

**MEMO ON RESPONSE TO RFI ITEM 2(F) PREPARED BY KEYGREEN**

**FOR**

**CAIRN HOMES PROPERTIES LTD  
45 MESPIL ROAD  
DUBLIN 4**

**RELATING TO A**

**RESIDENTIAL DEVELOPMENT**

**AT**

**CLONBURRIS SDZ  
PHASE T2**

**REGARDING  
CONDITION C2B OF SDZ22A/0018/C2B**

**19<sup>th</sup> April 2024**



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The Operational Waste Management Plan (OWMP) for the Clonburris SDZ T2 development prepared by Byrne Environmental Consulting Ltd included the calculation of the domestic and non-domestic waste that would be generated by the fully occupied development.

Accordingly, shared/communal bin store spaces were defined in conjunction with the Project Architect to accommodate weekly waste volumes as included in the OWMP.

It is noted that KeyGreen have previously prepared an alternative waste management proposal in response to RFI Item 2(f) which have been considered non compliant by SDCC with regard to Condition C2b of the Grant of Permission SDZ22a/0018 which states:

2(b)

*Amendments*

*Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: Revised plans that incorporate all of the following amendments-*

*(b) Details of waste storage areas.*

SDCC require the following concerns to be addressed which has been conducted by KeyGreen with their responses below each item of concern.

**Item 1** *There are no details or technical specifications provided to define the capacity of each of the proposed units thus their capacity cannot be ascertained.*

### **KeyGreen Response**

Overall the total waste volumes will be estimated and based on experience this can be greater or lower depending on many variables.

The underground container systems will all be collected as needed and the system will flag when each container reaches capacity, this process will become more streamlined as more of these units fill, development is settled and additional tiles come on.

The systems will be able to cater for any amount of waste which is solved by frequency of collections.

*Item 2 The proposal does not refer to the suitability of the underground waste storage containers for organic waste.*

### **KeyGreen Response**

Overall composting with any receptacles has pros and cons and we provide every type of system from bio digesters/bins/skips for composting and there is no perfect one as such, the management and usage play an important part of any compost stream.

We plan to collect the compost in smaller volumes and smaller containers to ensure the compost is collected frequency enough as not to sit there for weeks, the compost is also underground so reduces the heat factor during summer months /smell and eg fruit flies etc.

A robust education of tenants and a cleaning programme will be established and we are also looking at further enhancements around this process. We had also duly considered all and every other solution along with all streams.

*Item 3 It is accepted that the underground container systems are commonly used in Europe but their use in Ireland is not established.*

### **KeyGreen Response**

KeyGreen service two of the currently known operational underground bin systems in the Dublin Region. It is understood that there are approximately 5 more of these systems in place throughout Ireland. Using the knowledge and experience of operating these systems (one for 10 years and another for 3 years) has provided sufficient data to recommend the expansion and integration within the 'Seven Mills development' providing an even more sustainable and efficient process due to the scalability of the project.

**Item 4** *In order for such systems to be viable, it is necessary that a waste collection contractor has the specialist vehicles to serve (empty) the underground containers and the expertise to maintain the compactor systems. Research into this matter has not identified and waste operator in Dublin providing such underground waste container management services.*

### **KeyGreen Response**

We plan to a weekly collection at the start for general and recycling and food, Glass as needed, again the systems will flag when each machine is near full or we can set the percentage to what is suitable to notify us.

Certain containers will become full sooner especially move in period and peak times/bank holidays etc.

Overall all the containers will be emptied as required when full which after full occupation and a routine/pattern is established a schedule will be put in place.  
As the overall Seven mills Development grows the more efficient and sustainable the collections will become.

We currently service two existing locations using this method, however we will also be investing in more bespoke vehicles to maximise/optimize service based on the scalability of the overall Seven Mills project when appropriate.



# SevenMills T2

**Presented to: Cairn Homes**  
**Presented by: Richard Hobbs**  
**Date:20**



# PRESENTATION

Dublin





# SIDCON MILIEUTECHNIEK

Sidcon is convinced that waste collection can be done much more efficient, which is not only better for your wallet and better for the environment, but also better for all inhabitants of your municipality. Our goal is to collect waste as efficiently as possible for later recycling. In this way, we contribute to a sustainable and circular economy and we help municipalities to achieve their waste objectives.

Sidcon was founded in 2008 by Boris Gubbels and Reinier Siderius. By now, Sidcon has become the market leader in the field of underground compactors. Our years of involvement in waste collection have provided us with a vast amount of knowledge and experience. We use this knowledge and insight to create our innovative waste solutions.

