KILNAHUE GOREY EIAR

VOLUME III APPENDICES - PART 1

KERRIGAN

JOHN CRONIN & ASSOCIATES

Trinity Consultants awnconsulting

NRB

MODEL WORKS

AKM DESIGN GROUP

ALTEMAR MARINE & ENVIRONMENTAL CONSULTANCY

viridus CONSULTING

McCutcheon Halley CHARTERED PLANNING CONSULTANTS

RECEIVED: 22/12/2025

KILNAHUE GOREY EIAR

VOLUME III - PART 1 | **Contents**

RECEIVED: 22/12/2025

CHAPTER ONE

INTRODUCTION

APPENDIX 1-1 Consultation Responses

RECEIVED: 22/12/2025

APPENDIX 1-1 Consultation Responses

RECEIVED: 22/12/2025

Appendix 1.1

Consultation Response

As part of the scoping process for this EIAR, letters were sent out to the following statutory bodies in July 2025.

- An Taisce
- Bat Conservation Ireland
- Bord Gáis
- Environmental Protection Agency
- Fáilte Ireland
- The Health Service Executive (HSE)
- The National Transport Authority (NTA)
- Department of Education
- Department of Housing, Local Government, and Heritage
- Department of Tourism, Culture, Arts, Gaeltacht, Sport & Media
- Geological Survey Ireland
- The Health and Safety Authority (HSA)
- The Heritage Council
- Inland Fisheries Ireland
- Office of Public Works (OPW)
- Transport Infrastructure Ireland (TII)
- Uisce Éireann
- ESB

A copy of the letter sent to these bodies is provided on the following page.

Responses were received from the following:

- Bord Gáis (Gas Networks Ireland)
- The Health and Safety Authority (HSA)
- Geological Survey Ireland
- Transport Infrastructure Ireland (TII)
- The Health Service Executive (HSE)
- Uisce Éireann

These responses were considered in the preparation of this EIAR. A copy of the responses received is provided on the following pages

«Company_Name»
«Address_1»
«Address_2»
«Address_3_»
«Address_4»
«Address_5»

«Email_»

02 July 2025

Re: Consultation on the preparation of an Environmental Impact Assessment Report for a proposed Large Scale Residential Development at Kilnahue & Gorey Hill, Carnew Road & Kilnahue Lane, Gorey, Co. Wexford.

A Chara,

We are acting on behalf of Glenveagh Homes Ltd. in the preparation of an Environmental Impact Assessment Report (EIAR) for a proposed Large Scale Residential Development at Kilnahue & Gorey Hill, Gorey, Co. Wexford.

Research and baseline analysis for the EIAR has commenced and an impact assessment will be carried out following completion of the design of the proposed development.

If you have any comments in relation to the potential environmental impacts of the proposed development, I would be grateful if you would forward them to me as soon as is convenient. The details of the site location, project description, and proposed works are outlined further below.

Proposed Development

Glenveagh Homes Ltd. are seeking permission for the construction of c. 413 no. residential units, a crèche at Kilnahue & Gorey Hill, Gorey, Co. Wexford.

Please find enclosed the Site Location Map, Site Layout Plan, and the Schedule of Accommodation (included in the Site Layout Plan).

Please note that the details provided in the enclosed are subject to change as the scheme progresses and feedback from the council and other statutory consultees are incorporated.

Site Location and Description

The subject site is c. 11.5ha (net) and is located in the townlands of Kilnahue and Gorey Hill at Gorey Co. Wexford. The site is located c. 1.65 kilometres to the west of Gorey Town Centre.

The site is currently a greenfield site bounded by L10112 (Kilnahue Lane) to the northeast and the R725 (Carnew Road) to the south. The site slopes from west to east, towards the town and from north to south.

The surrounding landscape is mainly characterised by agricultural land along the western, northern and southern boundary. Residential development in the immediate vicinity generally consists of detached dwellings with small housing developments located to the east towards the town centre. Kilnahue Lane is a local access road serving several detached houses, a secondary school, 'Creagh College', two primary schools, 'Gorey Educate Together National School' and 'Gaelscoil Moshíológ', and a preschool 'Naíonra na Síolta Óga'.

P&H Doyle Renault Car dealership, Circle K and O'Doherty's Veterinary Surgery are located to the south-east of the site. Carnew Road is a recently upgraded regional road. From the junction with Kilnahue Lane it has a footpath, cycle path and layby parking for the first 80m of its northern edge. Beyond this, a footpath continues on its southern edge. A 50 kph speed limit applies in this general area.

Gorey town centre is a c. 23 min walk, c. 6 min drive or a c .5 min cycle to the east of the site and offers a good range of community/commercial services including shops and health/medical services. The map below shows the location of the site, in relation to a few of the services provided in the town.

EIAR Structure and Content

The EIAR is divided into three volumes as follows:

- Volume 1: Non-Technical Summary
- Volume 2: Main Environmental Impact Assessment Report
- Volume 3: Appendices

The overall structure of Volume 2 of the EIAR is as follows:

Chapter	Chapter Title
1.	Introduction
2.	Site Location and Proposed Development
3.	Alternatives Considered
4.	Population and Human Health
5.	Land, Soils, and Geology
6.	Hydrology and Hydrogeology
7.	Air Quality
8.	Climate Change
9.	Noise and Vibration
10.	Landscape and Visual Impact
11.	Waste Management
12.	Material Assets: Traffic and Transport
13.	Material Assets: Built Services
14.	Biodiversity
15.	Built Heritage
16.	Archaeology
17.	Screening for Major Accidents
18.	Significant Interaction of Impacts
19.	Summary of Mitigation Measures & Monitoring

Each chapter is to include the following elements:

- Introduction and Methodology
- Description of the Existing Environment
- Impact Assessment. Each discipline will consider impacts under the following headings:
  - Do-Nothing Scenario
  - Construction Phase
  - Operational Phase

In assessing impacts regard will be had to direct impacts, indirect impacts, and cumulative impacts. Where relevant, reference may also be made to 'synergistic impacts' or 'secondary impacts'. The assessment of impacts will have regard to the EPA guidelines and advice notes for preparing EIAR.

As the EIA progresses any relevant permitted or proposed projects will be included in the assessment.

The EIAR will also consider:

- Mitigation Measures
- Residual Impacts

Summary

In summary, this EIAR will consider the potential impact of the proposed development, in combination with the relevant planning applications in the vicinity.

The EIAR is being co-ordinated by McCutcheon Halley Charted Planning Consultants. If you have any comments in relation to the potential environmental impacts of the proposed, I would be grateful if you would forward them to me as soon as is convenient.

You can email any comments to me at lodonnell@mhplanning.ie

Yours sincerely,

Lucy O' Donnell

Lucy O'Donnell

McCutcheon Halley

Lucy O' Donnell

From: Fergus O'Regan <Fergus_ORegan@hsa.ie>
Sent: Monday 7 July 2025 12:41
To: Lucy O' Donnell
Subject: Large Scale Residential Development at Kilnahue & Gorey Hill, Carnew Road & Kilnahue Lane, Gorey, Co. Wexford. HSA:0278123

Hi Lucy,

My name is Fergus and I work in the COMAH Chemical Production & Storage (CCPS) Unit of the Health and Safety Authority.

The proposed development is not within the consultation distance of any notified COMAH Establishment and therefore, we have no comments to make in relation to the proposed development.

Kind Regards,
Fergus

Fergus O'Regan
Inspector, COMAH Chemical Production & Storage

Tel.: 01 614 7030
Email: fergus_oregan@hsa.ie
Web: www.hsa.ie

Health and Safety Authority
3rd Floor
1A South Mall
Cork
T12 P7DE

An tÚdarás Sláinte agus Sábháilteachta
An 3ú hUrlár
1A An Meal Theas
Corcaigh
T12 P7DE

Ár bhFís: Saolta agus fiontair shláintiúla, shábháilte agus tháirgiúla
Our Vision: Healthy, safe and productive lives and enterprises

HSA Twitter
HSA Facebook
HSA YouTube

****

****

An Roinn Aeráide,
Fuinnimh agus Comhshaoil
Department of Climate,
Energy and the Environment

Geological Survey
Suirbhéireacht Gheolaíochta
Ireland | Éireann

Lucy O' Donnell
McCutcheon Halley
6 Joyce House
Barrack Square
Ballincollig
Cork, P31 YX97

14 July 2025

Re: Consultation on the preparation of an EIAR for a proposed Large Scale Residential Development at Kilnahue & Gorey Hill, Carnew Road & Kilnahue Lane, Gorey, Co. Wexford

Your Ref: 24058
Our Ref: 25/101

Dear Lucy,

Geological Survey Ireland is the national earth science agency and is a division of the Department of the Environment, Climate and Communications. We provide independent geological information and interpretation and gather various data for that purpose. Please see our website for data availability.

With reference to your email received on the 02 July 2025, concerning the Consultation on the preparation of an EIAR for a proposed LRD at Kilnahue & Gorey Hill, Carnew Road & Kilnahue Lane, Gorey, Co. Wexford, we recommend using our various data sets when conducting the EIAR, SEA, planning and scoping processes for developments, plans and policies. For more detailed information on how to access this data please access 'Data and Maps' Data & Maps (gsi.ie) on our 'Geoscience for planning' webpage. Use of our data or maps should be attributed correctly (please refer to each individual dataset's metadata for correct attribution).

For specific data available for Environmental Assessment and Planning topics please follow this link [Data by Environmental Assessment and Planning Topic (gsi.ie)], where you will find our data arranged by environmental assessment topic as illustrated below:

Land and soils	Water	Climate Change
Soil • Subsoils (Quaternary Geology) • Tellus Geochemistry • Geotechnical *Geology* • Bedrock • Geophysics • Bedrock & Quaternary 3D	*Groundwater* • Aquifers GW vulnerability, GWPSs (GWPPs) *Surface water* • Tellus Geochemistry *Estuarine & marine waters* • Marine and coastal *Flooding* • GWClimate • Karst	*Carbon accounting / Carbon balance* • Geothermal • Carbon capture and storage *Climate change trends* • National coastal change assessment

Cultural Heritage	Material Assets	The Landscape
Archaeology • Cherish *Underwater Archaeology* • Shipwrecks	*Built Services* • Natural resources (Minerals & Aggregates) • Active quarries	*Landscape Appearance & Character* • Physiographic units *Historical landscapes* • Historic mines

Other Relevant Data

An Roinn Aeráide,
Fuinnimh agus Comhshaoil
Department of Climate,
Energy and the Environment

Geological Survey
Suirbhéireacht Gheolaíochta
Ireland | Éireann

Natural (Geo) hazards • Landslide Susceptibility Mapping • Groundwater flooding • Coastal vulnerability • Subsidence • Radon	*Natural heritage* • Geoheritage (County Geological Sites) • Dimension Stone/Stone Built Ireland	

Other Comments
Should development go ahead, all other factors considered, Geological Survey Ireland would much appreciate a copy of reports detailing any site investigations carried out. The data would be redacted for confidentiality and added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to the Geological Mapping Unit, at mailto:GeologicalMappingInfo@gsi.ie.

If we can be of any further help, please do not hesitate to contact me Clare Glanville, or my colleague Trish Smullen at GSIPlanning@gsi.ie.

Yours sincerely,

Dr. Clare Glanville
Senior Geologist
Geoheritage and Planning Programme
Geological Survey Ireland

Trish Smullen
Geologist
Geoheritage and Planning Programme
Geological Survey Ireland

The publicly available data referenced/presented here, should in no way be construed as Geological Survey Ireland support for or objection to the proposed development or plan. The data are made freely available to all and can be used as independent scientific data in assessments, plans or policies. It should be noted that in many cases these data are a baseline or starting point for further site specific assessments.

Geological Survey Ireland, Block 1, Booterstown Hall, Booterstown, Blackrock, Co Dublin, A94 N2R6
Bloc 1, Halla Bhaile an Bhóthair, Baile an Bhóthair, An Charraig Dhubh, Baile Átha Cliath, A94 N2R6
T +353 (0)1 678 2000 **www.gsi.ie** *Fáiltítear roimh comhfhreagras i nGaeilge*

Lucy O' Donnell

From: INFO <Information@tii.ie>
Sent: Thursday 24 July 2025 15:58
To: Lucy O' Donnell
Subject: TII25-132143 - EIAR Scoping for Large Scale Residential Development (LRD) at Kilnahue & Gorey Hill,Gorey, Co. Wexford.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. O'Donnell,

Thank you for your correspondence of 2 July 2025 in relation to the above.

Transport Infrastructure Ireland (TII) wishes to advise that it is not in a position to engage directly with planning applicants with respect to proposed developments. TII will endeavour to consider and respond to planning applications referred to it given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official national road and light rail policy and guidelines including Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and TII Publications.

Regard should also be had to other relevant guidance available at www.TII.ie.

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.

With respect to EIAR scoping issues, the recommendations indicated below provide only general guidance for the preparation of an EIAR, which may affect the national roads and/or light rail networks.
The project promoter should have regard, inter alia, to the following:

Having regard to the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports, 2022, it is recommended that the national road and light rail networks be recognised as strategic transport assets under "material assets". EIAR assessment and mitigation should have regard to the following:

- National Roads: Official policy for development at or near national roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012).

- TII Publications: In addition, as part of TII's responsibilities for managing and improving the country's national road and light rail networks, TII sets development guidance and standards for traffic and road assessments and construction that may be necessary because of the proposed development location, scale or typology to be prepared to accompany applications for developments or works. Technical guidance and standards are contained within the TII Publications.

In addition, the EIAR should have regard to, inter alia, the following:

National Road Network:

- TII would be specifically concerned as to potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development.

- Consultations should be had with the relevant Local Authority/National Roads Design Office (RDO) with regard to locations of existing and future national road schemes.

- The EIAR should have regard to any prior Environmental Impact Statement or Assessment Report and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should, in particular, have regard to any potential cumulative impacts.

- The EIAR should have regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment.

TII Publications:

- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. TII's Traffic and Transport Assessment Guidelines (TII Publication No. PE-PDV-02045) should be referred to in relation to proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of the Guidelines, which addresses requirements for sub-threshold TTA.

- The designers and assessors are asked to consult TII Publications to determine whether a Road Safety Audit is required.

TII environmental assessment guidance:

- The EIAR should have regard to TII's Environmental Assessment and Construction Guidelines, including the Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014).

- The EIAR should consider the European Communities (Environmental Noise) Regulations 2018 (S.I. No. 549 of 2018) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014)).

Haul routes utilising the national road network:

- Elements of the national road network are operated and managed by a combination of Public Private Partnerships (PPP) concessions, Motorway Maintenance and Renewal Contracts (MMaRC) and local road authorities in association with TII. In relation to haul route identification, the applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed to ascertain any operational requirements, including delivery timetabling, etc. to ensure that the strategic function of the national road network is safeguarded.

- Separate structure approvals/permits and other licences and works specific deeds of indemnity may be required in connection with the proposed haul route, including where temporary modification to the road network may be required. Consultation with relevant local authorities, PPP and MMaRC may also be required.

- All structures on the haul route should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal load proposed, including abnormal weight loads. Additionally any damage caused to the pavement on the existing national road arising from any temporary works due to the turning movement of abnormal loads (e.g. tearing of the surface course, etc.) shall be rectified in accordance with TII Pavement Standards and details in this regard shall be agreed with the Road Authority prior to the commencement of any development on site.

Notwithstanding any of the above, the developer should be aware that this list is non-exhaustive; thus, site and development-specific issues should be addressed in accordance with best practice.

I hope that this information is of assistance to you.

Yours sincerely,

Rachel Begley
Regulatory & Administration Executive
Transport Infrastructure Ireland

www.tii.ie info@tii.ie +353 (0)1 646 3600

In accordance with TII's Right to Disconnect policy, if you are receiving this email outside of normal working hours, I do not expect a response or action outside of your own working hours unless it is clearly noted as requiring urgent attention.

De réir pholasaí BIÉ An Ceart gan a bheith Ceangailte, má tá an ríomhphost seo á fháil agat lasmuigh de na gnáthuaireanta oibre, nílim ag súil le freagra ná le gníomh uait lasmuigh de do ghnáthuaireanta oibre féin mura bhfuil sé ráite go soiléir go bhfuil gá gníomhú go práinneach.

TII processes personal data provided to it in accordance with its Data Protection Notice available at https://www.tii.ie/en/compliance/data-protection-notice/

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag https://www.tii.ie/ga/compliance/data-protection-notice/

National Environmental Health Service
Larkin House,
Larkin's Cross,
Barntown,
Wexford
Y35 HH74

31 July 2025

Ms Lucy O'Donnell
McCutcheon Halley
6 Joyce House
Barrack Square
Ballincollig
Cork
P31 YX97

National Environmental Health Service Submission Report
(as a Statutory Consultee under the Planning and Development Acts 2000 (as amended)& Regulations made thereunder)

Type of consultation: EIAR – Scoping
EHIS Reference number: 5066
Application Reference Number: N/A
Applicant: Glenveagh Homes Ltd
Proposed Development: EIAR scoping for a Large Residential Development at Kilnahue and Gorey Hill, Gorey, Co Wexford

Dear Sir/Madam

Please find below the HSE submission report in relation to the above proposal.
The following HSE departments were made aware of the consultation request for the proposed development:

- National Environmental Health Service
- HSE South Emergency Management (Response Attached below)
- National Capital Estates Office – Regional AND
- Director of National Health Protection
- REO South West

Introduction
The National Environmental Health Service submission report is based on an assessment of documentation submitted to this office on 3 July 2025.

All commitments to future actions including mitigation and further testing have been taken as read and all data results have been accepted as accurate.

- No additional investigations/measurements were undertaken.

- This report refers only to those sections of the application documents that are relevant to the HSE which have an Environmental Health Impact.

Description of the Project
The applicant intends to apply for planning permission for a large scale residential development consisting of 413 no. units, in a mix of apartments and houses of varying sizes and a creche to cater for 120 no. children at Killnahue & Gorey Hill, Gorey, Co Wexford.

The site is a greenfield site located 1.65km from Gorey Town Centre. It is bounded by local roads with a number of residential houses located along the site boundaries. The surrounding lands are in agricultural use. The scoping letter outlines schools and health services within the local area.

General Scoping
The following documents should be taken into consideration when preparing the Environmental Impact Assessment Report:
• Guidelines on the information to be contained in EIS (2002),
• Advice Notes on Current Practice in the preparation of EIS (2003),
• Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment
https://www.housing.gov.ie/sites/default/files/publications/files/guidelines_for_planning_authorities_and_an_bord_pleanála_on_carrying_out_eia_-_august_2018.pdf

EU publication: Environmental Impact Assessment of Projects - Guidance on the preparation of the Environmental Impact Assessment Report, EU, 2017
http://ec.europa.eu/environment/eia/pdf/EIA_guidance_EIA_report_final.pdf
Adoption of the Directive (2014/52/EU) in April 2014 initiated a review of the above guidelines. The draft new guidelines can be seen at:
http://www.epa.ie/pubs/consultation/reviewofdrafteisguidelinesadvicenotes

Generally the Environmental Impact Assessment should examine all likely significant impacts and provide the following information for each:
a) Description of the receiving environment
b) The nature and scale of the impact
c) An assessment of the significance of the impact
d) Proposed mitigation measures
e) Residual impacts

Directive 2014/52/EU has an enhanced requirement to assess likely significant impacts on Population and Human Health. The impacts on human health must be fully assessed in the EIAR, it is recommended that the wider determinants of health and wellbeing are considered. Guidance on wider determinants of health can be found at www.publichealth.ie

In addition to any likely significant negative impacts from the proposed development, any positive likely significant impacts should also be assessed.

The National Environmental Health Service (NEHS) recommends that the following matters are included and assessed in the EIAR:
• Public Consultation
• Population and Human Health
• Water (Hydrology and Hydrogeology)
• Land and Soils
• Air, Dust and Odour
• Climate Change and Opportunity for Health Gain
• Noise and Vibration
• Waste Management
• Ancillary Facilities
• Cumulative Impacts

Public Consultation
Public consultation, where the local community is fully informed of the proposed development must be undertaken. Members of the public should be given sufficient opportunities to express their views on the proposed development.

Early and meaningful public consultation with the local community should be carried out to ensure all potentially significant impacts have been adequately addressed. All parties affected by the proposed development must be fully informed of what the proposal entails especially with regard to potential impacts on surrounding areas. The Environmental Impact Assessment Report (EIAR) should clearly demonstrate the link between public consultations and how those consultations have influenced the decision-making process in the EIAR.

To assist with the consultation and planning process it is recommended that the applicant develops a dedicated website for the proposed development. All correspondence, maps, project updates and documentation including the EIAR should be uploaded to the website. A good relationship between the contractor and local residents who may be impacted by the construction of the proposed development is crucial. The NEHS recommends that a community liaison officer is appointed by the contractor, their details should be provided to local community.

Assessment of Consideration of Alternatives
The EIAR should include a consideration of alternatives as part of the EIAR.

Noise and Vibration
The potential impacts for noise and vibration during the construction phase of the proposed development on all noise sensitive locations must be considered in the EIAR. The EIAR should outline all proposed mitigation measures to minimise noise and vibration during the construction phase of the development.

The NEHS recommends that operating times during the construction phase are limited close to residential areas as follows in order to minimise the impact of noise on residents.

Monday to Friday	08:00 – 18:00
Saturday	09:00 – 13:00
Sundays and Public Holidays - No noisy operations on site.	

Noise can give rise to a nuisance for residents and may impact negatively on public health. The applicant should consider Good Acoustic Design measures in the design of the buildings to protect the residential amenity of future residents. The consideration of acoustic design at this stage should be beneficial to the health and wellbeing of future residents.

Air Quality
Due to the nature of the proposed construction works, generation of airborne dust has the potential to have significant impacts on sensitive receptors.
A Construction Environmental Management Plan (CEMP) should be included in the EIAR which details dust control and mitigation measures. Measures should include:
• Sweeping of hard road surfaces
• Provision of a water bowser on site, regular spraying of haul roads
• Wheel washing facilities at site exit
• Restrict speed on site
• Provide covers to all delivery trucks to minimise dust generation
• Inspect and clean public roads in the vicinity if necessary
• Material stockpiling provided with adequate protection from the wind
• Dust monitoring at the site boundary
• Truck inspection and maintenance plan
• Details of a road maintenance agreement between the operator and the Local Roads Authority to clarify responsibility for the upkeep and repair of access roads during the construction phase of the project.

Surface and Ground Water Quality
The applicant should consider the impact of the proposed development on surrounding surface water and hydrogeological environments including flood risk and surface water drainage.
The design of the surface water management system for the development should consider the changing precipitation patterns as a result of climate change.

Public and Group Water Scheme sources and supplies should be identified in addition to any private wells supplying potable water to houses in the vicinity of the proposed development. Measures to ensure that all sources and supplies are protected should be described in the EIAR.

Climate Change
In light of the current climate emergency declared by the Government it is essential that all buildings implement energy efficient and green technologies in order to reduce the carbon footprint of the development and to minimise greenhouse gas emissions.

The applicant should outline specific details of climate initiatives and fuel and energy conservation measures which are to be implemented with regard to the design, procurement, construction and operation of the houses and apartments in the proposed development site.

Proposed Childcare Facility
The applicant must take full cognisance of the requirements of the Child Care Act 1991 (Early Years Services) (Amendment) Regulations 2016 to ensure that adequate facilities are provided for pre-school children in the proposed creche.

Open Space and Recreation – Healthy Ireland Framework
The proposed housing development should be explored for any opportunity to promote physical activity and any potential for health gain should be exploited.
Recreational green spaces are fundamental to high density development as they will promote health and well being of residents who will occupy the accommodation. It is well established that there is a need to reconnect urban society with nature in order to promote health. Adequately sized public and private open space must be provided within the development. Playgrounds are proposed for younger children, the applicant should consider providing recreational facilities to cater for adolescents e.g. playing courts, graffiti walls, meeting areas etc. All recreational areas should be designed to be age friendly with adequate street lighting and footpaths, public seating etc.

The pedestrian and cycle ways associated with the proposed development should contribute towards meeting the objectives of the Healthy Ireland Framework 2013 - 2025 as they provide an opportunity for health gain. These pathways should connect to the local road network and nearby town. The NEHS recommends that pedestrian areas are accessible to wheelchairs, pushchairs and mobility vehicles in order that all ages and all levels of mobility can access recreational amenities
The applicant should ensure that all internal roads within the housing development are designed in accordance with Design Manual for Urban Roads and Streets (DMURS) Manual.

Universal Design
The applicant should incorporate the principles of universal design when designing the buildings in the proposed development to ensure housing can meet the needs of the occupants regardless of their age, size, ability or disability. This will also ensure that housing will meet their changing needs over time so that people can continue living in their own homes and communities as they get older or become disabled.

