* and Amendments and *Waste Management (Facility Permit & Registration) Regulations 2007* and Amendments. This includes the requirement for all waste contractors to have a waste

collection permit issued by the NWCPO. The nominated project waste manager will maintain a copy of all waste collection permits on-site.

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

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

## 26.0 Training Provisions

A member of the construction team will be appointed as the project waste manager to ensure commitment, operational efficiency, and accountability during the construction phase of the project.

## 27.0 Waste Manager Training and Responsibilities

The nominated waste manager will be given responsibility and authority to select a waste team if required, i.e., members of the site team that will aid them in the organization, operation and recording of the waste management system implemented on site. The waste manager will have overall responsibility to oversee, record and provide feedback on everyday waste management at the site. Authority will be given to the waste manager to delegate responsibility to sub-contractors, where necessary, and to coordinate with suppliers, service providers and sub-contractors to prioritise waste prevention and material salvage.

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

### 27.1 Site Team Training

Training of site team is the responsibility of the Environmental Project Lead. A basic awareness course will be held for site management to outline the C&D WMP and to detail the segregation of waste materials at source. This may be incorporated with other site training needs such as general site induction, health and safety awareness and manual handling.

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



**27.2 Record Keeping**

Records will be kept for all waste material which leaves the site, either for reuse on another site, recycling or disposal. A copy of the Waste Collection Permits, CORs, Waste Facility Permits and Waste Licenses will be maintained. A recording system will be put in place to record the construction waste arising on site. The waste manager or delegate will record the following:

- Retain and reconcile full records (both Cairn and contractor) of all movements of project-related waste generated during the construction stage of a project.
- Document all movements (i.e., hauler, quantity, waste type and end destination) to ensure full traceability and compliance to all required legislation of all material to its final destination.
- Retain all documentation (electronically), including dockets relating to waste disposal for a minimum period of three years post completion of the project
- All generated waste during the construction phase of the project will be recorded using the Cairn Waste Management Tracker and saved on an internal server