Sidcon is the market leader in the field of underground compactors for plastics, cardboard and residual waste. Thanks to our patented technology, the waste can be compressed to a minimum volume. As a result, fewer waste containers are needed and more public space remains. There are also fewer transport movements required. In this way, Sidcon contributes to a sustainable circular economy and helps municipalities achieve their waste objectives.

In addition, Sidcon also constantly develops sustainable and innovative waste solutions. Examples include the new collection method that enables separate collection of bio waste from high-rise buildings, the Freshstation Organic.



# SIGNIFICANT SAVINGS ON SPACE AND TRANSPORT IN AMSTERDAM

Within the municipality of Amsterdam, there are already more than 250 underground Sidcon compactors. The compactors are equipped with a GPRS connection for the exchange of real-time information. This information shows, among other things, how full the container is, allowing the collector to empty the container on time. This in turn ensures that no waste is placed next to the container, which means less litter and happier local residents. Together, we can keep your municipality clean, safe and, above all, smart!



## **“It saves a lot of transport”**

“Because it holds much more than a regular underground container, we can use fewer containers, which of course saves space. Another big advantage is that the Prestation Pro is equipped with a detector that sends out a signal when the container is 80% full. That saves a lot of driving and congestion in the city. So there is less traffic, which in turn reduces the burden on the environment. Another important advantage! said Boekhout van Solinge”

## **“Come and see the advantages”**

The gentlemen from Amsterdam have a clear advice for other municipalities faced with waste collection issues: “Come and see to experience how it works. Everyone is welcome. Also take a critical look at where you place the Prestations. In our case, the placement in a densely populated area has really ensured that the people of Amsterdam do not have to walk far to dispose of their waste. This means that the streets are cleaner because there is no longer any waste lying around and there are fewer traffic jams because of collection trucks. We work more efficiently and residents can dispose of their waste 24/7. In other words, everyone benefits,” concludes Boekhout van Solinge.

# THE PRESSTATION PRO



## PRESSTATION PRO

### Biggest capacity

The solution for situations that require an increased waste collection capacity. The Presentation Pro is the first underground, bottom- discharging compactor to have been introduced on the Dutch market.

The compactor can be used for the collection of plastics, metal and drink cartons (recycling), cardboard and residual waste.

### Advantages

- Far fewer transport movements needed due to an increased capacity at 1 location
- More space in public areas because far fewer (underground) containers are needed
- Fits within Smart City and sustainable development movements (within the current infrastructure of municipalities)



### Infrastructure

- Significantly less emptying
- Fits into most commonly used wells
- Can be emptied using 2-hook, 3-hook, Kinshofer- and Metrossystem



### Usage

- Realtime filling level monitoring
- Cordless plug-in
- Fixed power connection
- Most sustainable and cost friendly solution per amount of waste collected
- Vandalism-proof
- Special compaction mechanism allows for recycling post collection