Sustainable Development
The significance of the impact the proposed LRD will have on the existing facilities should be examined and assessed in the EIAR. It is imperative that the key infrastructure facilities and amenities currently within the catchment areas are examined to ensure that it can sustainably accommodate the proposed increase in residential development. The cumulative impacts of any other proposed housing developments in the vicinity should also be assessed.

Waste Management
The NEHS recommends that the EIAR include a Waste Management Plan for both construction and operational phases with a view to minimising the generation of waste and delivering a Circular Economy in accordance with the Circular Economy and Miscellaneous Provisions Act 2022.

Ancillary Facilities
The EIAR should include details of the location of all site office, construction compound, fuel storage depot, sanitary accommodation and canteen, First Aid facilities, disposal of wastewater and the provision of a potable water supply to the site canteen.

Pest Control
The disturbance of ground during construction may give rise to increased rodent activity. The NEHS recommend that the applicant implements appropriate pest control measures during the construction phase in order to prevent a nuisance and protect public health.

If you have any queries regarding any of this report, the initial contact is Acting Principal Environmental Health Officer Kay O Connor who will refer your query to the appropriate person.

Yours sincerely,

Environmental Health Officer
Environment & Climate Change
Network Support Unit

Acting Principal Environmental Health Officer

Uisce Éireann
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Uisce Éireanns Ref: PN25000026427

Planning Authority: Wexford

Issue Date: 11 August 2025

Development Location:

Kilnahue & Gorey Hill, Carnew Road & Kilnahue Lane, Gorey, Co. Wexford.

Development Description:

Large Scale Development application for the construction of c. 413 no. residential units

A Chara,

Uisce Éireann has the following comments for consideration in regard to the proposed development at Kilnahue & Gorey Hill, Gorey, Co. Wexford.

Applicants are required to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network ahead of lodging your planning application. The PCE should be submitted to Uisce Éireann well in advance of lodging your planning application. Lodging a Confirmation Of Feasibility with your planning application helps avoids delays in the consenting process.

Please note the following aspects of water & wastewater services which should be considered in the scope of an EIAR where relevant.

a) Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Where the development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of an EIAR and/or the planning application.

b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.

c) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.

d) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to stop surface waters from combined sewers. Uisce Éireann does not permit surface waters into our sewer network.

e) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.

f) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to datarequests@water.ie

g) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.

h) Any potential impacts on the assimilative capacity of receiving waters in relation to Uisce Éireann discharge outfalls including changes in dispersion / circulation characterises. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.

i) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence /

present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.

j) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a “protected”/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.

k) Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann’s Standards, Codes and Practices must be achieved. It is the applicant’s responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to lodgement of a planning application, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice. As an applicant you are required to;

- survey the site to determine the exact location of the public assets. Any trial investigations should be carried out with the agreement and in the presence of Uisce Éireann. All queries relating to in situ public infrastructure should be directed to diversions@water.ie
- Provide evidence of separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with UÉ Standards & Codes of Practice

l) Where an existing connection is on place, the applicant or developer may be required to enter into a new or revised water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.

m) Where new connection(s) are sought, the applicant shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.

Queries relating to the comments above should be directed to planning@water.ie. Queries for the Uisce Éireann Development Management Planning Team and EIAR Scoping Requests should be sent to planning@water.ie

Dermot Phelan,

Connections Delivery Manager

Lucy O' Donnell

From: DIG <Dig@gasnetworks.ie>
Sent: Thursday 3 July 2025 08:53
To: Lucy O' Donnell
Subject: RE: EIAR Consultation - Gorey LRD
Attachments: Gorey Co Wexford (1).pdf; Gorey Co Wexford (2).pdf; Safety Booklet-A5-HSQE-GU-016.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your enquiry to the Gas Networks Ireland ***Dial Before You Dig*** service, please find the attached network map for your area of interest.

Gas Networks Ireland has ***Aurora Network*** within your area of interest.

Before you start work, you must have a current gas network map (or maps) for the work location. A current gas network map (or maps) must always be kept on site while work is under way.

Reading your Map

- High pressure transmission gas pipe is shown **Red.**
- Medium pressure distribution gas pipe is shown **Blue.**
- Low Pressure distribution gas pipe is shown **Green.**

The gas network map is indicative only. You must conform to the safety and legal notices printed on the map. For further information on reading this map refer to the ***Safety Information.***

Breaking Ground

- Supervision by Gas Networks Ireland is **not** required when working in the vicinity of Distribution gas pipes (unless noted otherwise). Safe digging practices **must** be followed. All work in the vicinity of a gas transmission pipeline **must** be carried out in compliance with:
  - Health and Safety Authority, ***Code of Practice for Avoiding Danger from Underground Services.***

Critical Activity

Quarrying or blasting must not be carried out within 400 m of the gas network until Gas Networks Ireland has been consulted on **1800 42 77 47**

Aurora Telecom

- Part of the Aurora Telecom Network may be present on your network map. For further information, Aurora can be contacted on **01 892 6166** (Office Hours) or auroralink@gasnetworks.ie

Service Pipes

- Service pipes feeding individual properties are not generally shown but their presence should always be anticipated. For further information on domestic gas services refer to the ***Safety Information.***

Safety Information

- Before starting work any work in the vicinity of the gas network, please refer to the Gas Networks Ireland safety booklet, ***Safety advice for working in the vicinity of natural gas pipelines***, available at https://www.gasnetworks.ie/home/safety/dial-before-you-dig/

  This booklet contains important safety information, including advice on how to read the gas network maps you have requested.

  If you did not request this map. please contact Customer Service on 1800 42 77 47.

Thank you for your enquiry to Gas Networks Ireland.

T 1800 20 50 50 (Emergency)
T 1800 42 77 47 (Dial Before You Dig enquiries)

E dig@gasnetworks.ie

Gas Networks Ireland Networks Services Centre, St. Margaret's Road, Finglas, D11 Y895
gasnetworks.ie | Find us on Twitter

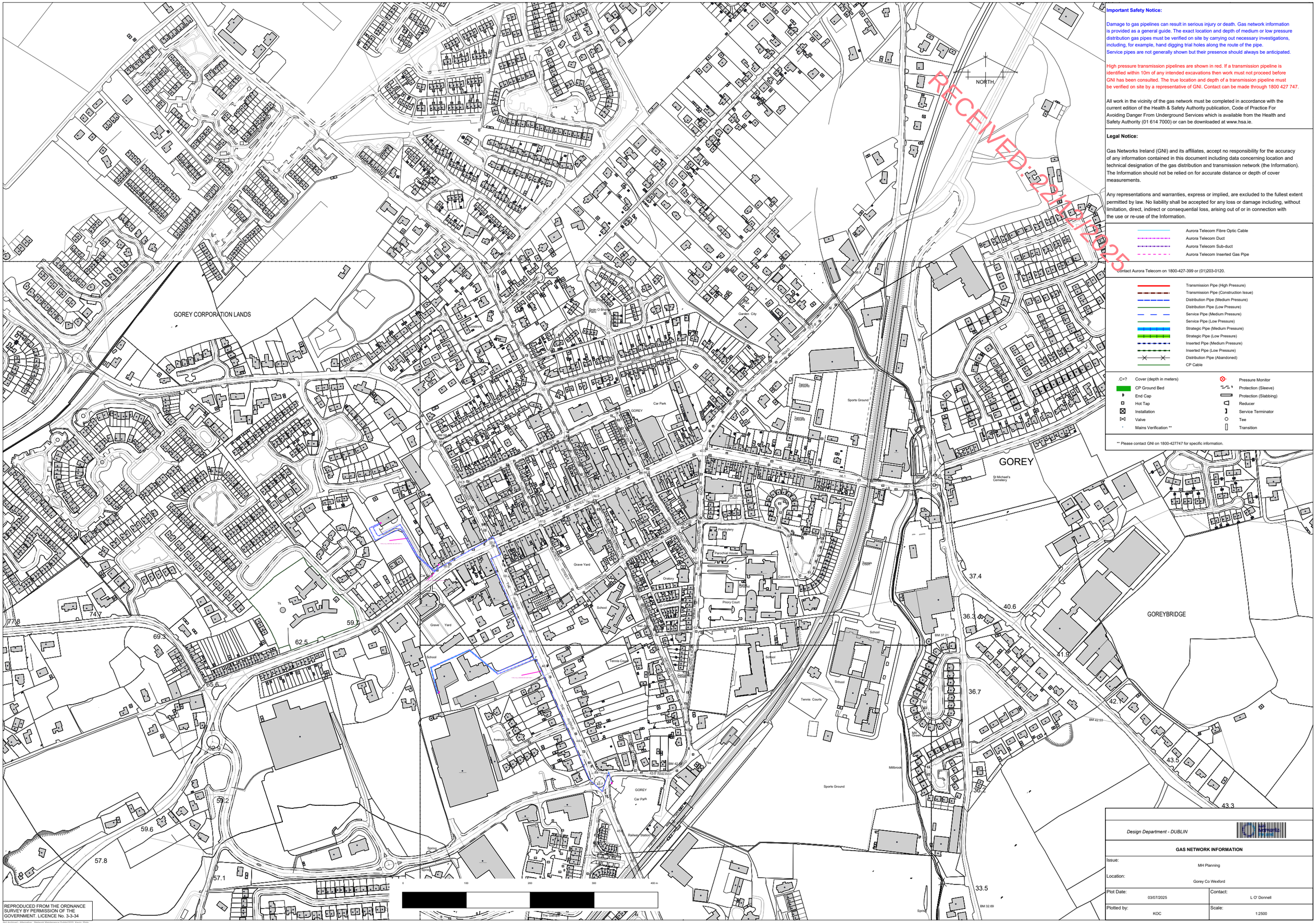
DIAL BEFORE YOU DIG 1800 42 77 47 In Emergency call 1800 20 50 50 Gas Networks Ireland

Gas Networks Ireland

Useful Publications

- Health and Safety Authority, ***Code of Practice for Avoiding Danger from Underground Services***
- Health and Safety Authority, ***Guide to Safety in Excavations***

Both are available free of charge from: Health and Safety Authority on **0818 289 389**
www.hsa.ie



Important Safety Notice:

Damage to gas pipelines can result in serious injury or death. Gas network information is provided as a general guide. The exact location and depth of medium or low pressure distribution gas pipes must be verified on site by carrying out necessary investigations, including, for example, hand digging trial holes along the route of the pipe. Service pipes are not generally shown but their presence should always be anticipated.

High pressure transmission pipelines are shown in red. If a transmission pipeline is identified within 10m of any intended excavations then work must not proceed before GNI has been consulted. The true location and depth of a transmission pipeline must be verified on site by a representative of GNI. Contact can be made through 1800 427 747.

All work in the vicinity of the gas network must be completed in accordance with the current edition of the Health & Safety Authority publication, Code of Practice For Avoiding Danger From Underground Services which is available from the Health and Safety Authority (01 614 7000) or can be downloaded at www.hsa.ie.

Legal Notice:

Gas Networks Ireland (GNI) and its affiliates, accept no responsibility for the accuracy of any information contained in this document including data concerning location and technical designation of the gas distribution and transmission network (the Information). The Information should not be relied on for accurate distance or depth of cover measurements.

Any representations and warranties, express or implied, are excluded to the fullest extent permitted by law. No liability shall be accepted for any loss or damage including, without limitation, direct, indirect or consequential loss, arising out of or in connection with the use or re-use of the Information.

- Aurora Telecom Fibre Optic Cable
- Aurora Telecom Duct
- Aurora Telecom Sub-duct
- Aurora Telecom Inserted Gas Pipe

contact Aurora Telecom on 1800-427-399 or (01)203-0120.

- Transmission Pipe (High Pressure)
- Transmission Pipe (Construction Issue)
- Distribution Pipe (Medium Pressure)
- Distribution Pipe (Low Pressure)
- Service Pipe (Medium Pressure)
- Service Pipe (Low Pressure)
- Strategic Pipe (Medium Pressure)
- Strategic Pipe (Low Pressure)
- Inserted Pipe (Medium Pressure)
- Inserted Pipe (Low Pressure)
- Distribution Pipe (Abandoned)
- CP Cable

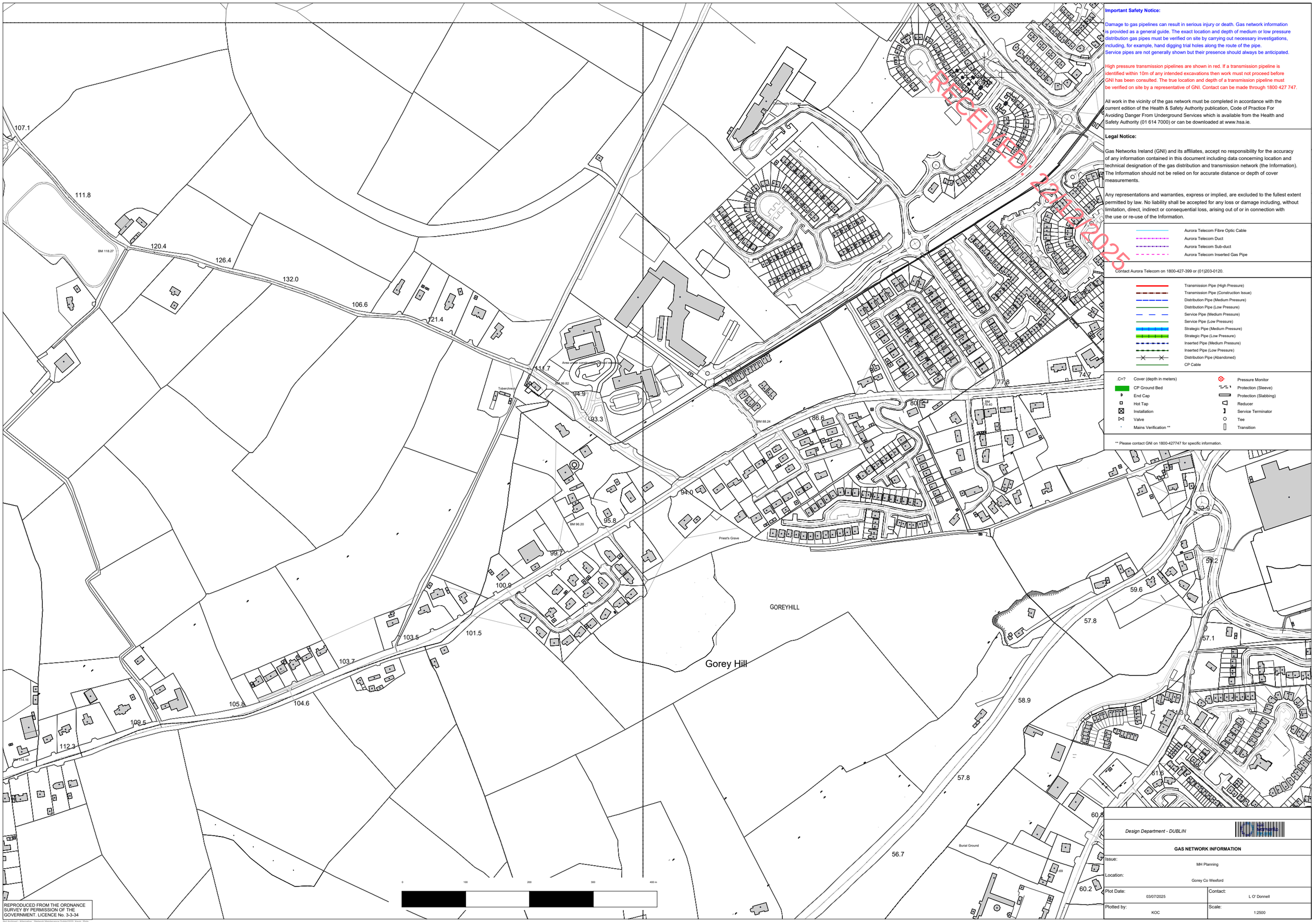
C=?	Cover (depth in meters)		Pressure Monitor
	CP Ground Bed		Protection (Sleeve)
	End Cap		Protection (Slabbing)
	Hot Tap		Reducer
	Installation		Service Terminator
	Valve		Tee
*	Mains Verification **		Transition

** Please contact GNI on 1800-427747 for specific information.

Design Department - DUBLIN

GAS NETWORK INFORMATION

Issue: MH Planning	
Location: Gorey Co Wexford	
Plot Date: 03/07/2025	Contact: L O' Donnell
Plotted by: KOC	Scale: 1:2500



Important Safety Notice:

Damage to gas pipelines can result in serious injury or death. Gas network information is provided as a general guide. The exact location and depth of medium or low pressure distribution gas pipes must be verified on site by carrying out necessary investigations, including, for example, hand digging trial holes along the route of the pipe.
Service pipes are not generally shown but their presence should always be anticipated.

High pressure transmission pipelines are shown in red. If a transmission pipeline is identified within 10m of any intended excavations then work must not proceed before GNI has been consulted. The true location and depth of a transmission pipeline must be verified on site by a representative of GNI. Contact can be made through 1800 427 747.

All work in the vicinity of the gas network must be completed in accordance with the current edition of the Health & Safety Authority publication, Code of Practice For Avoiding Danger From Underground Services which is available from the Health and Safety Authority (01 614 7000) or can be downloaded at www.hsa.ie.

Legal Notice:

Gas Networks Ireland (GNI) and its affiliates, accept no responsibility for the accuracy of any information contained in this document including data concerning location and technical designation of the gas distribution and transmission network (the Information). The Information should not be relied on for accurate distance or depth of cover measurements.

Any representations and warranties, express or implied, are excluded to the fullest extent permitted by law. No liability shall be accepted for any loss or damage including, without limitation, direct, indirect or consequential loss, arising out of or in connection with the use or re-use of the Information.

- Aurora Telecom Fibre Optic Cable
- Aurora Telecom Duct
- Aurora Telecom Sub-duct
- Aurora Telecom Inserted Gas Pipe

Contact Aurora Telecom on 1800-427-399 or (01)203-0120.

- Transmission Pipe (High Pressure)
- Transmission Pipe (Construction Issue)
- Distribution Pipe (Medium Pressure)
- Distribution Pipe (Low Pressure)
- Service Pipe (Medium Pressure)
- Service Pipe (Low Pressure)
- Strategic Pipe (Medium Pressure)
- Strategic Pipe (Low Pressure)
- Inserted Pipe (Medium Pressure)
- Inserted Pipe (Low Pressure)
- Distribution Pipe (Abandoned)
- CP Cable

C=? Cover (depth in meters)	Pressure Monitor
CP Ground Bed	Protection (Sleeve)
End Cap	Protection (Slabbing)
Hot Tap	Reducer
Installation	Service Terminator
Valve	Tee
Mains Verification **	Transition

** Please contact GNI on 1800-427747 for specific information.

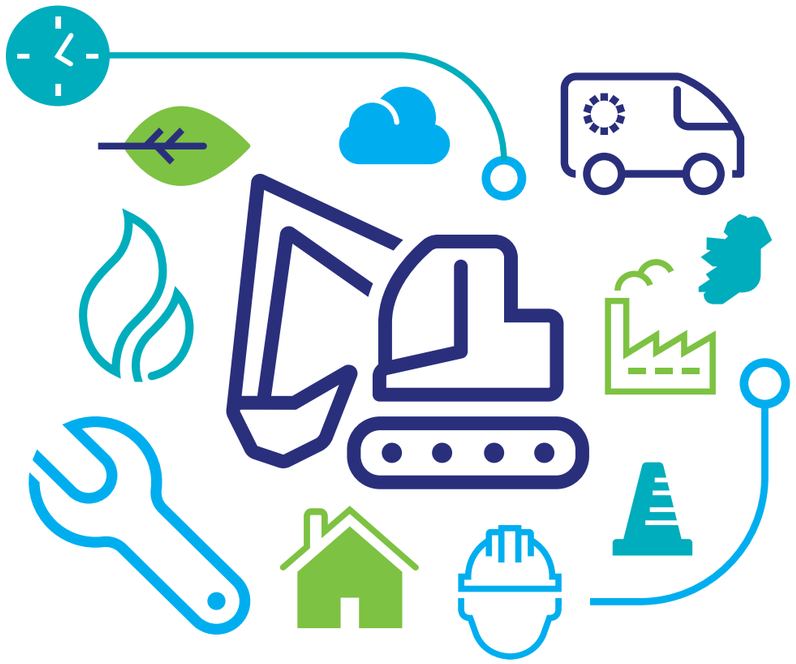
Design Department - DUBLIN

GAS NETWORK INFORMATION

Issue: MH Planning	
Location: Gorey Co Wexford	
Plot Date: 03/07/2025	Contact: L O' Donnell
Plotted by: KOC	Scale: 1:2500

Gas Networks Ireland

Safety advice
for working in the vicinity of natural gas pipelines



When planning any excavation works dial

1800 42 77 47

to obtain up to date gas network maps.

Monday to Friday 9am – 5.30pm

Or you can sign up to DBYD online at

gasnetworks.ie/dbyd

and have access to maps 24 hours, 7 days a week

You can also contact us on

dig@gasnetworks.ie

If you have damaged a gas pipe call

1800 20 50 50

immediately, even if you do not suspect that gas is leaking

24 hours, 7 days a week

If you smell gas call

1800 20 50 50

24hr emergency service

Contents

This booklet contains important safety advice. Please read the following before you start work:

Natural gas **characteristics and behaviour**

Characteristics

Natural gas is:

- a highly flammable gas;
- lighter than air and will rise when released;
- non-toxic (but can suffocate in enclosed or confined spaces); and
- made up mostly of methane and has a smell added for safety purposes.

Behaviour

During an uncontrolled escape, natural gas will behave in the following ways:

- In open excavations, where there is a clear path to the atmosphere, natural gas will rise, dilute and disperse into the air.
- If the path to the atmosphere is blocked, the gas will travel through soil, ducts, drains, sewers and voids. It can also follow the line of other buried utility services. This can lead to gas entering a building or other confined spaces, and may lead to a fire or explosion.

Note: Never cover a damaged gas pipe; or attempt to carry out a repair. Call 1800 20 50 50 immediately.

Risks of **damaging a gas pipe**

The risks of damaging a gas pipe can be classified as:

Highest Risk

Mechanical excavators pose the highest risk and “should not be used within 500 mm of a gas distribution pipe.” *(HSA Code of Practice)*

Mechanical excavators must not be used within 3 metres of a Transmission pipeline.
(Refer to Code of Practice for Working in the Vicinity of the Transmission Network - AO/PR/127)

High Risk

Hand held power tools should not be used directly over the line of a gas pipe, unless the gas pipe has been positively located by hand and a safe working distance has been established.

Use of handheld power tools is not permitted within 1.5 m of a Transmission pipeline.
(Refer to Code of Practice for Working in the Vicinity of the Transmission Network - AO/PR/127)

Damage to gas pipes from power tools presents a high risk to the operatives involved in the work.

Low Risk

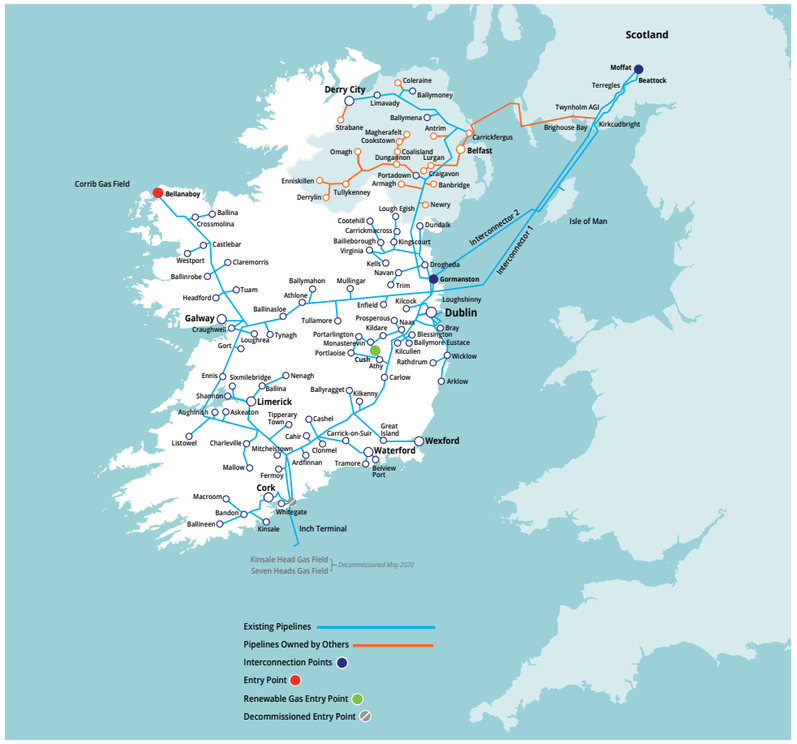
Hand digging using shovels and spades presents the lowest risk of damaging a gas pipe.

This is the method that should be used where the presence of gas pipes is suspected or close to a known gas pipe.

Risks from a **damaged gas pipe**

- Remember when gas escapes, or is released in an uncontrolled way, it can fuel a fire, give rise to an explosive atmosphere or cause asphyxiation.
- If you suspect there is a gas leak immediately call Gas Networks Ireland’s 24hr Emergency Service on **1800 20 50 50**.
- Gas can quickly fill underground cavities and travel into buildings through soil, or following the line of other buried utilities.
- Gas can only burn if exposed to an ignition source:
  - Do not turn electrical switches on or off
  - Do not operate any plant or equipment
  - Do not use naked flames, smoke or vape
  - Do not use mobile phones in the vicinity.
- Move people away from, and upwind of, the affected area.
- If gas has entered a confined space or building:
  - Open doors and windows
  - Turn off the gas supply at the meter
  - Do not expose to an ignition source.

Gas Networks Ireland **transmission network**



Gas Networks Ireland transports gas in Ireland through a network of steel and polyethylene (PE) pipes. The network operates at pressures between 20 mbar and 85 bar and is split between Transmission and Distribution pipelines.

The **Transmission** system is made up of steel pipes and operates from 7 bar to 85 bar.

The **Distribution** system is made up mostly of polyethylene pipes and operates from 20 mbar to 7 bar.

The **network**

The network is made up of three elements:

- Transmission pipes
- Distribution pipes
- Pressure Regulating Installations

Transmission pipes

These are high pressure pipelines that transfer gas across the country. They are constructed from steel, with a black, white, cream, yellow or concrete coating, and may have marker posts at intervals along their length, particularly at field boundaries and road crossings.

If a transmission pipeline is identified near intended excavations then work must not proceed until Gas Networks Ireland Transmission has been consulted on 1800 42 77 47.

Distribution pipes

These are medium or low pressure pipelines within urban areas. They are mainly constructed from Polyethylene (PE) and are predominantly yellow in colour, but may have brown or black stripes. There are two types – Mains and Services.

Mains gas pipes usually run parallel to property in the footpath, grass verge or road and range in size from 63 mm to 400 mm diameter.

Service gas pipes are connected to mains and run to a meter position at the property, and range in size from 20 mm to 63 mm diameter.

Note: There is a limited use of steel pipes in areas like bridges or where only shallow depths can be achieved.

There are still a small number of ductile and cast iron gas mains in use, ranging in size from 3 inch (75 mm) to 24 inch (600 mm) in diameter (these mains are similar in appearance to metal water mains). Steel and PE gas services are run from these metal mains to the meter location at each building.

These ductile and cast iron mains and services have been largely replaced with PE pipes. In urban areas a large number of redundant ductile or cast iron pipes are utilised as carrier pipes for new PE pipelines.

Some Distribution pipelines have been classified as strategic mains due to their pressure, diameter and/ or location and the elevated consequences if they are damaged.

If a Distribution strategic main is identified near an intended excavation then work must not proceed until Gas Networks Ireland has been consulted on 1800 42 77 47.

District Regulating Installation (DRI)

Pressure Regulating Installations

There are two types: Above Ground and Under Ground

Above Ground Installations (AGI / District Regulating Installations (DRI)

An AGI/DRI is a fenced area containing a visible arrangement of pipework and ancillary equipment and will be clearly marked with Gas Networks Ireland signage. Some DRI's can be housed in a steel unit with no fencing surround.

Under Ground Installations (UGI /DRIug)

Gas Networks Ireland also have underground pressure regulating installations which have metal or concrete cover plates. There will be no visible arrangement of pipework etc, as this will be contained within the chamber.

If an AGI/DRI or UGI/DRIug is identified near intended works, then work must not proceed until Gas Networks Ireland has been consulted on 1800 42 77 47.

Gas Networks Ireland **construction methods**

Gas Networks Ireland use three main construction methods:

‘Dig’ Technique

Open Cut – installing pipe using standard trenching techniques. Pipe is laid with a sand or pea gravel surround and gas marker tape is laid above the sand.

‘No-Dig’ Techniques

Insertion – utilising existing metal gas mains / services as a carrier for new PE pipes. Inserted PE may be a close or loose fit. The carrier pipe is broken out at connection points, i.e. at pipe joints or where a gas service pipe is connected.

Moling/Directional Drilling – installing mains/ services where a ‘moling’ machine drills from one location to another pulling the pipe behind it using “no-dig” technology.

Note: Where pipe has been installed using “no-dig” techniques, the gas pipe will not have sand surround or marker tape.

Gas Networks Ireland construction – **depth of cover**

Typical service arrangement

Service Connection

Purge Point

New Mains – Normally 750 mm in roads and 600 mm in footpaths. (1.1 m in open fields)

New Services – 450 mm rising to 375 mm within 1.5 m of the building line. In some cases these depths are not achievable.

Note:

Older mains and services may have reduced cover.

Services and other connections are taken from the top of the main and will therefore have a reduced depth of cover.

Alteration since original installation – roads, footpaths and grass verges may have been altered since the gas main or service was laid and reduced the depth of cover.

Purge Points and Test Caps – Mains are laid with “purge points” and/or test caps at the ends. These may also rise above the top of the main.

Gas Valve Covers –Gas valves are a key safety component part of the gas network.

Some gas mains and services have valves installed below ground with valve covers marked “GAS”.

Do not cover over or remove gas valve covers.

The risk of a gas valve cover being removed or covered over is particularly high during resurfacing or reinstatement works.

Even shallow excavation techniques such as road planing can damage gas pipelines with reduced cover.

Requesting **Gas Networks Ireland maps**

Gas Networks Ireland operates a **Dial Before You Dig** service to enable those involved in excavations to obtain natural gas network maps prior to starting work.

This service operates from 9am to 5.30pm, Monday to Friday.

Or you can sign up to DBYD online at **gasnetworks.ie/dbyd** and have access to maps 24 hours, 7 days a week.

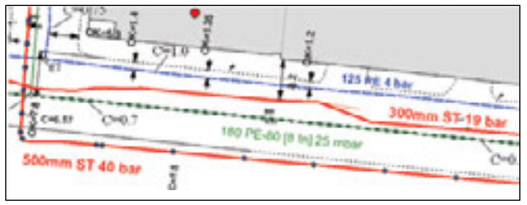
You can also email your enquiry to: **dig@gasnetworks.ie**

Maps will be sent out by post or by email where appropriate. When you contact Gas Networks Ireland to request a map, ensure you give the precise location of the intended works. You may be required to give some information regarding the nature of the planned work, i.e. start date, any high risk activity, etc.

Ensure you have allowed enough time for the maps to be obtained and to organise for the pipe location to be marked out if transmission pipelines are involved.

Note: Typical turnaround for maps is five working days when contact is made through phone or email, however using the online system will allow you instant access to up-to-date maps.

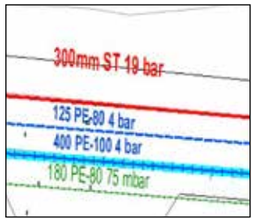
Organisers or planners of any work should ensure that the map is made available to personnel on-site.



Excerpt from a Gas Networks Ireland map.

Reading **Gas Networks Ireland maps**

Note: Natural Gas Network maps will only show mains and not services.
See page 16 for more information on service pipe locations.



The colour coding is as follows:

Red **= Transmission Main***
= 7 to 85 bar.

Blue **= Distribution Medium Pressure**
= 100 mbar to 7 bar.

Blue Buffer **=Distribution strategic main***
= 100 mbar to 7 bar.

Green **= Distribution Low Pressure**
= up to 100 mbar.

Typical AGI

Pressure regulating installations are marked as:

DRI – District Regulating Installation (Above Ground).

DRIug - District Regulating Installation (Under Ground).

UGI – Under Ground Installation.

AGI – Above Ground Installation.

** If you obtain a natural gas network map that shows a **red** Transmission main in the area of the proposed works or a distribution strategic main with a blue buffer, a consultation with Gas Networks Ireland **must** take place **before** starting works. Gas Networks Ireland will advise you on the safety measures required and will arrange for the location of the pipe to be marked out on site.*

Reading **Gas Networks Ireland maps**

Example of a Gas Networks Ireland map

Abbreviations

OK = Kerb, Curb
ORE = Road Edge
ORB = Rail Base
OB = Building
OW = Wall
OF = Fence
ODW = Dividing Wall
OGW = Garden Wall
RD = Road
BR = Branch
RED = Reducer
C = Cover to top of pipe
LH = Left Hand
RH= Right Hand
SWP = Sweep
CNR = Corner
S = South
N = North
E = East
W = West
No. = Number
Ctr = Centre
CL = Centre Line
Trans = Transition
DIV = Dividing
PK = Park
Conn = Connection
Opp = Opposite
Cplg = Coupling
ST = Steel
PE = Polyethylene

Gas **services**

Typical service arrangement

Service riser cover

Natural gas services are not normally identified on network maps, but their presence should be assumed. Services will normally, but not always, run at right angles from the main to the meter point.

To assist in determining the approximate position of gas services ensure you:

- Obtain a natural gas network map to identify the position of the gas main.
- Complete a site survey looking for gas meter boxes/cabinets, house entry points, service risers and gas valve covers.
- Older buildings may have no visible signs of a service, as the service may run directly into the building underground, with the meter fitted internally. In these cases a check should be made inside the building to identify the meter position.

Note: Ensure you utilise safe digging practices to locate the exact position of gas services.

Domestic meter box

Six meter cabinet

Purpose built multi-meter house (apartment complex).

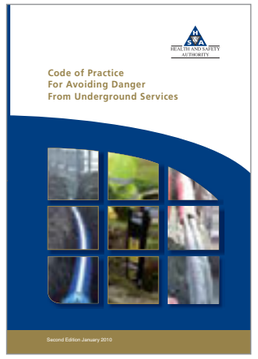
Safe systems of work

Safe systems of work, as recommended by the Health and Safety Authority (HSA) should be employed on all projects.

Guidance on this can be found in the:

HSA: Code of Practice for Avoiding Danger from Underground Services.

Available from HSA website: **www.hsa.ie**



A safe system of work will include the following elements:

- Planning.
- Obtaining and using utility maps.
- Identifying pipes/services.
- Safe digging practices.
- Explosives must not be used within 30 m of any gas pipe (400 m for Transmission Pipelines), without prior consultation with Gas Networks Ireland.
- Piling, directional drilling or boring must not take place within 15 m of a gas pipe unless Gas Networks Ireland has been consulted.
- Extra care should be exercised when performing 'hot work' (such as welding) where a gaseous atmosphere could exist. If this potential exists Gas Networks Ireland must be consulted.
- Extra care should also be taken when using welding equipment, burners, torches or other heat generating equipment near pipelines (even if there is no potential for a gaseous atmosphere to exist) to ensure that the heat or sparks generated do not lead to the melting of polyethylene pipes or damage to pipeline coatings.

Contact Gas Networks Ireland for general enquiries on: 1800 464 464.

Safe systems of work

Planning

- Early contact should be made with Gas Networks Ireland to obtain a Natural Gas Network map.
  Dial Before You Dig 1800 42 77 47
  or visit **gasnetworks.ie/dbyd**
- Work involving piling, demolition, directional drilling, use of explosives or 'hot works' should be mentioned, as this may necessitate a site visit from Gas Networks Ireland personnel.
- Ensure you have allowed enough time to obtain the maps.

Maps

- Gas Networks Ireland will issue maps as outlined in this booklet. It is imperative that these maps are available for the operatives on-site for the duration of any works.
  The responsible person should ensure that operatives on-site understand the maps.

Identifying Pipes

- Steel, cast iron and ductile iron gas pipes can usually be traced using a conventional pipe/cable locating device set to "R" (Radio) mode.
- Polyethylene mains and services cannot be traced using conventional devices, so it is essential that maps are used and site surveys for meter boxes, valve covers, service risers, reinstatement scarring and other signs are completed.
- During the progress of works ensure no gas valve covers or markers are covered over.
- The position of gas mains and services should be marked out as they are located.

Note: Transmission pipelines pipelines and Distribution strategic mains must be marked out by a Gas Networks Ireland inspector.

Safe systems of work

Safe Digging Practices:

- As per the HSA Code of Practice, gas mains and services should be located by digging trial holes by hand. Mechanical excavators should not be used within 500 mm of any gas main.
  Mechanical excavators MUST NOT be used within 3 m of a Transmission pipeline.
  (Refer to Code of Practice for Working in the Vicinity of the Transmission Network - AO/PR/127)
- Never use hand held power tools directly over gas pipes unless precautions to prevent damage have been made and the pipe has been positively located.
  Use of handheld power tools is not permitted within 1.5 m of a Transmission pipeline.
  (Refer to Code of Practice for Working in the Vicinity of the Transmission Network - AO/PR/127)
- Do not leave a polyethylene gas pipe exposed.
- Provide adequate support for any gas pipe uncovered during the work.
- Report any damage, no matter how minor it may appear, to **1800 20 50 50.**
- If you have any concerns regarding safety around gas pipes contact Gas Networks Ireland for advice on **1800 464 464**.

What to do if a gas pipeline is damaged
(or if you smell gas in the area)

- Do not turn any electrical switches on or off, e.g. ignition switches.
- Do not operate any plant or equipment.
- Move people away from, and upwind of, the affected area. Restrict employee and public access to the affected area.
- Prevent smoking, vaping, the use of naked flames, the use of mobile phones and other ignition sources in the vicinity of the leak.
- Report the leak/damage immediately to:
  Gas Networks Ireland 24hr Emergency Service on 1800 20 50 50.
- Provide accurate information on your location and the nature of the incident.
- Do not attempt to repair the damage.
- Do not cover up a damaged main or service, this may lead to the gas travelling through soil, ducts, sewers, chambers or voids and potentially building up inside a premises or confined space.
- Do not turn off any gas valves in the road or footpath (you may be causing further problems by doing so).
- Assist Gas Networks Ireland emergency personnel as required.
- Remember any damage to gas pipes, even if the pipe does not appear to be leaking, must be reported to Gas Networks Ireland.

If you smell gas call

1800 20 50 50

24hr emergency service

Gas Networks Ireland contacts

The main contact numbers for Gas Networks Ireland are

24hr Emergency Service
1800 20 50 50
24 hours, 7 days a week

Dial Before You Dig
1800 42 77 47
Monday to Friday 9am – 5.30pm

or sign up to DBYD online
gasnetworks.ie/dbyd

General Enquiries
1800 464 464
Monday to Friday 8am – 8pm
Saturday 9am – 5.30pm

gasnetworks.ie

For "Dial Before You Dig" posters or stickers for your workplace call: **1800 464 464**

Other useful publications

HSA: Code of Practice for Avoiding Danger from Underground Services

HSA: Guide to Safety in Excavations

both are available free of charge from:
Health and Safety Authority on **01 614 7000**
www.hsa.ie

ESB Networks: How you can avoid hitting electrical cables when digging and drilling

available free of charge from:
ESB Networks on **1800 372 757**
esb.ie/esbnetworks

The main contact details for Gas Networks Ireland are:

General Enquiries
1800 464 464

Dial Before You Dig
1800 42 77 47

24hr Emergency Service
1800 20 50 50

networksinfo@gasnetworks.ie

gasnetworks.ie

Guideline No: HSQE/GU/016 Rev 2 Date: November 2020

CHAPTER FIVE

LANDSCAPE & VISUAL

APPENDIX 5-1 Verified Photomontages

RECEIVED: 22/12/2025

APPENDIX 5-1 Verified Photomontages

RECEIVED: 22/12/2025

Verified Photomontages

Proposed

Proposed Killnahue LRD, Gorey

Prepared by Model Works Ltd
for Glenveagh Property PLC

November 2025

MODEL WORKS

MODEL WORKS

project: Proposed Killnahue LRD, Gorey

viewpoint: **View Location Map**

issued: 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Gorey

photography: 06-10-2025 12:19
Canon 5D Mark II
24 mm Lens

location:
E 713361.213 N 658986.387

viewpoint: **View 01 Existing**

issued: 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 12:19 Canon 5D Mark II 24 mm Lens	*location:* E 713361.213 N 658986.387	*viewpoint:* **View 01 Proposed**	*issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 12:34 Canon 5D Mark II 24 mm Lens	*location:* E 713460.029 N 659019.886	*viewpoint:* **View 02 Existing** *issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 12:34 Canon 5D Mark II 24 mm Lens	*location:* E 713460.029 N 659019.886	*viewpoint:* **View 02 Proposed**	*issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

.MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 12:45 Canon 5D Mark II 24 mm Lens	*location:* E 713542.627 N 659052.784	*viewpoint:* **View 03 Existing** *issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 12:45 Canon 5D Mark II 24 mm Lens	*location:* E 713542.627 N 659052.784	*viewpoint:* **View 03 Proposed**	*issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 12:51 Canon 5D Mark II 24 mm Lens	*location:* E 713630.728 N 659091.994	*viewpoint:* **View 04 Existing**	*issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Gorey

photography: 06-10-2025 12:51
Canon 5D Mark II
24 mm Lens

location:
E 713630.728 N 659091.994

viewpoint: **View 04 Proposed**

issued: 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

.MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 13:04 Canon 5D Mark II 24 mm Lens	*location:* E 713792.035 N 659088.658	*viewpoint:* **View 05 Existing** *issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 13:04 Canon 5D Mark II 24 mm Lens	*location:* E 713792.035 N 659088.658	*viewpoint:* **View 05 Proposed** *issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Gorey

photography: 06-10-2025 11:44
Canon 5D Mark II
24 mm Lens

location:
E 713831.014 N 659453.364

viewpoint: **View 06 Existing**

issued: 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Gorey

photography: 06-10-2025 11:44
Canon 5D Mark II
24 mm Lens

location:
E 713831.014 N 659453.364

viewpoint: **View 06 Proposed**

issued: 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 10:53 Canon 5D Mark II 24 mm Lens	*location:* E 713747.579 N 659502.949	*viewpoint:* **View 07 Existing** *issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 10:53 Canon 5D Mark II 24 mm Lens	*location:* E 713747.579 N 659502.949	*viewpoint:* **View 07 Proposed** *issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Gorey

photography: 06-10-2025 11:09
Canon 5D Mark II
24 mm Lens

location:
E 713671.752 N 659530.288

viewpoint: **View 08 Existing**

issued: 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Gorey

photography: 06-10-2025 11:09
Canon 5D Mark II
24 mm Lens

location:
E 713671.752 N 659530.288

viewpoint: **View 08 Proposed**

issued: 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 11:14 Canon 5D Mark II 24 mm Lens	*location:* E 713615.056 N 659553.480	*viewpoint:* **View 09 Existing**	*issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 11:14 Canon 5D Mark II 24 mm Lens	*location:* E 713615.056 N 659553.480	*viewpoint:* **View 09 Proposed** *issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:* Gorey	*photography:* 06-10-2025 11:23 Canon 5D Mark II 24 mm Lens	*location:* E 713469.524 N 659592.254	*viewpoint:* **View 10 Existing**	*issued:* 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Gorey

photography: 06-10-2025 11:23
Canon 5D Mark II
24 mm Lens

location:
E 713469.524 N 659592.254

viewpoint: **View 10 Proposed**

issued: 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Gorey

photography: 06-10-2025 13:33
Canon 5D Mark II
24 mm Lens

location:
E 714155.677 N 659386.376

viewpoint: **View 11 Existing**

issued: 19-11-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Gorey

photography: 06-10-2025 13:33
Canon 5D Mark II
24 mm Lens

location:
E 714155.677 N 659386.376

viewpoint: **View 11 Proposed**

issued: 19-11-2025

CHAPTER EIGHT

MATERIAL ASSETS: WASTE

APPENDIX 8-1 Resource Waste Management Plan
APPENDIX 8-2 Operational Waste Management Plan

McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

RECEIVED: 22/12/2025

APPENDIX 8-1 Resource Waste Management Plan

RECEIVED: 22/12/2025

REPORT

Trinity Consultants

awnconsulting

Resource & Waste Management Plan

Project Title: Proposed Large Residential Development at Kilnahue Gorey, Wexford.

CLIENT	DOCUMENT REFERENCE	DATE
Glenveagh Homes Ltd.	257501.0141WMR01	17/11/2025

AWN Consulting Ltd, The Tecpro Building, IDA Business & Technology Park, Clonshaugh, Dublin 17, D17 XD90

DOCUMENT CONTROL SHEET

Document Control Sheet	
Our Reference	257501.0141WMR01
Original Issue Date	17/11/2025
Client:	Glenveagh Homes Ltd.
Client Address:	Dublin

Revision	Revision Date	Description

Details	Written by	Approved by
Signature	Isabel Gogarty Meade	
Name	Isabel Gogarty Meade	Chonaill Bradley
Title	Environmental Consultant	Associate
Date	17/11/2025	17/11/2025

Disclaimer
This report considers the specific instructions and requirements of our client. It is not intended for third-party use or reliance, and no responsibility is accepted for any third party. The provisions in this report apply solely to this project and should not be assumed applicable to other developments without review and modification.

TABLE OF CONTENTS

LIST OF TABLES

1. INTRODUCTION

AWN Consulting, a Trinity Consultants Team, has prepared this Construction and Demolition (C&D) Resource & Waste Management Plan (RWMP) for McCutcheon Halley on behalf of Glenveagh Homes Ltd. for a Large-Scale Residential Development (LRD) at Kilnahue & Gorey Hill, Carnew Road (R725) & Kilnahue Lane (L10112), Gorey, Co. Wexford. This CEMP explains the construction techniques and methodologies which will be implemented during construction of the proposed development.

This RWMP plan provides information necessary to ensure that the management of C&D waste at the site is undertaken in accordance with the current legal and industry standards including the *Waste Management Act 1996* as amended and associated Regulations [1], *Environmental Protection Agency Act 1992* as amended [2], *Litter Pollution Act 1997* as amended [3], the *National Waste Management Plan for a Circular Economy 2024 - 2030 (NWMPCE) (2024)* [4]. In particular, this plan aims to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. It also provides appropriate measures in relation to the collection and transport of waste from the site to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil and/or water).

This RWMP includes information on the legal and policy framework for C&D waste management in Ireland, estimates of the type and quantity of waste to be generated by the development and prescribes measures for the management of different waste streams. The RWMP should be viewed as a live document and will be regularly revisited throughout the project's lifecycle so that opportunities to maximise waste reduction / efficiencies are exploited throughout, and that data is collected on an ongoing basis so that it is as accurate as possible.

2. OVERVIEW OF WASTE MANAGEMENT IN IRELAND

2.1 National level

The Irish Government issued a policy statement in September 1998*, Changing Our Ways* [5], which identified objectives for the prevention, minimisation, reuse, recycling, recovery and disposal of waste in Ireland. The target for C&D waste in this report was to recycle at least 50% of C&D waste within a five year period (by 2003), with a progressive increase to at least 85% over fifteen years (i.e. 2018).

In response to the *Changing Our Ways* report, a task force (Task Force B4) representing the waste sector of the already established Forum for the Construction Industry, released a report entitled '*Recycling of Construction and Demolition Waste'* [6] concerning the development and implementation of a voluntary construction industry programme to meet the Government's objectives for the recovery of C&D waste.

In September 2020, the Irish Government published a 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'* [7] (WAPCE), replaces the previous national waste management plan, *"A Resource Opportunity"* (2012), and was prepared in response to the 'European Green Deal' which sets a roadmap for a transition to an altered economical model, where climate and environmental challenges are turned into opportunities.

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 *Whole of Government Circular Economy Strategy 2022-2023 'Living More, Using Less'* (2021) [8] 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. There has been no additional revisions issued at the time of authoring the RWMP.

The *Circular Economy and Miscellaneous Provisions Act 2022* [9] 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 work 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.

The Environmental Protection Agency (EPA) of Ireland issued '*Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects' in November 2021* [10]*.* These guidelines replace the previous 2006 guidelines issued by The National Construction and Demolition Waste Council (NCDWC) and the Department of the Environment, Heritage and Local Government (DoEHLG) in 2006 [11]. The guidelines provide a practical approach which is informed by best practice in the prevention and management of C&D wastes and resources from design to construction of a project, including consideration of the deconstruction of a project. These guidelines have been followed in the preparation of this document and include the following elements:

- *Predicted C&D wastes and procedures to prevent, minimise, recycle and reuse wastes;*
- *Design Teams roles and approach;*
- *Relevant EU, national and local waste policy, legislation and guidelines;*
- *Waste disposal/recycling of C&D wastes at the site;*
- *Provision of training for Resource Waste Manager (RM) and site crew;*
- *Details of proposed record keeping system;*
- *Details of waste audit procedures and plan; and*
- *Details of consultation with relevant bodies i.e. waste recycling companies, Local Authority, etc.*

Section 3 of the Guidelines identifies thresholds above which there is a requirement for the preparation of a bespoke RWMP for developments. The new guidance classifies developments on a two-tiered system. Developments which do not exceed any of the following thresholds may be classed as Tier 1 development, which require a simplified RWMP:

- *New residential development of less than 10 dwellings.*
- *Retrofit of 20 dwellings or less.*
- *New commercial, industrial, infrastructural, institutional, educational, health and other developments with an aggregate floor area less than 1,250m^2.*
- *Retrofit of commercial, industrial, infrastructural, institutional, educational, health and other developments with an aggregate floor area less than 2,000m^2; and*
- *Demolition projects generating in total less than 100m^3 in volume of C&D waste.*

A development which exceeds one or more of these thresholds is classed as Tier-2 development.