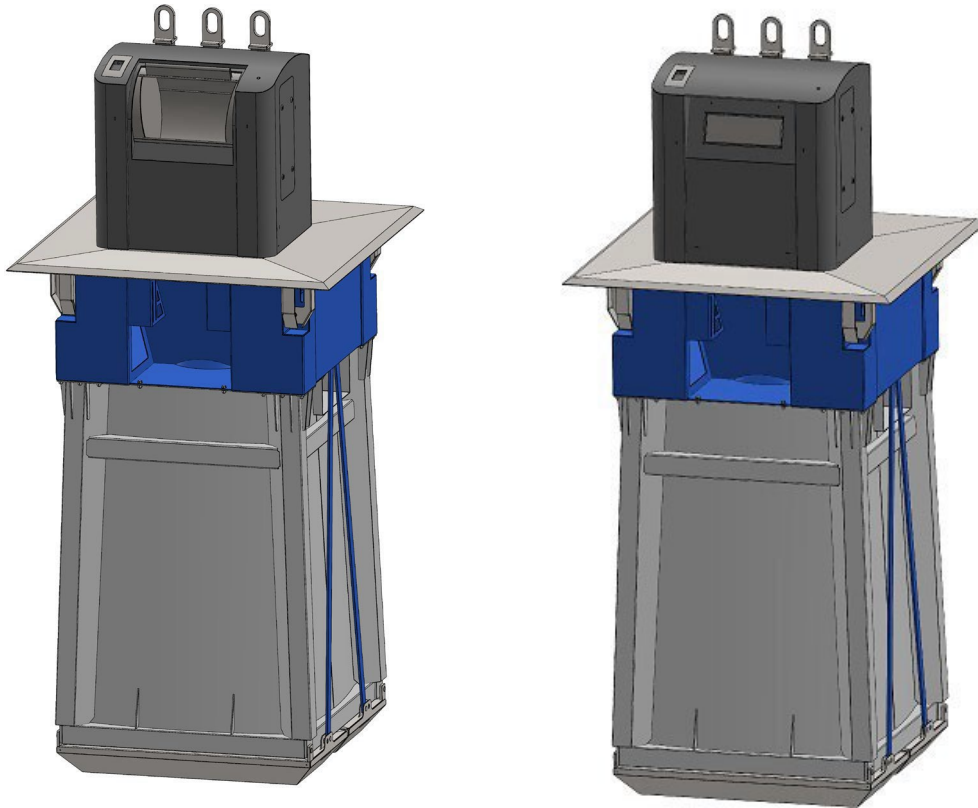


### Options

- Available with access control
- Can be connected to container management systems
- Available with wheelie-bin lifting mechanism (240lt)

# SPECIFICATIONS

## Presstation Pro



Waste type	Recycling	Residual	Paper/Cardboard
<b>Capacity</b>	700 kg	1350 kg	550 kg
<b>Compacting factor</b>	8 x	5 x	5 x

## Column

Waste type	Residual or recycling
Sizes	appr. L 900 x W 840 x H 850 mm
Drum opening double scale	80 Liter
Lifting mechanism	1-hook / 2-hook / 3-hook/ Kinshofer
RAL Colour	To be discussed
Waste type	Cardboard or recycling
Sizes	appr. L 900 x W 840 x H 850 mm
Briefcase opening	400mm x 150mm
Lifting mechanism	1-hook / 2-hook / 3-hook/ Kinshofer
RAL Colour	To be discussed

## Weight

Own weight (empty)	appr. 1050 kg
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## Certificates

We believe it is important that our customers receive what has been agreed upon and therefore aim to be as transparent as possible. Our products meet the requirements set by legislation and regulations.

CSR is an important theme in Sidcon's operations. In our activities, we are consistently working to reduce our impact on the environment. On 20 February 2018, we received the label 'Climate Neutral Organisation'.



# Column options

For this particular project, we offer 2 column types that can also be used for regular underground containers. These columns were developed in collaboration with one of our most trusted suppliers and guarantee the quality that can be expected from all Sidcon products. The column can be equipped with access control and an ozon generator.

## Column “Amsterdam“

A very popular design of which over 600 compactors have been equipped with in both Amsterdam, Utrecht and other Dutch and German municipalities. The column comes with a one-hook, two-hook or Kinshofer lifting mechanism.

Residual waste compactor in Amsterdam with an Amsterdam column, Kinshofer lifting mechanism and a double drum inlet of 80L.



Cardboard compactor in Amsterdam with an Amsterdam column, Kinshofer lifting mechanism and briefcase inlet of 400mm x 150mm.



Underground glass container in Amsterdam (right) with an Amsterdam column, Kinshofer lifting mechanism and glass openingen, next to an underground compactor for residual waste (left).



## Column “France“

This column type is often requested by our French customers and has been installed in the cities of Cannes and St. Tropez, with more installations in neighbouring cities planned for next year. This column can also be equipped with access control and an ozon generators. Available with 1-hook, 2-hook and Kinshofer lifting mechanism

A standard underground for class collection (left), underground compactor for recycling (middle) and an underground compactor for residual waste (right) in the city centre of Cannes.



An underground compactor for recycling (left) and an underground compactor for residual waste (right) in the city centre of St. Tropez next to a busy market place.



A regular underground container with "French" type column in Norway. This underground container is used for the collection of organic materials and the lid contains a capacity of 30L.



# Maintenance and service



## Maintenance subscription

An underground compactor requires annual preventive maintenance service(s). In addition, the Service subscription includes the following.

- Checking of bolts and nuts
- Fine-tuning of the motor
- Lubrication of a number of bearings
- Oil check in the gearbox
- Inspection of the lifting parts
- Inspection of the safety hatches
- Inspection and possible replacement of automatic lubrication system
- Inspection, fine tuning and cleaning of compactor part

Repairs are not included in the maintenance contract.

Communication contract

The Presstation is monitored twice a day by means of a GPRS connection. The client will be notified in the event of any irregularities.

Likewise, the filling-level degree of the Presstation Pro can be monitored via the website. Integration with other CMS systems is possible.

The abovementioned points are related to the maintenance subscription of the Presstation Pro.



## Warranty

Sidcon milieutechniek offers a warranty and manufacturing defects on underground compactors for the duration of 2 years from delivery or 100 tons of material pressed.

This warranty applies only if Sidcon performs periodic maintenance and the compactor is used for the materials for which it is intended. Warranty is not valid when not following the instructions for use as laid down in the documentation and improper use during emptying.

Matters such as loosening of a constriction of material are not covered by the warranty. The warranty is effective from the time of delivery.