This development requires a RWMP as a Tier 2 development as it is above following criterion:

- *New residential development of less than 10 dwellings.*

The Department of Housing, Local Government and Heritage authored *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)* [12]. Suggest the below thresholds at which the need for supplemental information such as the RWMP should be considered.

- *30 or more residential units.*

Other guidelines followed in the preparation of this report include *Construction and Demolition Waste Management – a handbook for Contractors and Site Managers'* [13], published by FÁS and the Construction Industry Federation in 2002 and the previous guidelines, *'Best Practice Guidelines for the Preparation of Waste Management Plans for Construction and Demolition Projects'* (2006).

These guidance documents are considered to define best practice for C&D projects in Ireland and describe how C&D projects are to be undertaken such that environmental impacts and risks are minimised and maximum levels of waste recycling are achieved.

2.2 Regional Level

The development is located in the Local Authority administrative area of Wexford County Council (WCC).

The *Southern Region (SR) Waste Management Plan 2015 – 2021*, which previously governed waste management policy in the WCC area, has been superseded as of March 2024 by the NWMPCE 2024 – 2030, the national waste management plan for Ireland.

The NWMPCE does not dissolve the three regional waste areas. The NWMPCE 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 waste, 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 development:

National Targets

- *1B. (Construction Materials) 12% Reduction in Construction & Demolition Waste Generated by 2030.*
- *3B. (Reuse Facilities) Provide for reuse at 10 Civic Amenity Sites, minimum.*

Municipal landfill charges in Ireland are based on the weight of waste disposed. In the Munster Region, charges are approximately €140 - €160 per tonne of waste which includes an €85 per tonne landfill levy introduced under the *Waste Management (Landfill Levy) (Amendment) Regulations 2015* (as amended) [14]. The *Circular Economy (Waste Recovery Levy) Regulations 2024* [15] will also incur a levy of €10 per tonne to waste accepted for recovery. This will include backfilling at authorised recovery sites and at municipal waste landfills.

The *Wexford County Council Development Plan 2022 – 2028* [16] sets out a number of objectives for the Wexford area in line with the objectives of the waste management plan.

Objectives

- ***Objective WM01***
  To sustainably manage waste generation, support the investment in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a sustainable and healthy environment, economy and society.

- ***Objective WM09***
  To support the reuse of Construction and Demolition waste and to encourage the development of Construction and Demolition recycling facilities at appropriate sites, including quarries, subject to complying with normal planning and environmental criteria and the relevant development management standards set out in Volume 2. Construction and Demolition Waste Management Plans will be required for developments specified in Volume 2 Development Management Manual or as otherwise may be requested by the Planning Authority.

2.3 Legislative Requirements

The primary legislative instruments that govern waste management in Ireland and applicable to the 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* [17];
- *Circular Economy and Miscellaneous Provisions Act 2022.*

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 recycling, recovery or 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 destination, waste contractors will be employed to physically transport waste to the final destination. Following on from this is the concept of *"Polluter Pays"* whereby the waste producer is liable to be prosecuted for pollution incidents, which may arise from the incorrect management of waste produced, including the actions of any contractors engaged (e.g. for transportation and disposal/recovery/recycling of waste).

It is therefore imperative that the Developer ensures that the waste contractors engaged by construction contractors are legally compliant with respect to waste transportation, recycling, recovery and disposal. This includes the requirement that a contractor handle, transport and recycle/recover/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 also be appropriately permitted or licensed. 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 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.

3. DESIGN APPROACH

The Client and the Design Team have integrated the *'Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects'* guidelines into the design workshops, to help review processes, identify and evaluate resource reduction measures and investigate the impact on cost, time, quality, buildability, second life and management post construction. Further details on these design principals can be found within the aforementioned guidance document.

The Design Team have undertaken the design process in line with the international best practice principles to firstly prevent wastes, reuse where possible and thereafter sustainably reduce and recover materials. The below sections have been the focal point of the design process and material selections and will continued to be analysed and investigated throughout the design process and when selecting material.

As noted in the EPA guidelines, the approaches presented are based on international principles of optimizing resources and reducing waste on construction projects through:

- *Prevention;*
- *Reuse;*
- *Recycling;*
- *Green Procurement Principles;*
- *Off-Site Construction;*
- *Materials Optimisation; and*
- *Flexibility and Deconstruction.*

3.1 Designing For Prevention, Reuse and Recycling

Undertaken at the outset and during project feasibility and evaluation the Client and Design Team considered:

- Establishing the potential for any reusable site assets (buildings, structures, equipment, materials, soils, etc.);
- Enabling the optimum recovery of assets on site.

3.2 Designing for Green Procurement

Waste prevention and minimisation pre-procurement have been discussed and will be further discussed in this section. The Design Team will discuss proposed design solutions, encourage innovation in tenders and incentivise competitions to recognise sustainable approaches. They will also discuss options for packaging reduction with the main contractor and subcontractors/suppliers using measures such as 'Just-in-Time' delivery and use ordering procedures that avoid excessive waste. The Green procurement extends from the planning stage into the detailed design and tender stage and will be an ongoing part of the long-term design and selection process for this development.

3.3 Designing for Off-Site Construction

Use of off-site manufacturing has been shown to reduce residual wastes by up to 90% (volumetric building versus traditional). The decision to use offsite construction is typically cost led, but there are significant benefits for resource management. Some further considerations for procurement which are being investigated as part of the planning stage design process are listed as follows:

- Modular buildings as these can displace the use of concrete and the resource losses associated with concrete blocks such as broken blocks, mortars, etc.;
  - Modular buildings are typically pre-fitted with fixed plasterboard and installed insulation, eliminating these residual streams from site.
- Use of pre-cast structural concrete panels which can reduce the residual volumes of concrete blocks, mortars, plasters, etc.;
- The use of prefabricated composite panels for walls and roofing to reduce residual volumes of insulation and plasterboards;
- Using pre-cast hollow-core flooring instead of in-situ ready mix flooring or timber flooring to reduce the residual volumes of concrete/formwork and wood/packaging, respectively; and
- Designing for the preferential use of offsite modular units.

3.4 Designing for Materials Optimisation During Construction

To ensure manufacturers and construction companies adopt lean production models, including maximising the reuse of materials onsite as outlined in section 3.1, structures should be designed with the intent of designing out waste. This helps to reduce the environmental impacts associated with transportation of materials and from waste management activities. This includes investigating the use of standardised sizes for certain materials to help reduce the amount of offcuts produced on site, focusing on promotion and development of off-site manufacture.

3.5 Designing for Flexibility and Deconstruction

Design flexibility has and will be investigated throughout the design process to ensure that where possible products (including buildings) only contain materials that can be recycled and are designed to be easily disassembled. Material efficiency is being considered for the duration and end of life of a building project to produce; flexible, adaptable spaces that enable a resource-efficient, low-waste future change of use; durability of materials and how they can be recovered effectively when maintenance and refurbishment are undertaken and during disassembly/deconstruction.

4. DESCRIPTION OF THE DEVELOPMENT

4.1 Location, Size and Scale of the Development

The applicant intends to apply for planning permission for a large-scale residential development consisting of 413 no. units, in a mix of detached, semi-detached, townhouses and apartments/duplexes and a creche to cater for 102 no. children and all associated site development works at Killnahue & Gorey Hill, Gorey, Co Wexford.

Figure 3.1 Proposed Site Layout & Redline Boundary Map

4.2 Details of the Non-Hazardous Wastes to be Produced

There is no demolition associated with this proposed development and as such there will be no demolition waste generated.

There will be soil, stones and clay excavated to facilitate construction of new foundations, underground services and landscaping. The volume of material to be excavated has been estimated by the project engineers (AKM Design) to be 120,000 m^3. It is anticipated that c. 85,000 m^3 will be reused on site and c. 35,000 m3 will need to be removed off site by a licensed contractor and will be taken for appropriate reuse, recycling or disposal.

During the construction phase there may be a surplus of building materials, such as timber off-cuts, broken concrete blocks, cladding, plastics, metals and tiles generated. There may also be excess concrete during construction which will need to be disposed of. Plastic and cardboard waste from packaging and supply of materials will also be generated. The contractor will be required to ensure that oversupply of materials is kept to a minimum and opportunities for reuse of suitable materials is maximised.

Waste will also be generated from construction workers e.g. organic / food waste, dry mixed recyclables (waste paper, newspaper, plastic bottles, packaging, aluminium cans, tins and Tetra Pak cartons), mixed non-recyclables and potentially sewage sludge from temporary welfare facilities provided on site during the construction phase. Waste printer / toner cartridges, waste electrical and electronic equipment (WEEE) and waste batteries may also be generated infrequently from site offices.

4.3 Potential Hazardous Wastes Arising

4.3.1 Contaminated Soil

Site investigations were undertaken by Site Investigations Ltd (S.I. Ltd) in June 2021. The findings were as follows:

8 No. trial pits were excavated using a wheeled excavator and environmental testing was scheduled on the 8 samples.

For material to be removed from site, Suite I testing was carried out to determine if the material is hazardous or non-hazardous and then the leachate results were compared with the published waste acceptance limits of BS EN 12457-2 to determine whether the material on the site could be accepted as 'inert material' by an Irish landfill. The Waste Classification report created using HazWasteOnlineTM software shows that the material tested can be classified as non-hazardous material. Following this analysis of the solid test results, the leachate disposal suite results indicate that the soils tested would be able to be treated as Inert Waste. Eight samples were tested but it cannot be discounted that any localised contamination may have been missed. Any made ground excavated on site should be stockpiled separately to natural soils to avoid any potential cross contamination of the soils. Additional testing of these soils may be requested by the individual landfill before acceptance and a testing regime designed by an environmental engineer would be recommended to satisfy the landfill.

No asbestos was detected in any of the samples. All 8 samples results were classified as non-hazardous and inert.

If any potentially contaminated material is encountered, it will need to be segregated from clean / inert material, tested and classified as either non-hazardous or hazardous in accordance with the EPA publication entitled *'Waste Classification: List of Waste & Determining if Waste is Hazardous or Non-Hazardous'* [18] using the *HazWasteOnline* application (or similar approved classification method). The material will then need to be classified as clean, inert, non-hazardous or hazardous in accordance with the *EC Council Decision 2003/33/EC* [19], which establishes the criteria for the acceptance of waste at landfills.

In the event that Asbestos Containing Materials (ACMs) are found within the excavated material, the removal will only be carried out by a suitably permitted waste contractor, in accordance with *the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010* [20] *and the Best Practice Guidance for Handling Asbestos (2023)* [21]. All asbestos will be taken to a suitably licensed or permitted facility.

In the event that hazardous soil, or historically deposited waste is encountered during the construction phase, the contractor will notify WCC and provide a Hazardous / Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant mitigation, destination for disposal / treatment, in addition to information on the authorised waste collector(s).

4.3.2 Fuel/Oils

Fuels and oils are classed as hazardous materials; any on-site storage of fuel / oil, and all storage tanks and all draw-off points will be bunded and located in a dedicated, secure area of the site. Provided that these requirements are adhered to and the site crew are trained in the appropriate refueling techniques, it is not expected that there will be any fuel / oil waste generated at the site.

4.3.3 Invasive Plant Species

An Invasive Species Assessment was carried out by Altemar in April 2025. Third Schedule invasive Rhododendron sp., and Spanish bluebell were noted in the woodland area of the site. The Spanish bluebell was also noted along the hedgerow on the east portion of the site. The removal of soil from the site will be carried out under licence. Cherry laurel (harmful invasive) was also noted in the woodland area however this is not a Third Schedule species.

Mitigation measures and an Invasive Species Management Plan will be prepared which will include an eradication and treatment program to be submitted to WCC. This management plan will be continued as required during the Operational Phase until eradication is complete.

Full details on the ecological impact assessment, the locations of the findings and the full mitigation measures recommended by Altemar can be viewed under the Biodiversity Chapter of the EIAR.

4.3.4 Asbestos

As there is no demolition associated with this development it is unlikely that asbestos will be located on site. In the unlikely event that Asbestos or Asbestos Containing Materials (ACMs) are found onsite, removal of asbestos or ACMs will be carried out by a suitably qualified contractor and ACMs will only be removed from site by a suitably permitted / licenced waste contractor, in accordance with the *Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 and the Best Practice Guidance for Handling Asbestos (2023).* All material will be taken to a suitably licensed or permitted facility.

4.3.5 Other Known Hazardous Substances

Paints, glues, adhesives and other known hazardous substances will be stored in designated areas. They will generally be present in small volumes only and associated waste volumes generated will be kept to a minimum. Wastes will be stored in appropriate receptacles pending collection by an authorised waste contractor.

In addition, WEEE (containing hazardous components), printer toner / cartridges, batteries (Lead, Ni-Cd or Mercury) and / or fluorescent tubes and other mercury containing waste may be generated from during C&D activities or temporary site offices. These wastes, if generated, will be stored in appropriate receptacles in designated areas of the site pending collection by an authorised waste contractor.

5. ROLES AND RESPONSIBILITIES

The *Best Practice Guidelines on the Preparation of Resource Waste Management Plans for Construction and Demolition Projects* promotes that a suitably qualified Resource Manager (RM) with expertise in waste and resource management to implement the RWMP should be appointed. The RM may be performed by number of different individuals over the life-cycle of the Project, however it is intended to be a reliable person chosen from within the Planning/Design/Contracting Team, who is technically competent and appropriately trained, who takes the responsibility to ensure that the objectives and measures within the Project RWMP are complied with. The RM is assigned the requisite authority to meet the objective and obligations of the RWMP. The role will include the important activities of conducting waste checks/audits and adopting construction methodology that is designed to facilitate maximum reuse and/or recycling of waste.

5.1 Role of the Client

The Client are the body establishing the aims and the performance targets for the project.

- The Client has commissioned the preparation and submission of this RWMP as part of the design and planning submission;
- The Client is to commission the preparation and submission of an updated RWMP as part of the construction tendering process;
- The Client will ensure that the RWMP is agreed on and submitted to the local authority and their agreement obtained prior to commencement of works on site;
- The Client will request the end-of-project RWMP from the contractor.

5.2 Role of the Client Advisory Team

The Client Advisory Team or Design Team is formed of architects, consultants, quantity surveyors and engineers and is responsible for:

- Drafting and maintaining the RWMP through the design, planning and procurement phases of the project;
- Appointing a RM to track and document the design process, inform the Design Team and prepare the RWMP;
- Including details and estimated quantities of all projected waste streams with the support of environmental consultants/scientists. This will also include data on waste types (e.g. waste characterisation data, contaminated land assessments, site investigation information) and prevention mechanisms (such as by-products) to illustrate the positive circular economy principles applied by the Design Team;
- Handing over of the RWMP to the selected contractor upon commencement of construction of the development, in a similar fashion to how the safety file is handed over to the contractor;
- Working with the contractor as required to meet the performance targets for the project.

5.3 Future Role of the Contractor

The construction contractors have not yet been decided upon for this RWMP. However, once selected they will have major roles to fulfil. They will be responsible for:

- Preparing, implementing and reviewing the RWMP throughout the construction phases (including the management of all suppliers and sub-contractors) as per the requirements of the EPA guidelines;
- Identifying a designated and suitably qualified RM who will be responsible for implementing the RWMP;
- Identifying all hauliers to be engaged to transport each of the resources / wastes off-site;

- Implementing waste management policies whereby waste materials generated on site are to be segregated as far as practicable;
- Renting and operating a mobile-crusher to crush concrete for temporary reuse onsite during construction and reduce the amount of HGV loads required to remove material from site;
- Applying for the appropriate waste permit to crush concrete onsite;
- Identifying all destinations for resources taken off-site. As above, any resource that is legally classified as a 'waste' must only be transported to an authorised waste facility;
- End-of-waste and by-product notifications addressed with the EPA where required;
- Clarification of any other statutory waste management obligations, which could include on-site processing;
- Full records of all resources (both wastes and other resources) will be maintained for the duration of the project; and
- Preparing a RWMP Implementation Review Report at project handover.

6. KEY MATERIALS & QUANTITIES

6.1 Project Resource Targets

Project specific resource and waste management targets for the site have not yet been set and this information will be updated for these targets once these targets have been confirmed by the Client. However, it is expected for projects of this nature that a minimum of 70% of waste is fully re-used, recycled or recovered. Target setting will inform the setting of project-specific benchmarks to track target progress. Typical Key Performance Indicators (KPIs) that will be used to set targets include (as per guidelines):

- *Weight (tonnes) or Volume (m^3) of waste generated per construction value;*
- *Weight (tonnes) or Volume (m^3) of waste generated per construction floor area (m^2);*
- *Fraction of resource reused on site;*
- *Fraction of resource notified as by-product;*
- *Fraction of waste segregated at source before being sent off-site for recycling/recovery; and*
- *Fraction of waste recovered, fraction of waste recycled, or fraction of waste disposed.*

6.2 Main Construction Waste Categories

The main non-hazardous and hazardous waste streams that could be generated by construction activities at a typical site are shown in Table 6.1. The List of Waste (LoW) code (2018) for each waste stream is also shown.

Table 6.1 Typical waste types generated and LoW codes (individual waste types may contain hazardous substances)

Waste Material	LoW Code
Concrete, bricks, tiles, ceramics	17 01 01-03 & 07
Wood, glass and plastic	17 02 01-03
Treated wood, glass, plastic, containing hazardous substances	17-02-04*
Bituminous mixtures, coal tar and tarred products	17 03 01*, 02 & 03*
Metals (including their alloys) and cable	17 04 01-11
Soil and stones	17 05 03* & 04
Gypsum-based construction material	17 08 01* & 02
Paper and cardboard	20 01 01
Mixed C&D waste	17 09 04
Green waste	20 02 01
Electrical and electronic components	20 01 35 & 36
Batteries and accumulators	20 01 33 & 34
Liquid fuels	13 07 01-10
Chemicals (solvents, pesticides, paints, adhesives, detergents etc.)	20 01 13, 19, 27-30
Insulation materials	17 06 04
Organic (food) waste	20 01 08
Mixed Municipal Waste	20 03 01

* Individual waste type may contain hazardous substances

6.3 Demolition Waste Generation

There is no demolition associated with this proposed development and as such there will be no demolition waste generated.

6.4 Construction Waste Generation

Table 6.2 shows the breakdown of C&D waste types produced on a typical site based on data from the EPA *National Waste Reports* [22] *and the joint EPA & GMIT study* [23].

Table 6.2 Waste materials generated on a typical Irish construction site

Waste Types	%
Mixed C&D	33
Timber	28
Plasterboard	10
Metals	8
Concrete	6
Other	15
Total	**100**

Table 6.3, below, shows the estimated construction waste generation for the proposed Project based on the gross floor area of construction and other information available to date, along with indicative targets for management of the waste streams. The estimated amounts for the main waste types (with the exception of soils, stones and clay) are based on an average large-scale development waste generation rate per m^2, using the waste breakdown rates shown in Table 6.4. These have been calculated from the schedule of development areas provided by the architect.

Table 6.3 Predicted on and off-site reuse, recycle and disposal rates for construction waste

Waste Type	Tonnes	Reuse		Recycle / Recovery		Disposal	
		%	Tonnes	%	Tonnes	%	Tonnes
Mixed C&D	761.9	10	76.2	80	609.5	10	76.2
Timber	646.5	40	258.6	55	355.5	5	32.3
Plasterboard	230.9	30	69.3	60	138.5	10	23.1
Metals	184.7	5	9.2	90	166.2	5	9.2
Concrete	69.3	30	20.8	65	45.0	5	3.5
Other	346.3	20	69.3	60	207.8	20	69.3
Total	**2239.5**		**503.3**		**1522.6**		**213.6**

In addition to the information in Table 6.4, there will be c. 120,000 m^3 of soil, stones and clay excavated to facilitate construction of new foundations, the installations of underground services and roads and landscaping. Any suitable excavated material will be temporarily stockpiled for reuse as fill. It is currently envisaged that 85,000 m^3 of clean excavated material will be reused on site and c. 35,000 m^3 of excavated material which is not being reused on site will be required to be removed by a licensed contractor for appropriate reuse, recovery and/or disposal.

It should be noted that until final materials and detailed construction methodologies have been confirmed, it is difficult to predict with a high level of accuracy the construction waste that will be generated from the proposed works as the exact materials and quantities may be subject to some degree of change and variation during the construction process.

6.5 Proposed Resource and Waste Management Options

Waste materials generated will be segregated on-site, where it is practical. Where the on-site segregation of certain wastes types is not practical, off-site segregation will be carried out. There will be skips and receptacles provided to facilitate segregation at source, where feasible. All waste receptacles leaving the site will be covered or enclosed. The appointed waste contractor will collect and transfer the wastes as receptacles are filled. There are numerous waste contractors in the Wexford region that provide this service.

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

National End-of-Waste Decision EoW-N001/2023 (Regulation 28) published by the EPA in September 2023, establishes criteria determining when recycled aggregate resulting from a recovery operation ceases to be waste. Material from this development will be investigated to see if it can cease to be a waste under the requirements of the National End of Waste Criteria for Aggregates.

During construction, 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 (per 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 off-site 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 / licence.

Written records will be maintained by the contractor(s), detailing the waste arising throughout the C&D phases, the classification of each waste type, waste collection permits for all waste contactors who collect waste from the site and COR / permit / licence for the receiving waste facility for all waste removed off-site for appropriate reuse, recycling, recovery and / or disposal.

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

The anticipated management of the main waste streams is outlined as follows:

Soil, Stone & Clay

The waste 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 favoured 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.

When material is removed off-site it could be reused as a by-product (and not as a waste). If this is done, it will be done in accordance with Regulation 27 of the European Communities (Waste Directive) Regulations 2011, as amended, which requires that certain conditions are met and that by-product notifications are made to the EPA via their online notification form. Excavated material should not be removed from site until approval from the EPA has been received. The potential to reuse material as a by-product will be confirmed during the course of the excavation works, with the objective of eliminating any unnecessary disposal of material.

The next option (beneficial reuse) may be appropriate for the excavated material, pending environmental testing to classify the material as hazardous or non-hazardous in accordance with the EPA *Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous* publication. Clean inert 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 Regulation 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 Regulation 27. Regulation 27 will be investigated to see if the material can be imported onto this site for beneficial reuse instead of using virgin materials.

If the material is deemed to be a waste, then removal and reuse / recovery / disposal of the material will be carried out in accordance with the Waste Framework Directive (Directive 2008/98/EC), the *Waste Management Act 1996* as amended, the *Waste Management (Collection Permit) Regulations 2007* as amended and the *Waste Management (Facility Permit & Registration) Regulations 2007* as amended. 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 Transfrontier Shipment of Wastes (TFS).

Bedrock

While it is not envisaged that bedrock will be encountered, if bedrock is encountered, it is anticipated that it will not be crushed on site. Any excavated rock is expected to be removed off-site for appropriate reuse, recovery and / or disposal. If bedrock is to be crushed on-site, the appropriate mobile waste facility permit will be obtained from WCC.

Silt & Sludge

During the construction phase, silt and petrochemical interception will be carried out on run-off and pumped water from site works, where required. Sludge and silt will then be collected by a suitably licensed contractor and removed off-site.

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 will be recycled, where possible. If concrete is to be crushed on-site, the appropriate mobile waste facility permit will be obtained from WCC.

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, where practical, and stored in skips. 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 & Electronic Equipment (WEEE)

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

Other Recyclables

Where any other recyclable wastes, such as cardboard and soft plastic, are generated, these will be segregated at source into dedicated skips and removed off-site.

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 examined by a member of the waste team (see Section 9.0) 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.

Asbestos Containing Materials

In the unlikely event that any asbestos or ACM is found on-site, it will be removed by a suitably competent contractor and disposed of as asbestos waste before the construction work begins. Any asbestos removal work or encapsulation work must be carried out in accordance with the *Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.*

Other Hazardous Wastes

On-site storage of any hazardous wastes produced (i.e. contaminated soil 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 waste will be recovered, wherever possible, and failing this, disposed of appropriately.

On-Site Crushing

It is currently not envisaged that the crushing of waste materials will occur on-site. However, if the crushing of material is to be undertaken, a mobile waste facility permit will first be obtained from WCC and the destination of the accepting waste facility or if an application under Regulation 28 will be made using National End-of-Waste Decision EoW-N001/2023, will be supplied to the WCC waste unit.

It should be noted that until construction contractors are appointed it is not possible to provide information on the specific destinations of each construction waste stream. Prior to commencement of construction

and removal of any waste offsite, details of the proposed destination of each waste stream will be provided to WCC by the project team.

6.6 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 a weighing mechanism on the truck or at the receiving facility. These waste records will be maintained on site by the nominated project RM (see Section 8.0).

All movement of waste and the use of waste contractors will be undertaken in accordance with the Waste Framework Directive (Directive 2008/98/EC), the *Waste Management Act 1996* as amended, *Waste Management (Collection Permit) Regulations 2007* as amended and *Waste Management (Facility Permit & Registration) Regulations 2007* and amended. This includes the requirement for all waste contractors to have a waste collection permit issued by the NWCPO. The nominated project RM (see Section 8.0) 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 Licence for that site will be provided to the nominated project Waste Manager (see Section 8.0). If the waste is being shipped abroad, a copy of the Transfrontier Shipping (TFS) notification document will be obtained from DCC (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, licences, 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 into a waste management recording system to be maintained on-site.

7. ESTIMATED COST OF WASTE MANAGEMENT

An outline of the costs associated with different aspects of waste management is outlined below. The total cost of C&D waste management will be measured and will take into account handling costs, storage costs, transportation costs, revenue from rebates and disposal costs.

7.1 Reuse

By reusing materials on site, there will be a reduction in the transport and recycle / recovery / disposal costs associated with the requirement for a waste contractor to take the material off-site. Clean and inert soils, gravel, stones, etc., which cannot be reused on-site may be used as access roads or capping material for landfill sites, etc. This material is often taken free of charge or at a reduced fee for such purposes, reducing final waste disposal costs.

7.2 Recycling

Salvageable metals will earn a rebate, which can be offset against the costs of collection and transportation of the skips.

Clean, uncontaminated cardboard and certain hard plastics can also be recycled. Waste contractors will charge considerably less to take segregated wastes, such as recyclable waste, from a site than mixed waste.

Timber can be recycled as chipboard. Again, waste contractors will charge considerably less to take segregated wastes, such as timber, from a site than mixed waste.

7.3 Disposal

Landfill charges are currently at around €140 - €160 per tonne which includes a €85 per tonne landfill levy specified in the *Waste Management (Landfill Levy) Regulations 2015* as amended. The *Circular Economy (Waste Recovery Levy)* 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. In addition to disposal costs, waste contractors will also charge a collection fee for skips.

Collection of segregated C&D waste usually costs less than municipal waste. Specific C&D waste contractors take the waste off-site to a licensed or permitted facility and, where possible, remove salvageable items from the waste stream before disposing of the remainder to landfill. Clean soil, rubble, etc., is also used as fill / capping material, wherever possible.

8. TRAINING PROVISIONS

A member of the construction team will be appointed as the RM to ensure commitment, operational efficiency and accountability in relation to waste management during the C&D phases of development.

8.1 Resource Manager Training and Responsibilities

The nominated RM will be given responsibility and authority to select a waste team if required, i.e. members of the site crew that will aid them in the organisation, operation and recording of the waste management system implemented on site.

The RM will have overall responsibility to oversee, record and provide feedback to the Client 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 RM 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 RM 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 RWMP.

8.2 Site Crew Training

Training of site crew in relation to waste is the responsibility of the RM and, as such, a waste training program will be organised. A basic awareness course will be held for all site crew to outline the RWMP 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.

9. TRACKING AND TRACING / RECORD KEEPING

Records will be kept for all waste material which leaves the site, either for reuse on another site, recycling or disposal. A recording system will be put in place to record the waste arisings on site.

A waste tracking log will be used to track each waste movement from the site. On exit from the site, the waste collection vehicle driver will stop at the site office and sign out as a visitor and provide the security personnel or RM with a waste docket (or Waste Transfer Form (WTF) for hazardous waste) for the waste load collected. At this time, the security personnel will complete and sign the Waste Tracking Register with the following information:

- Date
- Time
- Waste contractor
- Company waste contractor appointed by, e.g. contractor or subcontractor name
- Collection Permit No.
- Vehicle Reg.
- Driver Name
- Docket No.
- Waste Type
- LoW
- Weight/Quantity
- Receiving Waste Facility Details

The waste vehicle will be checked by security personal or the RM to ensure it has the waste collection permit no. displayed and a copy of the waste collection permit in the vehicle before they are allowed to remove the waste from the site.

The waste transfer dockets will be transferred to the RM on a weekly basis and can be placed in the Waste Tracking Log file. This information will be forwarded onto the WCC Waste Regulation Unit when requested.

Each subcontractor that has engaged their own waste contractor will be required to maintain a similar waste tracking log with the waste dockets / WTF maintained on file and available for inspection on site by the main contractor as required. These subcontractor logs will be merged with the main waste log.

Waste receipts from the receiving waste facility will also be obtained by the site contractor(s) and retained. A copy of the Waste Collection Permits, CORs, Waste Facility Permits and Waste Licences will be maintained on site at all times and will be periodically reviewed by the RM. Subcontractors who have engaged their own waste contractors, will provide the main contractor with a copy of the waste collection permits and COR / permit / licence for the receiving waste facilities and maintain a copy on file, available for inspection on site as required.

10. OUTLINE WASTE AUDIT PROCEDURE

10.1 Responsibility for Waste Audit

The appointed RM will be responsible for conducting a waste audit at the site during the C&D phase of the proposed Project. Contact details for the nominated RM will be provided to the WCC Waste Regulation Unit after the main contractor is appointed and prior to any material being removed from site.

10.2 Review of Records and Identification of Corrective Actions

A review of all waste management costs and the records for the waste generated and transported off-site will be undertaken mid-way through the construction phase of the proposed Project.

If waste movements are not accounted for, the reasons for this will be established in order to see if and why the record keeping system has not been maintained. The waste records will be compared with the established recovery / reuse / recycling targets for the site. Each material type will be examined, in order to see where the largest percentage waste generation is occurring. The waste management methods for each material type will be reviewed in order to highlight how the targets can be achieved.

Upon completion of the C&D phase, a final report will be prepared, summarising the outcomes of waste management processes adopted and the total recycling / reuse / recovery figures for the development.

10.3 Pest Management

A pest control operator will be appointed as required to manage pest onsite during the construction phase of the project. Organic and food wastes generated by staff will not be stored in open skips, but in closed waste receptacles. Any waste receptacles will be carefully managed to prevent leaks, odours and pest problems.

11. CONSULTATION WITH RELEVANT BODIES

11.1 Local Authority

Once construction contractors have been appointed and have appointed waste contractors, and prior to removal of any C&D waste materials off-site, details of the proposed destination of each waste stream will be provided to the WCC Waste Regulation Unit.

WCC will also be consulted, as required, throughout the excavation and construction phases in order to ensure that all available waste reduction, reuse and recycling opportunities are identified and utilised and that compliant waste management practices are carried out.

11.2 Recycling / Salvage Companies

The appointed waste contractor for the main waste streams managed by the construction contractors will be audited in order to ensure that relevant and up-to-date waste collection permits and facility registrations / permits / licences are held. In addition, information will be obtained regarding the feasibility of recycling each material, the costs of recycling / reclamation, the means by which the wastes will be collected and transported off-site, and the recycling / reclamation process each material will undergo off-site.

12. SUMMARY AND CONCLUSION

Adherence to this plan will also ensure that waste management during the construction phase at the development is carried out in accordance with the requirements in the EPA's *Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects* and the *WCC Waste Bye-Laws* and the *NWMPCE*.

13. REFERENCES

1. Waste Management Act 1996 as amended,
2. Environmental Protection Agency Act 1992 as amended.
3. Litter Pollution Act 1997 (S.I. No. 12 of 1997) as amended
4. Regional Waste Management Planning Offices, *The National Waste Management Plan for a Circular Economy 2024 – 2030 (2024).*
5. Department of Environment and Local Government (DoELG) *Waste Management – Changing Our Ways, A Policy Statement* (1998).
6. Forum for the Construction Industry – *Recycling of Construction and Demolition Waste.*
7. Department of Communications, Climate Action and Environment (DCCAE), *Waste Action Plan for the Circular Economy - Ireland's National Waste Policy 2020-2025* (Sept 2020).
8. DCCAE, *Whole of Government Circular Economy Strategy 2022-2023 'Living More, Using Less'* (2021)
9. Circular Economy and Miscellaneous Provisions Act 2022.
10. Environmental Protection Agency (EPA) *'Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction & Demolition Projects' (2021)*
11. Department of Environment, Heritage and Local Government, *Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects* (2006).
12. Department of Housing, Local Government and Heritage authored *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).*
13. FÁS and the Construction Industry Federation (CIF), *Construction and Demolition Waste Management – a handbook for Contractors and* site *Managers* (2002).
14. Waste Management (Landfill Levy) Regulations 2015 (as amended)
15. Circular Economy (Waste Recovery Levy) Regulations 2024
16. Wexford County Council (WCC), *Wexford County Development Plan 2022 – 2028 (2022).*
17. Planning and Development Act 2000 (S.I. No. 30 of 2000) as amended
18. EPA, *Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous* (2018)
19. Council Decision 2003/33/EC, establishing criteria and procedures for the acceptance of waste at landfills pursuant to Article 16 of and Annex II to Directive 1999/31/EC.
20. The *Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.*
21. Local Government Ireland, *Best practice guidance for handling asbestos (2023).*
22. Environmental Protection Agency (EPA), National Waste Database Reports 1998 – 2020 and the Circular Economy and National Waste Database Report 2021 – 2022
23. EPA and Galway-Mayo Institute of Technology (GMIT), *EPA Research Report 146 – A Review of Design and Construction Waste Management Practices in Selected Case Studies – Lessons Learned* (2015).

RECEIVED: 22/12/2025

APPENDIX 8-2 Operational Waste Management Plan

RECEIVED: 22/12/2025

REPORT

Trinity Consultants

awnconsulting

Operational Waste Management Plan

Project Title: Proposed Large Residential Development at Kilnahue Gorey, Wexford.

CLIENT	DOCUMENT REFERENCE	DATE
Glenveagh Homes Ltd.	257501.0141WR02	17/11/2025

AWN Consulting Ltd, The Tecpro Building, IDA Business & Technology Park, Clonshaugh, Dublin 17, D17 XD90

DOCUMENT CONTROL

Document Control Sheet	
Our Reference	257501.0141WR02
Original Issue Date	17/11/2025
Client:	Glenveagh Homes Ltd.

Revision	Revision Date	Description

Details	Written by	Approved by
Signature	Isabel Gogarty Meade	
Name	Isabel Gogarty Meade	Chonaill Bradley
Title	Environmental Consultant	Associate
Date	17/11/2025	17/11/2025

Disclaimer
This report considers the specific instructions and requirements of our client. It is not intended for third-party use or reliance, and no responsibility is accepted for any third party. The provisions in this report apply solely to this project and should not be assumed applicable to other developments without review and modification.

TABLE OF CONTENTS

LIST OF TABLES

1. INTRODUCTION

AWN Consulting, a Trinity Consultants Company, has prepared this Operational Waste Management Plan (OWMP) for McCutcheon Halley on behalf of Glenveagh Homes Ltd. for a Large-Scale Residential Development (LRD) at Kilnahue & Gorey Hill, Carnew Road (R725) & Kilnahue Lane (L10112), Gorey, Co. Wexford. This CEMP explains the construction techniques and methodologies which will be implemented during construction of the proposed development.

This OWMP has been prepared to ensure that the management of waste during the operational phase of the development is undertaken in accordance with the current legal and industry standards including, the *Waste Management Act 1996* as amended and associated Regulations [1], *Environmental Protection Agency Act 1992* as amended [2], *Litter Pollution Act 1997* as amended [3], the *National Waste Management Plan for a Circular Economy 2024 - 2030 (NWMPCE)* (2024) [4] and Wexford County Council (WCC) *County of Wexford (Segregation, Storage and Presentation 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 the wastes generated at 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 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 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, '*Preventing and Recycling Waste – Delivering Change*' [7] was published in 2002. 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 '*Making Irelands Development Sustainable – Review, Assessment and Future Action*' [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 '*Taking Stock and Moving Forward*' [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 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'* [10] (WAPCE), was prepared in response to the '*European Green Deal*' 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 *"A Resource Opportunity"* (2012).

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 *Whole of Government Circular Economy Strategy 2022-2023 'Living More, Using Less'* (2021) [11] 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. There has not yet been an update released regarding a new interation.

The *Circular Economy and Miscellaneous Provisions Act 2022* [12] 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 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.

The *Department of Housing, Local Government and Heritage authored Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)* [13], suggests the below thresholds at which the need for the supplemental information such as the OWMP should be considered.

- *30 or more residential units*

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* [14] 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 *2024 National Circular Economy and Waste Statistics* web resource, which is the most recent study published, along with the national waste statistics web resource (2024) reported the following key statistics for 2022:

- *Generated – Ireland produced 3,190,000 t of municipal waste in 2022. This is a slight increase since 2021. Of this, 55% came from households and 45% came from commercial and public service sources.*
- *Managed –In 2022, a total of 1.76 million Household waste collected and treated by the waste industry.*
- *Unmanaged – An estimated 36,970 tonnes of household waste was unmanaged waste i.e., not disposed of in the correct manner in 2022.*
- *Recovered – A rounded 1.3 million tonnes of Ireland's municipal waste went for incineration with energy recovery in 2022. This tonnage is 43% of municipal waste managed and a marginal increase on the 42% achieved in 2021.*
- *Recycled –Some 1.3 million tonnes of municipal waste generated in Ireland was recycled in 2022, resulting in a recycling rate of 41%. This indicates that we face significant challenges to meet the upcoming EU recycling targets for 2025 to 2035.*
- *Of the municipal waste recycled in 2022, over 825,000 tonnes went for material recycling (approximately the same as 2021) and over 480,000 tonnes were treated by composting/anaerobic digestion (approximately the same as 2021 but up 37% in 2020). The large increase of composted/anaerobically digested biowaste from 2020 is mainly due to a change in our way of estimating home composting.*
- *Disposed – Ireland's landfill rate for municipal waste managed was 15% in 2022. This is a 1% decrease from 2021's rate of 16%.*
- *Reuse – 54,800 tonnes of second-hand products we estimated by the EPA to have been reused in Ireland in 2021. The average annual Reuse rate per person in Ireland is 10.6 kg per person.*

2.2 Regional Level

The development is located in the Local Authority administrative area of Wexford County Council (WCC).

The *Southern Region (SR) Waste Management Plan 2015 – 2021*, which previously governed waste management policy in the WCC area, has been superseded as of March 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 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 Munster Region, charges are approximately €140-160 per tonne of waste, which includes an €85 per tonne landfill levy introduced under the *Waste Management (Landfill Levy) (Amendment) Regulations 2015* (as amended)[15]. *The Circular Economy (Waste Recovery Levy) Regulations 2024* [16] 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 *Wexford County Development Plan 2022– 2028* [17] sets out a number of objectives for the Wexford area in line with the objectives of the waste management plan.

Objectives

- ***Objective WM01***
  To sustainably manage waste generation, support the investment in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a sustainable and healthy environment, economy and society.

- ***Objective WM03***
  To support the development of appropriately sited waste recycling and recovery facilities, such as bring centres, civic amenity centres, waste transfer stations, material recovery facilities, community recycling facilities and waste recovery facilities and authorised treatment facilities for end-of-life vehicles as a means of facilitating a reduction in the quantity of waste that goes to landfill disposal sites subject to compliance with the locational requirements for waste management facilities contained in Section 9.7.3 and subject to compliance with Objectives WM05 or WM06, normal planning and environmental criteria and the relevant development management standards set out in Volume 2.

- ***Objective WM15***
  To require the appropriate provision for the management of waste within developments, including the provision of facilities for the storage, separation and collection of such waste in accordance with the relevant development management standards set out in Volume 2.

2.3 Legislative Requirements

The primary legislative instruments that govern waste management in Ireland and applicable to the 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* [18]*; and*
- *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, creche tenants and the proposed building management company 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 also be appropriately permitted or licensed. 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*, 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.

2.3.1 Wexford County Council Waste Management Bye-Laws

The WCC *"Wexford County Council (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws (2018)"* came into effect in January 2019. The Bye-Laws set a number of enforceable requirements on waste holders and collectors with regard to segregation, storage and presentation of household and commercial waste within the WCC functional area. Key requirements under these Bye-laws are:

- *Obligation to Participate in a Waste Collection Service – Household kerside waste that arises from the premises where such waste is produced shall not be presented to any person other than to an authorised waste collector.*
- *Maintenance and Management of Waste Containers – Containers used for the presentation of kerbside waste shall be maintained in such condition and state of repair and cleanliness that the container will not be a source of nuisance or litter.*
- *Location for container storage - Other than on the day before and the designated waste collection day, containers used for the presentation of kerbside waste shall be stored within the boundaries of the premises where the waste is produced. They shall not be stored on a roadway, footway, footpath or*

any other public place unless the location has been expressly authorised in writing by an authorised person.

- *Use of Waste Containers on Collection Day – Household kerbside waste shall only be presented for collection in an appropriate waste container. The container shall not be overloaded and the lid shall be securely closed. No waste shall be presented on top of the lid or adjacent to the waste container.*
- *Collection Times and Container Removal*
  (a) Kerbside waste presented for collection shall not be presented for collection earlier than 07.00 pm on the day immediately preceding the designated waste collection day;
  (b) 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 09.00 am on the day following the designated waste collection day, unless an alternative arrangement has been approved in accordance with bye-law 6.
- *Prohibited Waste Types - Household waste that comprises hazardous waste or waste electrical and electronic equipment shall not be placed in an appropriate waste container for kerbside collection.*
- *Segregation of Household Waste, Contamination Prevention and Extending Food Waste Collection - Household kerbside waste shall be segregated into residual household kerbside waste and recyclable household kerbside waste, with these fractions being stored separately. Any such separated recyclable waste shall not be deposited into a container designated for residual household kerbside waste and no such residual waste shall be deposited into a container designated for recyclable household kerbside waste. Neither recyclable household kerbside waste nor food waste arising from households shall be contaminated with any other type of waste before or after it has been segregated.*
- *A management company, or another person if there is no such company, who exercises control and supervision of residential and/or commercial activities in multi-unit developments, mixed-use developments, flats or apartment blocks, combined living/working spaces or other similar complexes shall ensure that:*
  a) Separate receptacles of adequate size and number are provided for the proper segregation, storage and collection of recyclable household kerbside waste and residual household kerbside waste;
  b) Additional receptacles are provided for the segregation, storage and collection of food waste where this practice is a requirement of the national legislation on food waste;
  c) The receptacles referred to in paragraphs (a) and (b) are located both within any individual apartment and at the place where waste is stored prior to its collection;
  d) Any place where waste is to be stored prior to collection is secure, accessible at all times by tenants and other occupiers and is not accessible by any other person other than an authorised waste collector;
  e) Written information is provided to each tenant or other occupier about the arrangements for waste separation, segregation, storage and presentation prior to collection;
  f) An authorised waste collector is engaged to service the receptacles referred to in this section of these bye-laws, with documentary evidence, such as receipts, statements or other proof of payment, demonstrating the existence of this engagement being retained for a period of no less than two years. Such evidence shall be presented to an authorised person within a time specified in a written request from either that person or from another authorised person employed by Wexford County Council;
  g) Receptacles for kerbside waste are presented for collection on the designated waste collection day; and
  h) Adequate access and egress onto and from the premises by waste collection vehicles is maintained.

The full text of the Waste Bye-Laws is available from the WCC website.

2.4 Regional Waste Management Service Providers and Facilities

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

There is only one active landfill in the Southern Region, at Powerstown in Co. Carlow, which is also now a civic amenity centre. There are two other landfills in the region with capacity for landfilling waste but neither are carrying out landfilling activity. Both sites, however, operate as recycling facilities.

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 is a proposed thermal treatment facility in Ringaskiddy, Co. Cork which was approved by An Bord Pleanála in 2018. However, a legal challenge in the high court has however slowed this application up and the applicant is now back engaged with dialogue with ABP. The High Court quashed the decision of the Board in case PA0045. The case was remitted under a new number (318802) for a fresh determination.

The Gorey Recycling Centre, Ramstown, is located c. 1.5 km southeast of the development site and can be utillised by residents of the development for other household waste streams. This centre can accept paper, cardboard, glass, WEEE, light bulbs, engine oil, cooking oil, metal, and household food waste. There is also a bring bank located c. 2 km east of the development site at SuperValu car park, Pearse Street, Gorey, where glass can be deposited.

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 applicant intends to apply for planning permission for a large-scale residential development consisting of 413 no. units, in a mix of detached, semi-detached, townhouses and apartments/duplexes and a creche to cater for 102 no. children and all associated site development works at Killnahue & Gorey Hill, Gorey, Co Wexford.

Figure 3.1 Proposed Site Layout & Redline Boundary Map

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), cardboard and plastic packaging, 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 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 residents or the creche tenants);
- Furniture (and, from time to time, other bulky wastes); and
- Abandoned bicycles.

Wastes should 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

In 1994, the *European Waste Catalogue* [19] and *Hazardous Waste List* [20] were published by the European Commission. In 2002, the EPA published a document titled the *European Waste Catalogue and Hazardous Waste List* [21], which was a condensed version of the original two documents and their subsequent amendments. This document has recently been replaced by the EPA '*Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous*' [22] 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 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 has been used to predict waste types, weights and volumes expected to arise from operations within the proposed development. The WGM incorporates building area and use and combines these with other data, including Irish and US EPA waste generation rates.

The estimated quantum / volume of waste that will be generated from the residential units has been determined based on the predicted occupancy of the units. The floor area usage has been used to predict the waste generated from the creche unit.

The estimated waste generation for the development for the main waste types is presented in Tables 4.1 to 4.3.

Table 4.1 Estimated Waste Generation for Residential Units.

Waste Type	Waste Volume (m3 / week)		
	Area 1 (Shared WSA)	Area 2 (Shared WSA)	Area 3 (Shared WSA)
Organic Waste	0.19	0.34	0.34
Dry Mixed Recyclables	1.32	2.41	2.41
Glass	0.04	0.07	0.07
Mixed Non-Recyclables	0.69	1.27	1.27
Total	**2.23**	**4.08**	**4.08**

Table 4.2 Estimated Waste Generation for Residential Units.

Waste Type	Waste Volume (m^3 / week)			
	1-Bed House Unit (Individual WSA)	2-Bed House Unit (Individual WSA)	3-Bed House Unit (Individual WSA)	4-Bed House Unit (Individual WSA)
Organic Waste	0.01	0.02	0.02	0.02
Dry Mixed Recyclables	0.08	0.11	0.13	0.18
Glass	0.01	0.01	0.01	0.01
Mixed Non-Recyclables	0.05	0.07	0.08	0.09
Total	**0.15**	**0.21**	**0.24**	**0.30**

Table 4.3 Estimated Waste Generation for Creche Unit.

Waste Type	Waste Volume (m3 / week)
	Creche WSA
Organic Waste	0.06
Dry Mixed Recyclables	2.10
Glass	0.01
Mixed Non-Recyclables	1.14
Total	**3.31**

BS5906:2005 Waste Management in Buildings – Code of Practice [23] has been considered in the calculations of waste estimates. AWN's modelling methodology is based on recently published data and data from numerous other similar developments in Ireland and is based on AWN's experience, it provides a more representative estimate of the likely waste arisings from the development.

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 WCC. In particular, consideration has been given to the following documents:

- *BS 5906:2005 Waste Management in Buildings – Code of Practice,*
- *The NWMPCE (2024);*
- *The Wexford County Development Plan 2022-2028;*
- *WCC,' Wexford County Council (Segregation, Storage and Presentation of Household & Commercial Waste) Bye-Laws' (2018); and*
- *DoHLGH, Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2025)* [24].

Waste Storage Areas

The location of the Waste Storage Areas (WSAs) can be viewed on the drawings submitted with the planning application under separate cover and Appendix A of this report.

There will be 3 no. shared waste storage areas for residential use which are located externally at ground floor level.

The creche unit will have a separate designated waste storage area located externally at ground floor level.

Using the estimated waste generation volumes in Tables 4.1 to 4.3, the waste receptacle requirements for MNR, DMR, organic waste and glass have been established for the WSA. It is envisaged that MNR, DMR, organic waste and glass will be collected on a weekly basis.

If it is not feasible to provide an appropriate bin wash area, a contract can be put in place with the nominated contractor to collect and wash the bins.

Waste Storage Requirements

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

Table 5.1 Waste Storage Requirements for the Development

Area/Use	Bins Required			
	MNR[1]	DMR[2]	Glass	Organic
Area 1 (Shared WSA)	1 x 1100L	1 x 1100L & 1 x 240L	1 x 240L	1 x 240L
Area 2 (Shared WSA)	2 x 1100L	2 x 1100L & 1 x 240L	1 x 240L	2 x 240L
Area 3 (Shared WSA)	2 x 1100L	2 x 1100L & 1 x 240L	1 x 240L	2 x 240L
Individual Units (Individual WSA)	1 no. 240 L	1 no. 240 L	Bottle Bank	1 no. 240 L
Creche Unit	2 x 1100L	1 x 1100L	1 x 240L	1 x 240L

Note: [1] *= Mixed Non-Recyclables*
[2] *= Dry Mixed Recyclables*

The waste receptacle requirements have been established from distribution of the total weekly waste generation estimate into the holding capacity of each receptacle type.

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.

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 WSA prior to first occupation of the development i.e. prior to the first residential unit or creche unit being occupied.

Tenants in the creche unit and residents in units with their own waste storage areas will be required to supply their own waste receptacles. Bins for the shared WSAs will be supplied by the facilities management company.

This Plan will be provided to each resident and creche tenant from first occupation of the development i.e. once the first residential unit or creche unit is occupied. This Plan will be supplemented, as required, by the facilities 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 Operational Phase Waste Storage – Residential Units

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

- MNR;
- DMR;
- 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 without access to an individual WSA have been allocated shared WSAs. Access to the shared WSAs will be restricted to authorised residents, facilities management and waste contractors by means of a key or electronic fob access. The location of the shared WSAs are illustrated in the drawings submitted with the planning application under a separate cover and in Appendix A of this report.

Residents in the units which have access to an individual WSA will have a designated area to store their waste receptacles.

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 textiles, batteries, printer toner/cartridges, cooking oil 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 5.4.

5.2 Waste Storage – Creche Unit

The creche tenants will be required to segregate their waste into the following main waste categories within their own unit:

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

The creche tenants 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 drawings submitted with the planning application under separate cover.

Suppliers for the creche tenants should be requested by the tenants to make deliveries in reusable containers, minimize packaging or remove any packaging after delivery, where possible, to reduce waste generated by the proposed development.

If any kitchens are allocated in creche unit, this will contribute a significant portion of the volume of waste generated on a daily basis, and as such it is important that adequate provision is made for the storage and transfer of waste from these areas to the WSA.

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 the designated creche WSA.

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

Access to the creche WSA will be restricted to authorised tenants, facilities management and waste contractors by means of a key or electronic fob access.

Other waste materials such as textiles, batteries, printer toner/cartridges, cooking oil and WEEE may be generated infrequently by the tenants. Tenants 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 5.4.

5.3 Waste Collection

There are numerous private contractors that provide waste collection services in the WCC area. All waste contractors servicing the 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.

Upon collection, bins from the shared WSAs and the creche WSA will be taken directly from the WSAs to the waste truck for emptying, there will be no temporary staging area associated with this development. Bins will be returned to the shared WSAs and creche WSA immediately following collection in line with the WCC waste bye-laws by the waste contractor or facilities management, depending on agreement. Residents with their own individual WSA will be responsible for relocating their bins to and from the curb on designated days. A road sweep analysis of the development can be found in Appendix B of this report.

The staging area of the residential bins from individual WSAs is such that it will not obstruct traffic or pedestrians (allowing a footway path of at least 1.8m, the space needed for two wheelchairs to pass each other) as is recommended in the *Design Manual for Urban Roads and Streets* (2019) [25].

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 WCC *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.

5.4 Additional 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 creche tenants 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 permited / licenced contractor. Facilties management 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 creche tenants 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 permited / licenced contractor. Facilties management may arrange collection, depending on the agreement.

Printer Cartridge / Toners
It is recommended that a printer cartridge / toner bin is provided in the creche unit, where appropriate. The creche tenants 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 creche unit that is classed as hazardous (if they arise) will be appropriately stored within the tenants own space. Facilties management 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 will be brought to a civic amenity centre.

Light Bulbs
Waste light bulbs (fluorescent, incandescent and LED) may be generated by lighting at the creche unit. It is anticipated that creche tenants will be responsible for the off-site removal and appropriate recovery / disposal of these wastes. Facilties management 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. The creche tenants and residents will be responsible for disposing of waste textiles appropriately.

Waste Cooking Oil
If the creche tenants 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 organized 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 creche tenants. The collection of bulky waste will be arranged, as required by the tenant. If residents wish to dispose of furniture, this can be brought a civic amenity centre.

Abandoned Bicycles
Bicycle parking areas are planned for the 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 facilties management may arrange collection by a licensed waste contractor.

5.5 Waste Storage Area Design

The shared WSAs and creche WSA 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 WSA;
- 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 facilities management company, residents and creche tenants will be required to maintain the bins and storage areas in good condition as required by the WCC Waste Bye-Laws.

5.6 Facility Management Responsibilities

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

Facilities Management will provide the following items to all residents, creche tenants and any facilities management team appointed:

- Provision of a Waste Management Plan document, prepared by the Facilities Management Company to all residential units, creche tenants and facilities management staff which shall clearly state the methods of source waste segregation, storage, reuse and recycling initiatives that shall apply to the management of the development;
- Provision and maintenance of appropriate graphical signage in the shared WSAs and creche WSA to inform residents and creche tenants of their obligation to reduce waste, segregate waste and in the correct bin;
- Preparation of a waste management report for all residents, creche tenants and staff to view;
- Designation of access routes to shared waste storage areas to ensure safe access from the residential 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 development for the shared WSAs and creche WSA;
- Frequent inspection of shared 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 development and provision of supporting documentation by the waste collector to allow tracking of waste recycling rates.

5.7 Pest Management

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

The shared WSAs and creche WSA 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 development.

Implementation of this OWMP will ensure a high level of recycling, reuse and recovery at the 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 2024 - 2030*.

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

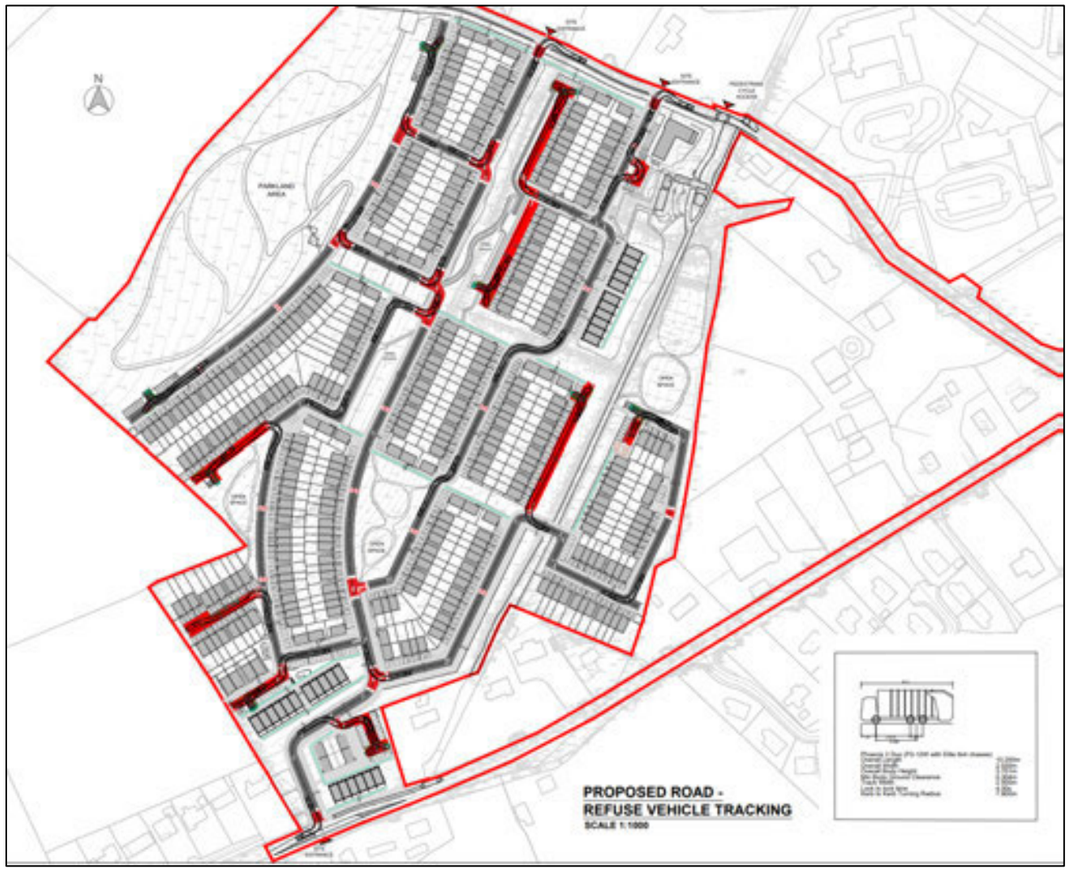
The waste strategy presented in this document will provide sufficient storage capacity for the estimated quantity of segregated waste. The designated areas for waste storage will provide sufficient room for the required receptacles in accordance with the details of this strategy.

7. REFERENCES

1. Waste Management Act 1996 as amended.
2. Environmental Protection Agency Act 1992 as amended.
3. Litter Pollution Act 1997 as amended.
4. Regional Waste Management Planning Offices, *The National Waste Management Plan for a Circular Economy 2024 - 2030 (2024).*
5. Wexford County Council (WCC) *Wexford County Council (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-laws (2018).*
6. Department of Environment and Local Government (DoELG) *Waste Management – Changing Our Ways, A Policy Statement* (1998).
7. Department of Environment, Heritage and Local Government (DoEHLG) *Preventing and Recycling Waste - Delivering Change* (2002).
8. DoELG, *Making Ireland's Development Sustainable – Review, Assessment and Future Action (World Summit on Sustainable Development)* (2002).
9. DoEHLG, *Taking Stock and Moving Forward* (2004).
10. Department of Communications, Climate Action and Environment (DCCAE), *Waste Action Plan for the Circular Economy - Ireland's National Waste Policy 2020-2025* (2020).
11. DCCAE, *Whole of Government Circular Economy Strategy 2022-2023 'Living More, Using Less'* (2021).
12. Circular Economy and Miscellaneous Provisions Act 2022.
13. The *Department of Housing, Local Government and Heritage authored Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).*
14. Environmental Protection Agency (EPA), *National Waste Database Reports 1998 – 2020* and the *Circular Economy and National Waste Database Report 2021 – 2022 (2024).*
15. *Waste Management (Landfill Levy) (Amendment) Regulations 2015.*
16. *Circular Economy and National Waste Database Report 2021 – 2022 (2024)*
17. WCC, *Wexford County Council Development Plan 2022– 2028.*
18. Planning and Development Act 2000 (S.I. No. 30 of 2000) as amended.
19. European Waste Catalogue - Council Decision 94/3/EC (as per Council Directive 75/442/EC).
20. Hazardous Waste List - Council Decision 94/904/EC (as per Council Directive 91/689/EEC).
21. EPA, *European Waste Catalogue and Hazardous Waste List* (2002).
22. EPA, *Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous* (2018).
23. BS 5906:2005 Waste Management in Buildings – Code of Practice.
24. Department of Housing Local Government and Heritage (DoHLGH), *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities* (2025).
25. Department of Housing Local Government and Heritage (DoHLGH), *Design Manual for Urban Roads and Streets* (2019).

APPENDIX A. WASTE STORAGE AREA LOCATIONS

APPENDIX B. ROAD SWEEP ANALYSIS FOR REFUSE TRUCK



CHAPTER NINE

LAND, SOILS & GEOLOGY

RECEIVED: 22/12/2025

APPENDIX 9-1 IGI EIA Guideline Information

RECEIVED: 22/12/2025

Figure 1 Flow Chart

1st Element – Initial Assessment

Step 1 Establish the location, type and scale of the proposed development

Step 2 Establish baseline conditions

Step 3 Establish the type of soil/geological/hydrogeological environment; Refer to matrix*

Step 4 Establish the activities associated with the proposed development; Refer to matrix*

Step 5 Undertake an initial assessment and impact determination
– If no significant impact determined, go to ***Step 13***

2nd Element – Direct and Indirect Site Investigations and Studies

Step 6 Select appropriate site investigations and studies; Refer to matrix*

Step 7 Carry out site investigations and studies

Step 8 Refine conceptual site model

Iterate as Required

Step 9 Undertake detailed assessment and impact determination
– If no significant impact determined, go to ***Step 13***

3rd Element – Mitigation Measures, Residual Impacts and Final Impact Assessment

Step 10 Identification of mitigation measures

Step 11 Residual impact determination

Step 12 Final impact assessment

4th Element – Complete Soils, Geology and Hydrogeological Sections of the EIS

Step 13 Complete the soils, geological and hydrogeological sections of the EIS

*Matrix: See Figure 2 in Guidelines for the Preparation of the Soils, Geology and Hydrogeological Chapters of Environmental Impact Statements - Issued by the Institute of Geologists of Ireland (2013)

Figure 2 Activities /Environments Matrix

Activities

Environments

	Earthworks	Storage / transmission of leachable and/or hazardous materials	Lowering of groundwater levels by pumping or drainage	Discharges to ground	Excavation of materials above the water table	Excavation of materials below the water table	Land-spreading	Abstraction / Discharge of energy (heat) from/to the ground
Type A	Invasive site works to characterise nature[1] and thickness of soil and subsoil e.g. trial pits or augering.	Establish nature and quantity of leachable materials.	Establish details of borehole /spring construction or drainage system structure details (as appropriate).	Complete a Risk Assessment as per EPA (2011) Guidance on the Authorisation of Discharges to Groundwater[2]; Apply Tier 1, 2 or 3 Assessment as appropriate	Site works to characterise nature[1], thickness, permeability and stratification of soils and subsoils e.g. trial pits, augering.	Site works to characterise nature[1], thickness, permeability and stratification of soils and subsoils e.g. trial pits, augering.	Establish the type of waste to be landspread.	Provide details of type of system (open/closed, shallow/deep). The site works required and described below will reflect the design parameters of the system being installed.
		Site works to characterise nature[1], thickness, permeability and stratification of soils, subsoils and bedrock geology e.g. trial pits, boreholes.	Establish sustainable yield and proposed daily abstraction rate or drainage system invert levels (as appropriate).		Site works to fully characterise the bedrock geology and in order to to define the resource volume/weight according to The PERC Reporting Standard[3] e.g. trenching, drilling, geophysics.	Site works to fully characterise the bedrock geology and in order to to define the resource volume/weight according to The PERC Reporting Standard[3] e.g. trenching, drilling, geophysics.	Undertake a walkover survey of the site.	Site works to characterise nature[1], thickness, permeability and stratification of soils, subsoils and bedrock geology.
		Works to determine groundwater level, e.g.mapping, monitoring in stand pipes, piezom-eters, or boreholes.	Works to determine summer level of the water table, annual actual recharge and proposed maximum drawdown. Measurement of effects of change in water level on nearby abstractions.		Works to determine groundwater level, flow direction and gradient; e.g.monitoring in stand pipes, piezometers, or boreholes.	Works to determine groundwater level, flow direction and gradient; e.g.monitoring in stand pipes, piezometers, or boreholes.	Review Groundwater Protection Responses for Landspreading[4], and apply Departmental[5] and Regularory[6] guidelines and best practice.	Design parameters for the system will be required to be collected, however these are out of the remit of this document - although any information gathered for design purposes should be used in the EIS.
						Characterisation of groundwater chemistry and quality.	Assign a response category.	
						If lowering of groundwater levels is required, then proceed also as for activity Lowering of water levels by pumping of drainage.		
Type B	*In addition to all the above;* Works to determine groundwater level, flow direction and gradient; e.g. monitoring in stand pipes, piezometers, or boreholes.	*In addition to all the above;* Works to determine groundwater flow direction and gradient; e.g. monitoring in stand pipes, piezometers, or boreholes.	*In addition to all the above;* Works to determine aquifer properties, seasonal variations in water levels, extent of cone of depression or drawdown of surrounding water levels (as appropriate) and alterations in groundwater flow pattern.	*As above;*	*As above;*	*As above;*	*In addition to all the above;* Site works to characterise subsoil/soil characteristics e.g. trial pits or augering.	*In addition to all the above;* Characterise baseline temperature of soil / groundwater and groundwater hydrochemistry and quality.
	Works to determine groundwater - surface water interactions.	Works to determine groundwater - surface water interactions.	Works to determine groundwater - surface water interactions and measure effects of drawdown in water levels on hydraulically connected surface waters and springs.					Works to determine groundwater level e.g.monitoring in stand pipes, piezometers, or boreholes.
								If it is proposed to discharge to surface water, then characterisation surface water quality, baseline temperature and flow rates.
Type C	*In addition to all the above;* Identify location and abstraction rate of nearby groundwater abstractions.	*In addition to all the above;* Measure or determine rate of groundwater flow/travel time.	*In addition to all the above;* Installation of sufficient monitoring wells to provide groundwater flow direction, gradient, flow pattern and rate of flow/travel time.	*As above;*	*As above;*	*As above;*	*In addition to all the above;* Confirm subsoil permeability in laboratory. Delineate inner and outer source protection areas and source protection zones.	*In addition to all the above;* Works to determine thermal and hydraulic conductivity of soil, subsoil and bedrock.
			Identify nearby geothermal systems, and discharges to groundwater				Establish water quality of groundwater abstraction. Undertake risk assessment if appropriate.	Identify location and abstraction rate of nearby groundwater abstractions.
Type D	*In addition to all the above;* Regional study of karst in an area, including identified karst features (both mapped and identified during site walkovers).	*In addition to all the above;* Full detailed hydrogeo-logical assessment required in this situation.	*In addition to all the above;* Geotechnical assessment of risk of landslide or subsidence.	*In addition to all the above;* Geotechnical assessment of risk of landslide or subsidence.	*In addition to all the above;* Full detailed hydrogeological assessment required in this situation.	*In addition to all the above;* Geotechnical assessment of risk of landslide or subsidence.	*As for Type C above*	*In addition to all the above;* Geotechnical assessment of risk of landslide or subsidence.
	Map bedrock topography.	Geotechnical assessment of risk of landslide or subsidence.			Geotechnical assessment of risk of landslide or subsidence.			
	Geotechnical assessment of risk of landslide or subsidence.							
Type E	Full detailed hydrogeological assessment required in this situation.	Full detailed hydrogeological assessment required in this situation.	Full detailed hydrogeo-logical assessment required in this situation.	Complete a Risk Assessment as per EPA (2011); Apply Tier 1, 2 or 3 Assessment as appropriate.	Full detailed hydrogeological assessment required in this situation.	Full detailed hydrogeological assessment required in this situation.	*As for Type C above*	Full thermogeological and/or hydrogeological assessment required in this situation.

Type A	Passive geological / hydrogeological environments
Type B	Natural dynamic hydrogeological environments
Type C	Man-made dynamic hydrogeological environments
Type D	Sensitive geological / hydrogeological environments
Type E	Groundwater dependent eco systems

Where works are required to characterise, establish, measure, determine or otherwise provide information, the level of activity and detail required will be informed by a combination of a) the potential impact of the proposed development , b) the scale of the proposed development and c) the professional judgement of the project geoscientist. In addition, the works are likely to be iterative, with new works required in reponse to information acquired during any phase of works.

1 Characterisation of soil and sub-soils to be carried out in accordance with a recognised standard or nomenclature system e.g. BS5930:1990 for subsoils or EPA Code of practice for Environmental Risk Assessment for Unregulated Waste Disposal sites where relevant

2 EPA, 2011. Guidance on the Authorisation of Discharges to Groundwater - Version 1 December 2011. www.epa.ie

3 The PERC Reporting Standard

4 Groundwater Protection Schemes (DoELG/EPA/GSI, 1999)

5 Control of Farm Pollution (DAFF, 1992) and the Code of Good Agricultural Practice to Protect Waters from Pollution by Nitrates (DoE and DAFF, 1996)

6 Landspreading of Organic Waste - Guidance on Groundwater Vulnerability Assessment of Land (EPA 2004)

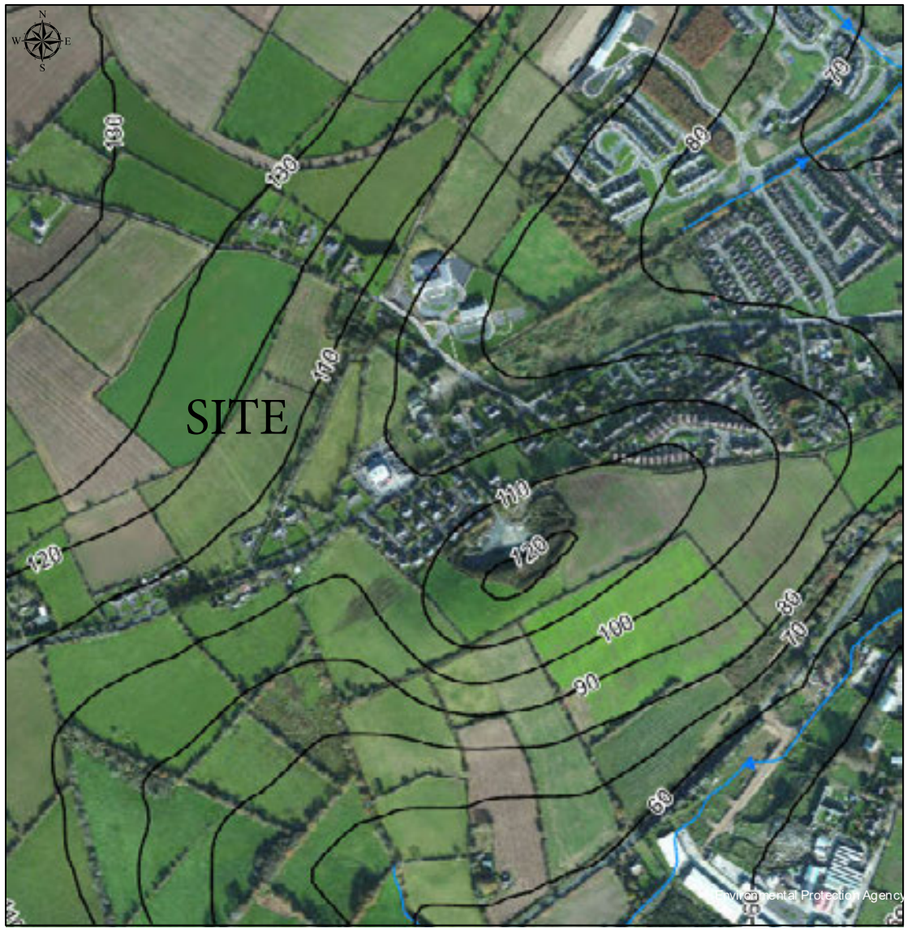
APPENDIX 9-2 Old Tailte Éireann Maps & Aerial Photos

RECEIVED: 22/12/2025

Appendix 9.2 – Old Tailte Éireann Maps & Aerial Photos

Geological Survey
Suirbhéireacht Gheolaíochta
Ireland | Éireann

GSI Contour & Watercourse Map - Kilnahue



Legend

- Contour Line
- River and River Flow Direction Arrow
- Lake

RECEIVED: 22/12/2025

An Roinn Comhshaoil,
Aeráide agus Cumarsáide
Department of the Environment,
Climate and Communications

Tailte Eireann Surveying Reproduced Under license CYAL50458194

Snapshot Date: November 23, 2025

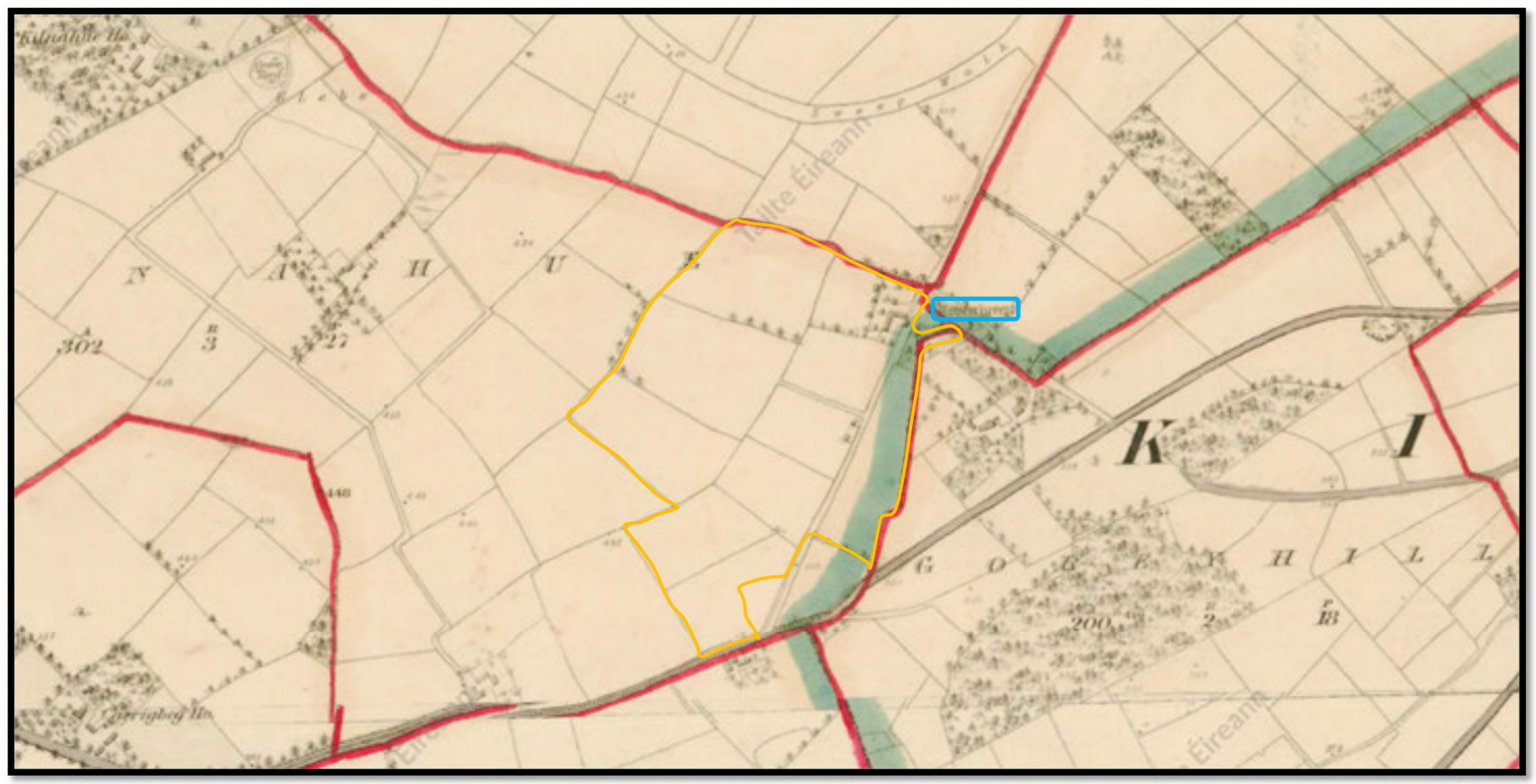


Image 9.2.1 Old OSI 1840's 6" Map of the Kilnahue area. Site made up of a number of small fields with old road to Farmstead in NE corner. (Approximate study area shown by orange line).

(Note reference to Toberchreest Well (in blue box) just east of the old farm buildings.)

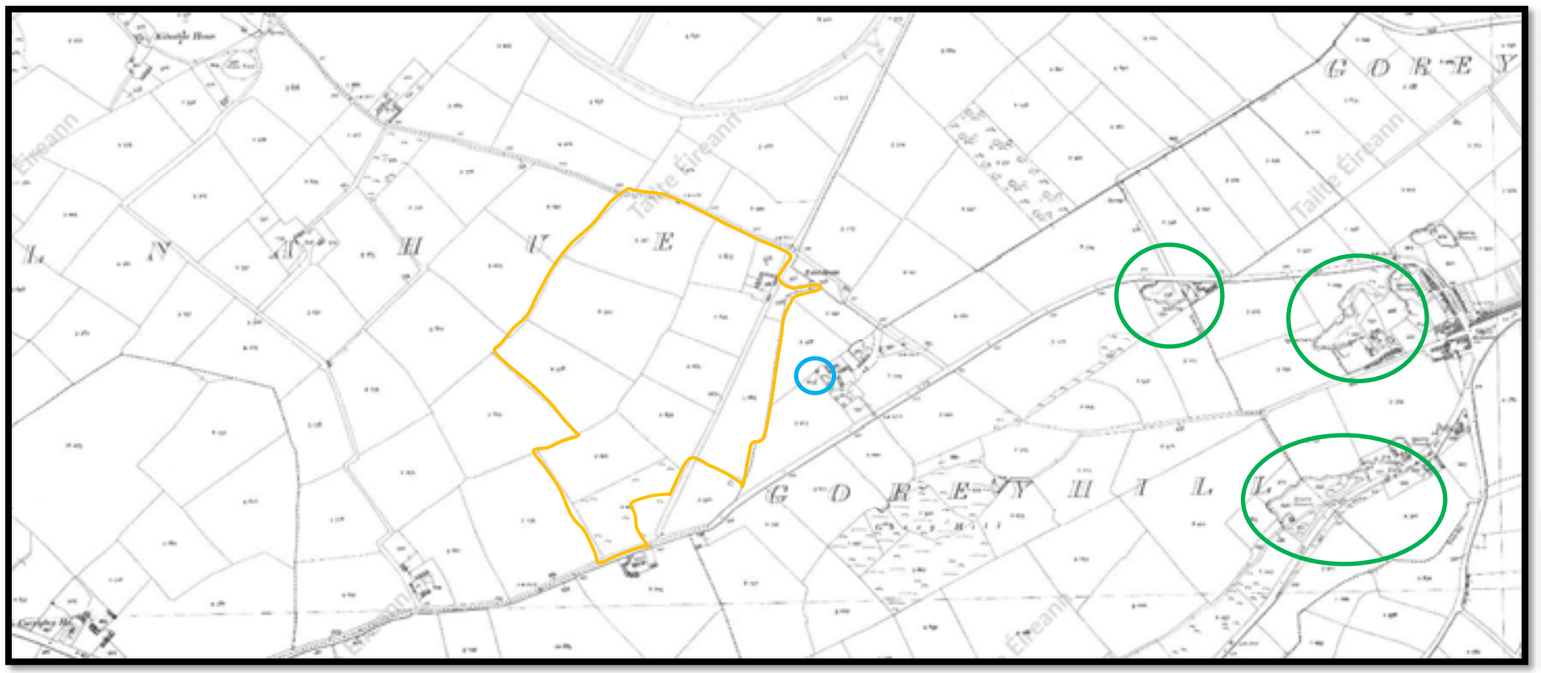


Image 9.2.2 OSI early 1900's 25" Map of the Kilnahue locality. Site area made up of fields with farm buildings in NE corner.
(Approximate study area shown by orange line).

(Note a number of quarries (green circles) located towards Gorey Town to the east of the site.)
(One 'well' is identified to the east of the site – blue circle.)

(Sourced from GSI Web Site – Reproduced under Licence Ref CYAL50458194 © Táilte Eireann – Surveying)

Image 9.2.3 Old B&W Aerial Photograph of study area from ~1995.
(Approximate study area shown by orange line.)
(Note the north side of Gorey Hill is quarried out at this stage.)

Image 9.2.4 Old Aerial Photograph of study area from ~2001.
(Approximate study area shown by orange line.)
(Note housing from Gorey Town expanding westwards towards the site and 'The Lask' estate developed to the south.)

(Sourced from GSI Web Site – Reproduced under Licence Ref CYAL50458194 © Táilte Eireann – Surveying)

Image 9.2.5 Old Aerial Photograph of study area from ~2013.
(Approximate study area shown by orange line.)
(Note new school buildings on lands immediately to the east of the site.)

(Sourced from GSI Web Site – Reproduced under Licence Ref CYAL50458194 © Táilte Eireann – Surveying)

RECEIVED: 22/12/2025

APPENDIX 9-3 Site Walkover Photos – September 2025

RECEIVED: 22/12/2025

Kilnahue Gorey LSD EIAR Chapter 9 – Land/Soils (Geology)

Appendix 9.3 – Site Walkover Photos – September 2025

Photo 9.3.1 – View north along Kilnahue Road (L10112) on north side of the site, (left hedge).

Photo 9.3.2 – View SW from the northern corner and 'top' of the site.

Photo 9.3.3 – View South along north-eastern side of the site.

Photo 9.3.4 – View SW along the northern boundary (top) of the site.

Photo 9.3.5 – View SE back across site from the top eastern corner of the northern field.

Photo 9.3.6 –View South down slope from the top of the site along the western site boundary.

Photo 9.3.7 – View west into the south western portion of the site from the edge of the middle hedge.

Chapter 9. Land and Soil (Geology) – Kilnahue Gorey EIAR
Appendix 9.3 – VCL Site Walkover Photos September 2025.

Photo 9.3.8 – View South across the western half of the southern field towards the R725 rosd.

Photo 9.3.9 – View SE across the central part of the 2nd field with middle hedge in foreground.

Photo 9.3.9 – View North along the central hedge line in the central part of the site.

Photo 9.3.11 – View North from the SW corner along the western boundary.

**Photo 9.3.12 – View South of the SW corner of the site with road frontage to R725.
(This part of the site is its own catchment area (Catchment B) draining along the road).**

Photo 9.3.13 – View NE across the central area of the site. Less sloped than northern field.

Photo 9.3.14 – View east from the western boundary of the site.

Photo 9.3.15 – View north along the boundary of the house that is in the SW area of the site.

Chapter 9. Land and Soil (Geology) – Kilnahue Gorey EIAR
Appendix 9.3 – VCL Site Walkover Photos September 2025.

Photo 9.3.16 – View east of the house hedge line in foreground and trees along the old track at the southern boundary of the lower field in the background.

Photo 9.3.17 – View along the southern end of the old access track which is still open.

Photo 9.3.18 – View north of the central hedge line dividing the two middle fields.

Photo 9.3.18 – View NW back across the central area of the site.

Photo 9.3.18 – View south-SW of the southern field on the southern side of the old track.

Photo 9.3.19 – View from east end of the southern field where attenuation pond is proposed.

Photo 9.3.20 – View South-SE of lands south of the site boundary. Renault garage right.

Chapter 9. Land and Soil (Geology) – Kilnahue Gorey EIAR
Appendix 9.3 – VCL Site Walkover Photos September 2025.

Photo 9.3.21 – View SW of the northern end of the site. Wooded area to south (left)

Photo 9.3.22 View of the overgrown old farmstead located in the wooded area,

Photo 9.3.23 – View east of old farm builds – very overgrown and difficult to access.
(The old Holy Well Toberchreest is located to the south of this area, but was not found.)

Photo 9.3.24 - View of old overgrown access to the farmstead from Kilnahue road.

Photo 9.3.25 – View east of school buildings to the NE of the proposed site.

**Photo 9.3.26 – View east of low lying ground south of the school building.
The Ballyowen Stream starts at the back of the houses in the background.**

Chapter 9. Land and Soil (Geology) – Kilnahue Gorey EIAR
Appendix 9.3 – VCL Site Walkover Photos September 2025.

**Photo 9.3.27 – View of surface water storm drain system that connects to the Ballyowen Stream. This is located in the west end of the field on the south side of the school.
It is proposed that the sites stormwater discharge would connect to this system.**

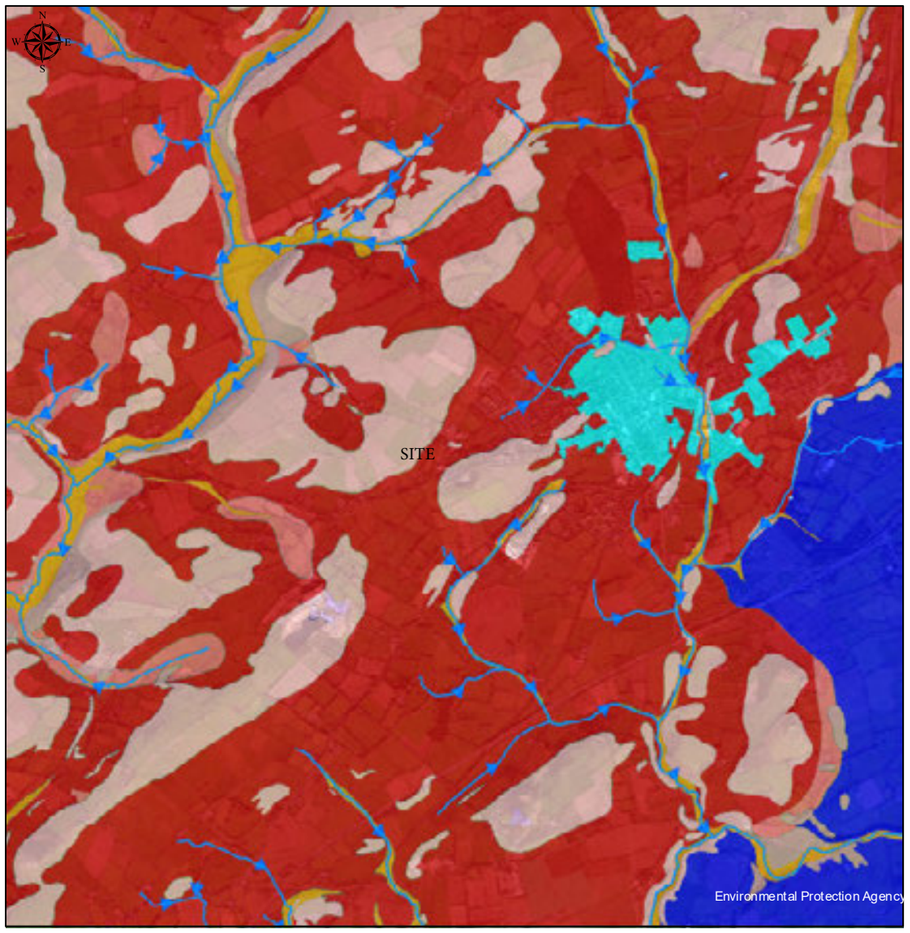
RECEIVED: 22/12/2025

APPENDIX 9-4 GSI/Teagasc Soils Mapping

RECEIVED: 22/12/2025

Geological Survey
Suirbhéireacht Gheolaíochta
Ireland | Éireann

App 9.4 GSI Subsoil Map - Kilnahue Gorey



An Roinn Comhshaoil,
Aeráide agus Cumarsáide
Department of the Environment,
Climate and Communications

Tailte Eireann Surveying Reproduced Under license CYAL50458194

Tailte Eireann
© Tailte Eireann Ordnance /Government of Ireland
© Geological Survey Ireland/Government of Ireland
Snapshot Date: September 23, 2025

Legend

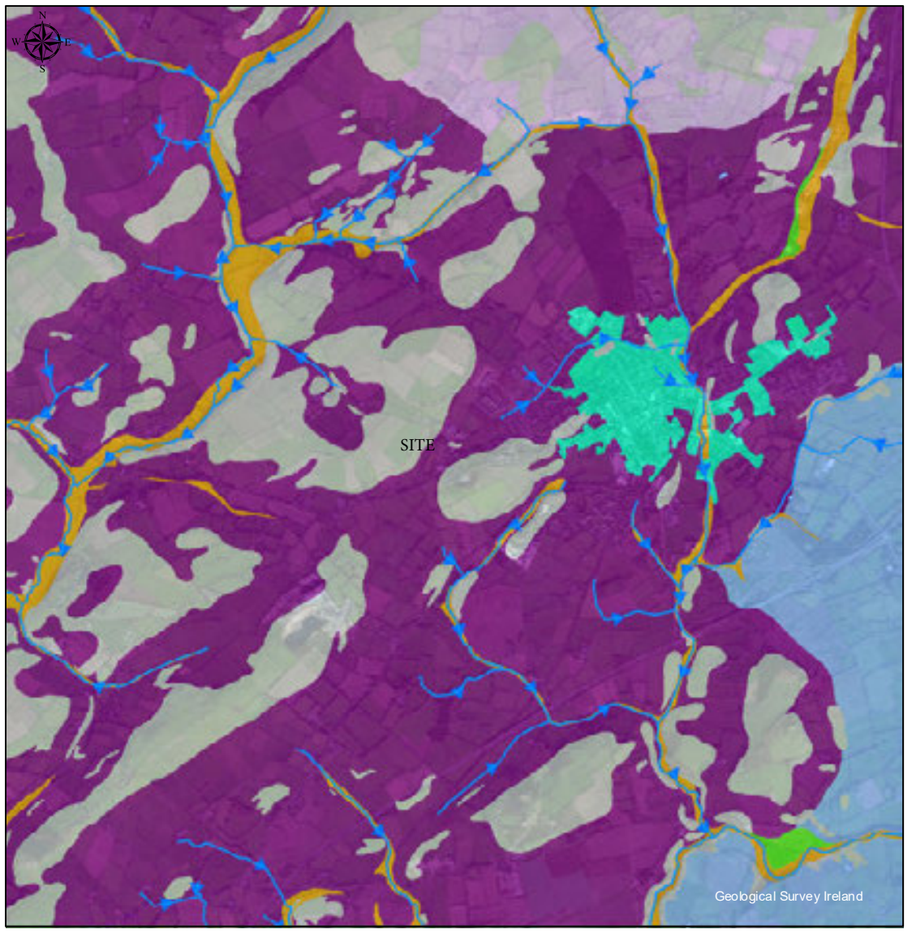
- River and River Flow Direction Arrow
- Lake

IE_GSI_TEAGASC_EPA...

- AminDW - Deep well drained mineral (Mainly acidic)
- AminPD - Mineral poorly drained (Mainly acidic)
- AminPDPT - Peaty poorly drained mineral (Mainly acidic)
- AminSW - Shallow well drained mineral (Mainly acidic)
- AminSP - Shallow poorly drained mineral (Mainly acidic)
- AminSPPT - Shallow peaty poorly drained mineral (Mainly acidic)
- AminSRPT - Shallow, rocky, peaty/non-peatymi... complexes (Mainly acidic)
- BminDW - Deep well drained mineral (Mainly basic)
- BminPD - Mineral poorly drained (Mainly basic)
- BminPDPT - Peaty poorly drained mineral (Mainly basic)
- BminSW - Shallow well drained mineral (Mainly basic)
- BminSP - Shallow poorly drained mineral (Mainly basic)
- BminSPPT - Shallow peaty poorly drained mineral (Mainly basic)
- BminSRPT - Shallow, rocky, peaty/non-peatymi... complexes (Mainly basic)
- BktPt - Blanket peat
- FenPt - Fen peat
- RsPt - Raised Peat
- Cut - Cutover/cutaway peat
- AlluvMIN - Alluvial (mineral)
- AlluvMRL - Alluvial (marl)
- Lac - Lacustrine type soils
- Scree - Scree
- AeoUND - Aeolian undifferentiated
- MarSands - Marine sand and gravel
- MarSed - Marine/estuarine sediments
- Made - Made ground
- Water - Water

Unclass

App 9.4 Kilnahue Gorey GSI Subsoil Map



Legend

River and River Flow Direction Arrow

Lake

Purple = Till derived from Lower Palaeozoic shales (TLPS)

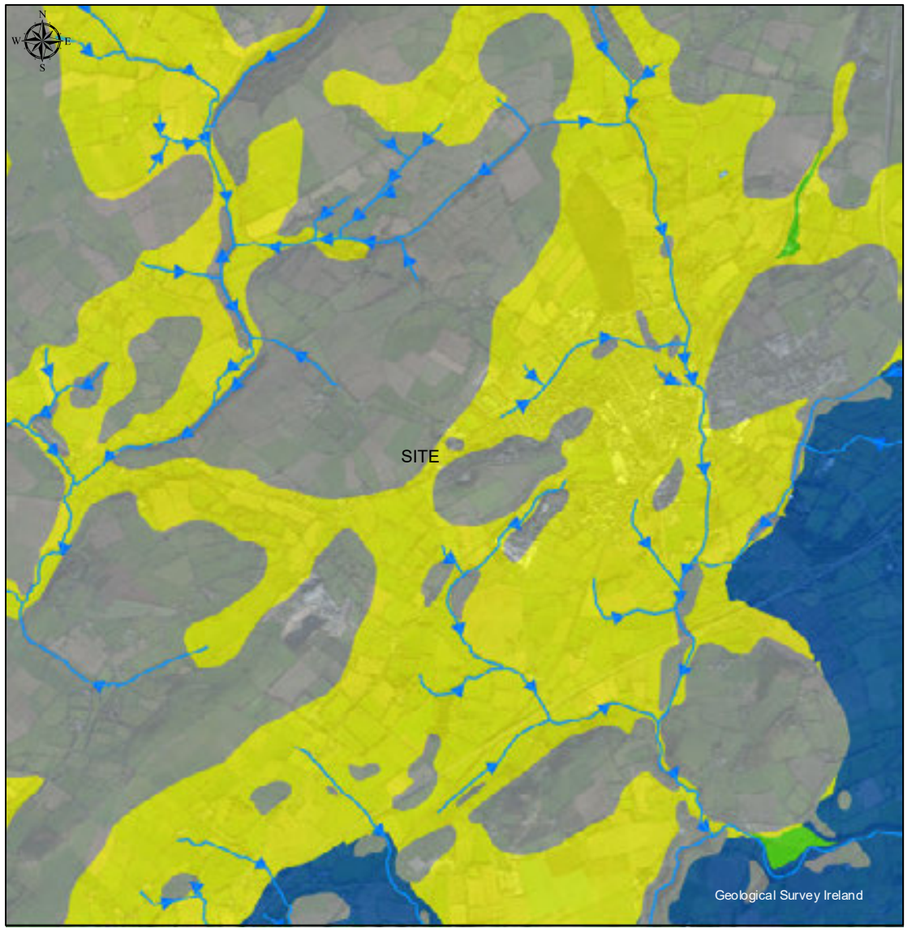
Grey = Bedrock outcrop or sub crop (Rck)

An Roinn Comhshaoil, Aeráide agus Cumarsáide
Department of the Environment, Climate and Communications

Snapshot Date: November 23, 2025

Geological Survey
Suirbhéireacht Gheolaíochta
Ireland | Éireann

App 9.4 GSI Subsoil Permeability Map



An Roinn Comhshaoil,
Aeráide agus Cumarsáide
Department pf the Environment,
Climate and Communications

Legend

River and River Flow Direction Arrow

Lake

IE_GSI_Subsoil_...

High

Moderate

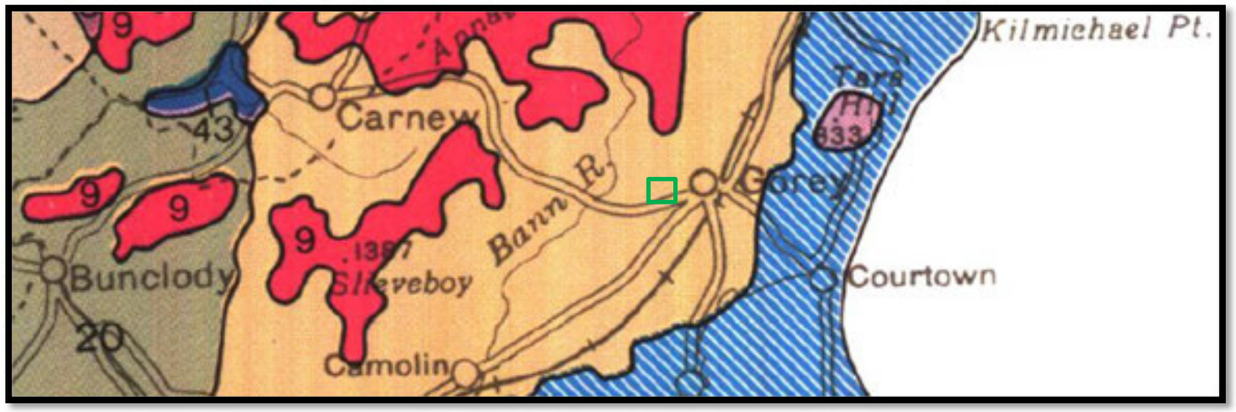
Low

Water

Not mapped

Tailte Eireann Surveying Reproduced Under license CYAL50458194

Snapshot Date: September 23, 2025



Broad Physiographic Divisions	Soil Association			Parent Material	Per cent of total area
	Nos.	Principal Soil	Associated Soils		
	12	Acid Brown Earths (70%) (Coarse texture)	Gleys (25%) Podzols (5%)	Mostly granite or rhyolite glacial till	1·13 2·50
	13	Acid Brown Earths (70)	Grey Brown Podzolics (15) Gleys (15)	Mixed sandstone, limestone glacial till	1·69 1·40
	14	Acid Brown Earths (75)	Gleys (15) Brown Podzolics (10)	Ordovician – Silurian – Cambrian shale glacial till	4·22 4·32
	15	Brown Podzolics (60)	Acid Brown Earths (20) Gleys (20)	Sandstone, Lower Avonian shale glacial till	6·31 5·23
	16	Acid Brown Earths (90)	Gleys (5), Regosols (3), Podzols (2)	Morainic sands and gravels and blown sands	·42 ·35
	17	Acid Brown Earths (90)	Gleys (5) Peaty Gleys (5)	Basalt glacial till	·02 1·35
Rolling Lowland	18	Podzols (70)	Gleys (20), Peat (10)	Sandstone, granite, mica schist glacial till	·74 ·61

Image 9.4.1: An Foras Taluntais General Soil Map for Ireland 2nd Ed., 1980. Gorey and site area within area 14 – Acid Brown Earths.

Image 9.4.2: Teagasc Soil Association Mapping from EPA web site – approximate location of the Kilnahue study area shown by green box.

(The Clonroche Soil Description (1100CL) from the EPA/Teagasc Soil Association web site is attached below.)

REPRESENTATIVE PROFILE DESCRIPTION

SERIES: CLONROCHE

Reference profile: RPS62RC04
County: Kilkenny
Weather: Overcast
Elevation: 256

TOPOGRAPHY
Position: Lower slope
Slope degree: 1
Slope Form: Straight
Aspect:

PARENT MATERIAL
Substrate Type: Drift
Substrate Subgroup: Siliceous stones

TEXTURAL CRITERIA
Textural Class: Fine loamy
Texturally contrasting:

LAND USE
Land use: Grassland Improved
Human technologies: Fertilizer applications, Ploughing

WATER TABLE: None

ROCK OUTCROPS None

SURFACE STONE None

IRISH CLASSIFICATION (2013)
Soil subgroup: 11.0.0 Typical Brown Earth

National Soil Series: Clonroche
Fine loamy drift with siliceous stones

DESCRIPTION

0 - 21 cm **Ap**

MATRIX COLOR: 10YR43. **STONES (%):** None. **TEXTURE:** Loam. **STRUCTURE:** Moderate, Sub-angular blocky, Medium. **COMPACTION:** Non-cemented and Non-compacted. **CONSISTENCY:** Friable. **PLASTICITY:** Plastic. **STICKINESS:** Slightly sticky. **ROOTS:** Common, Very fine. **PACKING DENSITY:** Low. **BOUNDARY:** Abrupt, Smooth.

21 - 48 cm **Bw1**

MATRIX COLOR: 10YR44. **STONES (% TOTAL):** Common, Angular, Siliceous stones. **TEXTURE:** Loam. **STRUCTURE:** Moderate, Sub-angular blocky, Fine. **COMPACTION:** Non-cemented and Non-compacted. **CONSISTENCY:** Friable. **PLASTICITY:** Plastic. **STICKINESS:** Sticky. **ROOTS:** Common, Very fine. **PACKING DENSITY:** Low. **BOUNDARY:** Clear, Smooth.

48 - 75 cm **Bw2**

MATRIX COLOR: 10YR44. **STONES (%):** Many, 2-6 cm, Angular, Siliceous stones; 6-20 cm, Sub angular, Shale. **TEXTURE:** Loam. **STRUCTURE:** Moderate, Sub-angular blocky, Fine. **COMPACTION:** Non-cemented and Non-compacted. **CONSISTENCY:** Friable. **PLASTICITY:** Plastic. **STICKINESS:** Sticky. **ROOTS:** Very few, Very fine. **PACKING DENSITY:** Low. **BOUNDARY:** Abrupt, Wavy.

75 - 100 cm **BC**

MATRIX COLOR: 25Y54. **MOTTLE:** 25Y66. **STONES (%):** Many, 6mm -2 cm, Flat/platy, Shale; 2-6 cm, Flat/platy, Shale. **TEXTURE:** Sandy loam. **STRUCTURE:** Weak, Angular blocky, Medium. **COMPACTION:** Cemented. **CONSISTENCY:** Firm. **PLASTICITY:** Plastic. **STICKINESS:** Sticky. **COATS:** Manganese. **PACKING DENSITY:** Medium.

LABORATORY ANALYSIS

Horizon	pH	Total (%)		Organic Carbon (%)	Loss-on-ignition (%)
		Nitrogen	Carbon		
1(Ap)	6.6	0.48	4.27	3.57	
2(Bw1)	6.5	0.29	2.42	1.40	
3(Bw2)	6.5	0.18	1.23	0.80	
4(BC)	6.5	0.06	0.32	0.18	

OXALATE EXTRACTABLE		EXCHANGEABLE COMPLEX					
			Exchangeable Bases (cmol kg^{-1})				
Fe ($g\ kg^{-1}$)	Al ($g\ kg^{-1}$)	CEC ($cmol\ kg^{-1}$)	Na^{+}	K^{+}	Mg^{2+}	Ca^{2+}	Base Saturation (%)
8.69	2.94	15.30	0.13	0.59	1.67	12.35	96
9.78	3.18	9.63	0.14	0.63	1.26	6.29	86
11.82	5.26	8.05	0.10	0.42	1.14	4.19	73
2.02	1.07	4.35	0.08	0.23	0.65	1.82	64

PARTICLE SIZE (%)			Textural Class USDA	Bulk Density g/cm^3	Standard Deviation
Sand 2000-50 µm	Silt 50-2 µm	Clay <2 µm			
43	34	23	Loam	0.92	0.11
40	35	25	Loam	0.96	0.02
35	41	24	Loam		
53	33	14	Sandy Loam		

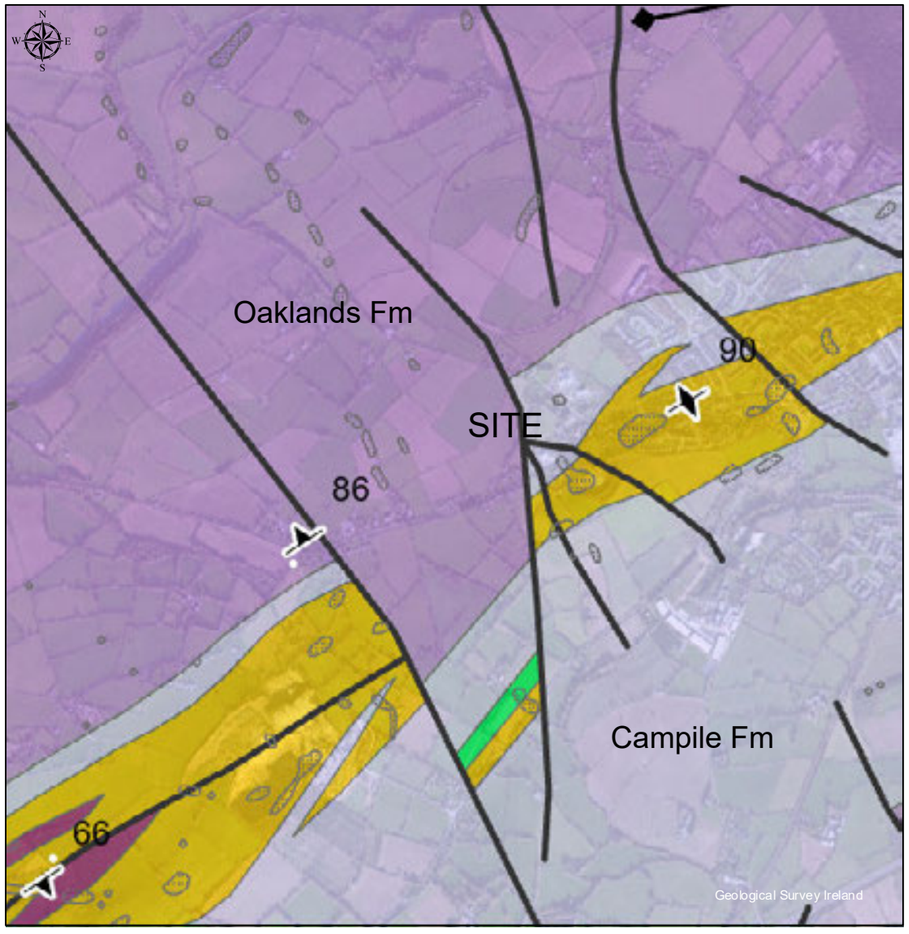
RECEIVED: 22/12/2025

APPENDIX 9-5 GSI Bedrock Mapping

RECEIVED: 22/12/2025

Appendix 9.5 – GSI Bedrock Mapping

App 9.5 GSI Bedrock Map - Kilnahue Gorey



An Roinn Comhshaoil, Aeráide agus Cumarsáide
Department of the Environment, Climate and Communications

Tailte Eireann Surveying Reproduced Under license CYAL50458194

Tailte Eireann
© Tailte Eireann Ordnance /Government of Ireland
© Geological Survey Ireland/Government of Ireland
Snapshot Date: September 21, 2025

Legend

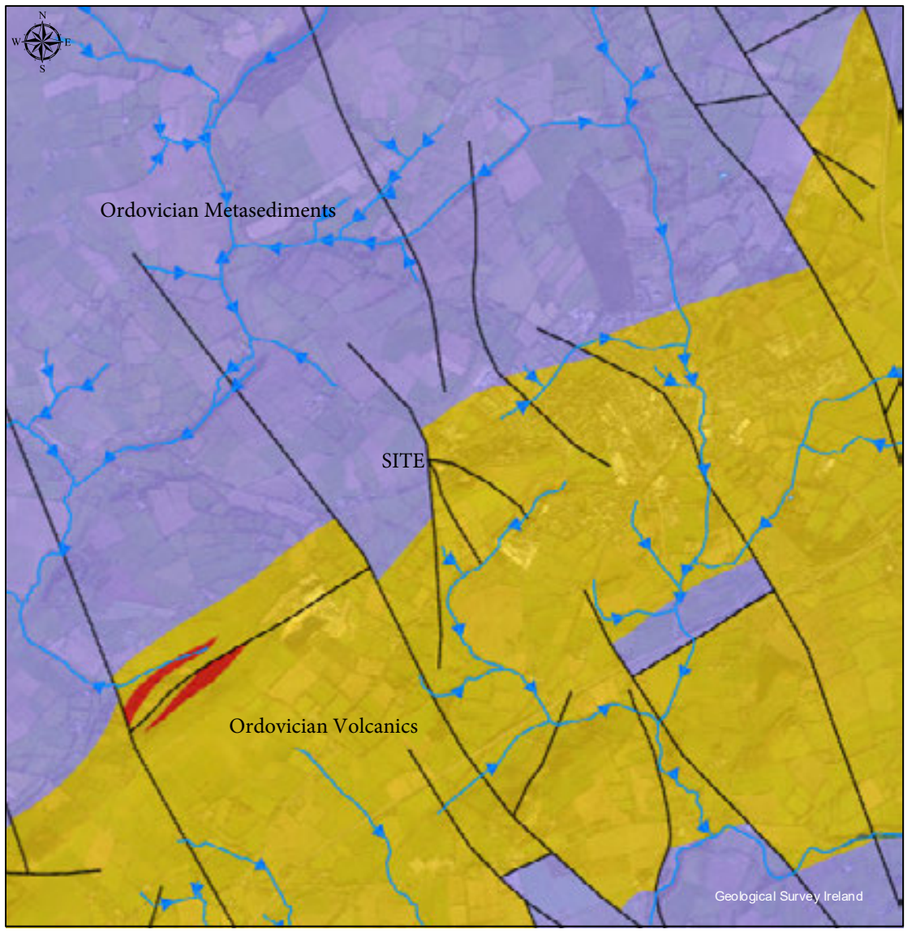
IE_GSI_Structural_Sym...

- Dip of bedding or main foliation, old GSI data
- First foliation parallel to bedding
- Foliation trend, Thorr and Rosses Granites
- Horizontal Bedding
- Strike and dip of bedding, right way up
- Strike and dip of bedding, way up unknown
- Strike and dip of first foliation
- Strike and dip of overturned bedding
- Strike and dip of second foliation
- Strike and dip of third foliation
- Strike and plunge of first generation fold axis
- Strike and plunge of second generation fold axis
- Strike and plunge of third generation fold axis
- Strike of vertical bedding/foliation
- Strike of vertical first foliation
- Bedrock Outcrops

IE_GSI_Geological_Lin...

- Anticlinal Axis
- Antiformal axis
- Aquifer Boundary
- Area
- Coal seam
- Dyke
- Fault
- Ghost Line
- Goniatite marine band (R1-R4)
- Lithological boundary offshore
- Metadolerite sheet, mainly sills
- Paleogene/ Tertiary Dyke
- Synclinal Axis
- Synformal axis
- Tectonic Slide, barbs on hanging-wall
- Thin stratigraphical unit, diagrammatic
- Thrust, barbs on hanging-wall side
- Tuff band
- Unconformity, dots on younger side
- X-Section

App 9.5 GSI Rock Unit Group Map - Kilnahue



An Roinn Comhshaoil,
Aeráide agus Cumarsáide
Department pf the Environment,
Climate and Communications

Tailte Eireann Surveying Reproduced Under license CYAL50458194

Snapshot Date: November 23, 2025

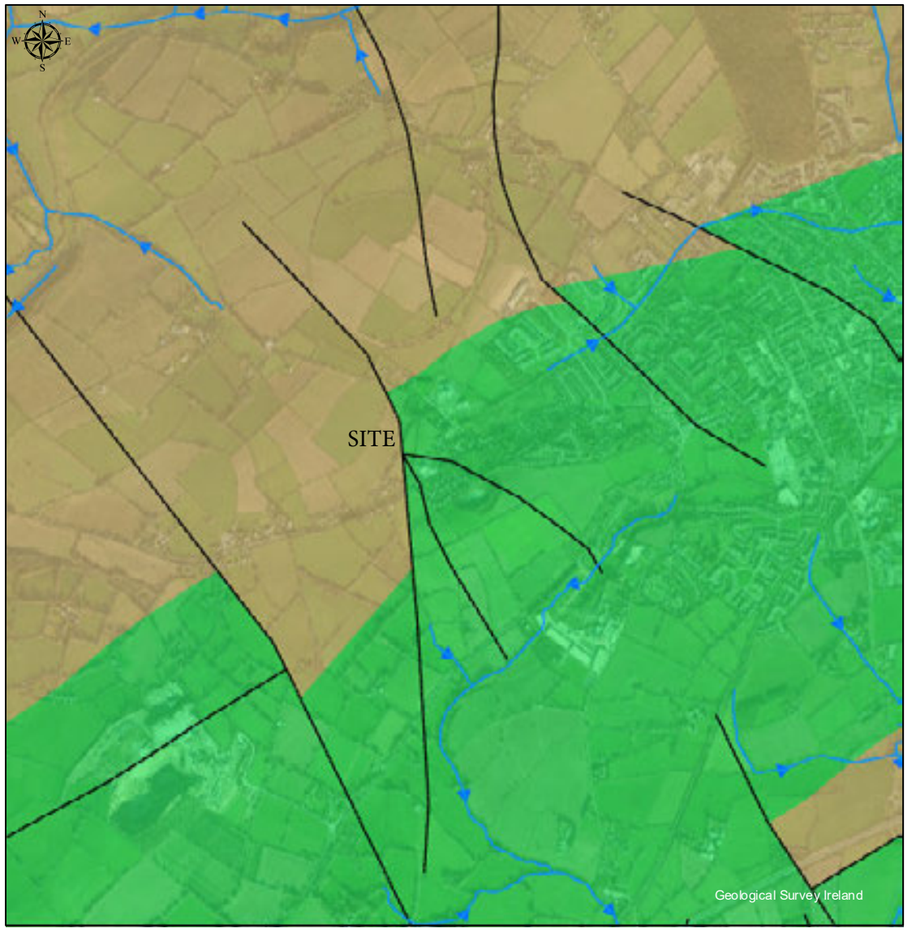
Legend

- River and River Flow Direction Arrow
- Lake
- IE_GSI_Aquifer_G...

IE_GSI_Hydrostratigrap...

- Basalts & other Volcanic rocks
- Permo-Triassic Sandstones
- Permo-Triassic Mudstones and Gypsum
- Westphalian Sandstones
- Westphalian Shales
- Namurian Shales
- Namurian Sandstones
- Namurian Undifferentiated
- Dinantian Shales and Limestones
- Dinantian Mixed Sandstones, Shales and Limestones
- Dinantian Sandstones
- Dinantian Pure Bedded Limestones
- Dinantian Upper Impure Limestones
- Dinantian Dolomitised Limestones
- Dinantian Pure Unbedded Limestones
- Dinantian Lower Impure Limestones
- Dinantian (early) Sandstones, Shales and Limestones
- Dinantian Mudstones and Sandstones (Cork Group)
- Devonian Kiltorcan-type Sandstones
- Devonian Old Red Sandstones
- Granites & other Igneous Intrusive rocks
- Silurian Metasediments and Volcanics
- Ordovician Metasediments
- Ordovician Volcanics
- Cambrian Metasediments
- Precambrian Quartzites, Gneisses & Schists
- Precambrian Marbles

App 9.5 GSI Aquifer Map - Kilnahue Gorey



An Roin Comhshaoil,
Aeráide agus Cumarsáide
Department pf the Environment,
Climate and Communications

Tailte Eireann Surveying Reproduced Under license CYAL50458194

Snapshot Date: November 23, 2025

Legend

River and River Flow Direction Arrow

Lake

IE_GSI_Sand_and_Gra...

Regionally important gravel aquifer

Locally important gravel aquifer

IE_GSI_Aquifer_G...

IE_GSI_Bedrock_Aquif...

Rkc - Regionally Important Aquifer - Karstified (conduit)

Rkd - Regionally Important Aquifer - Karstified (diffuse)

Rk - Regionally Important Aquifer - Karstified

Rf - Regionally Important Aquifer - Fissured bedrock

Rf/Rk - Regionally Important Aquifer - Fissured bedrock/Regionally Important Aquifer - Karstified

Lm - Locally Important Aquifer - Bedrock which is Generally Moderately Productive

Lk - Locally Important Aquifer - Karstified

Ll - Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones

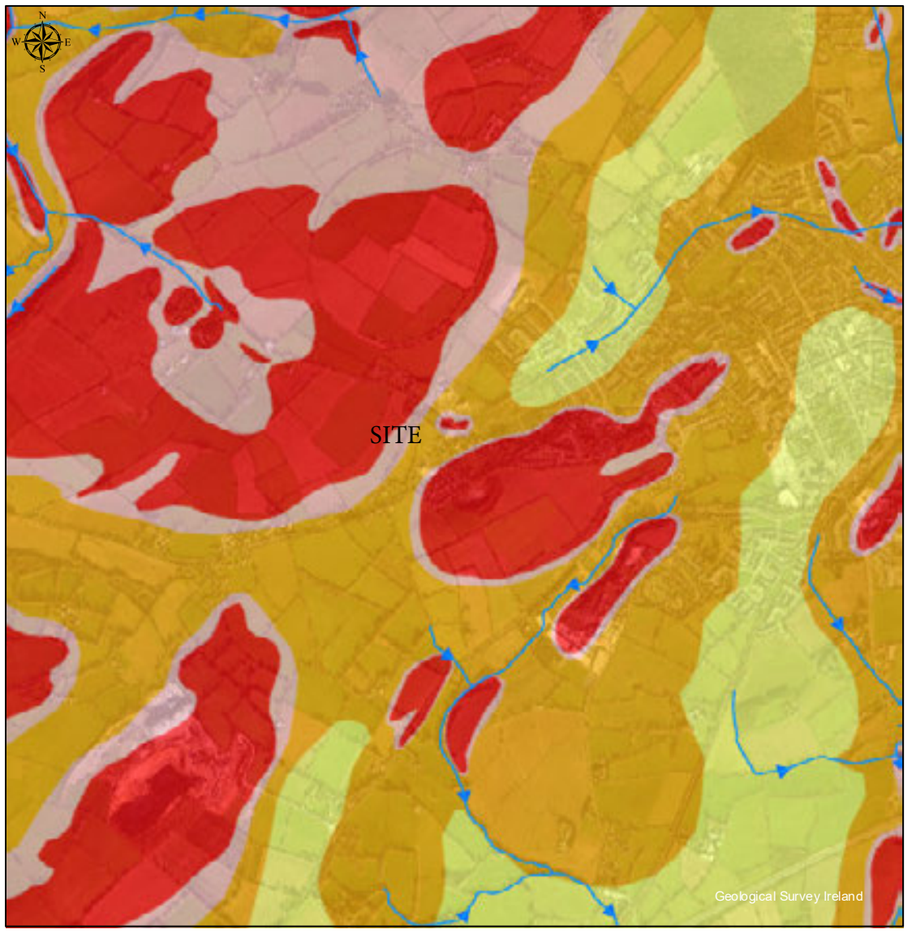
Pl - Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones

Pu - Poor Aquifer - Bedrock which is Generally Unproductive

Lake

Unclassified

App 9.5 GSI Vulnerability Map - Kilnahue



Legend

- River and River Flow Direction Arrow
- Lake

IE_GSI_Groundwater_V...

- Rock at or near Surface or Karst
- Extreme
- High
- Moderate
- Low
- Water

An Roinn Comhshaoil, Aeráide agus Cumarsáide
Department of the Environment, Climate and Communications

Tailte Eireann Surveying Reproduced Under license CYAL50458194

Snapshot Date: November 23, 2025

RECEIVED: 22/12/2025

APPENDIX 9-6 EPA Radon Risk Mapping

RECEIVED: 22/12/2025

Appendix 9.6 – EPA Radon Risk Mapping

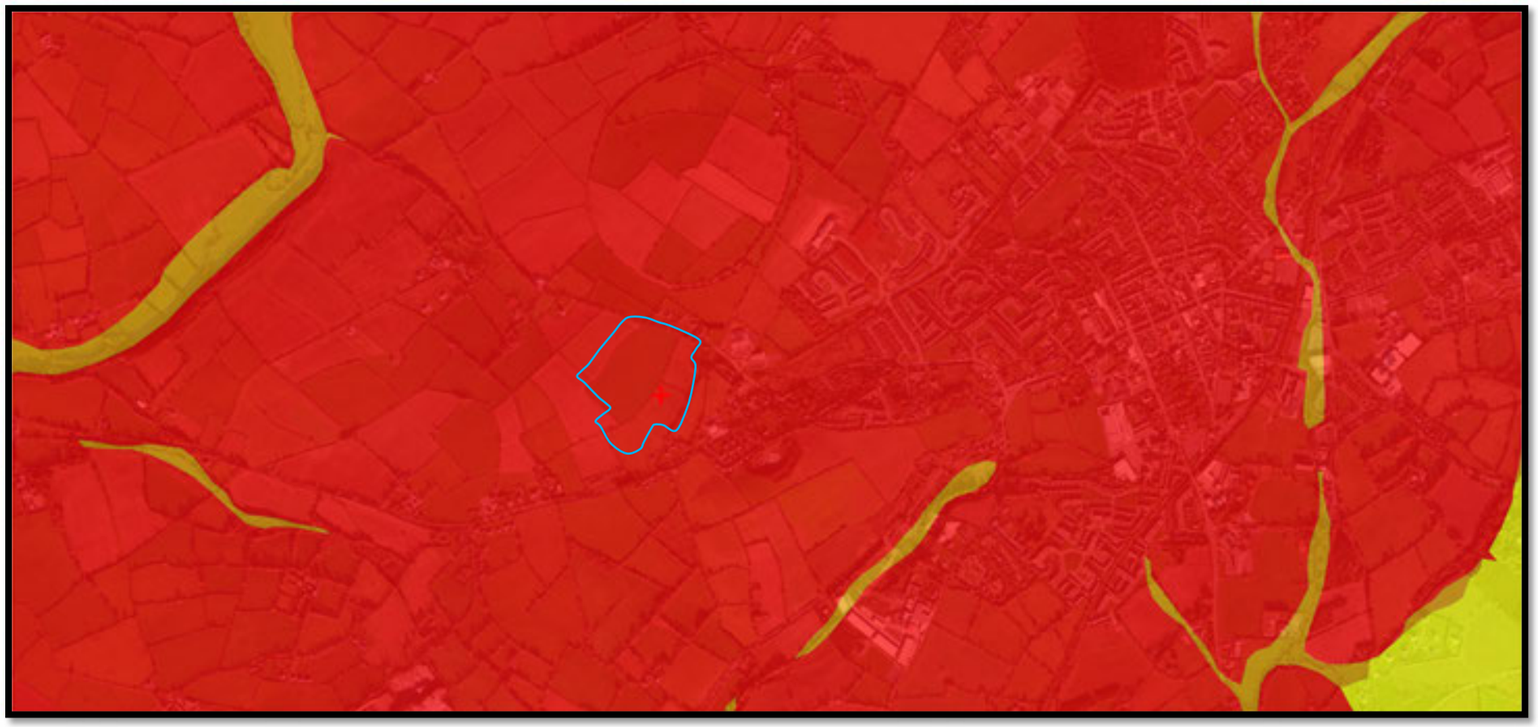


Image 9.6.1 EPA Radon Risk Mapping showing the site in a High Risk Radon Area, (Risk of 1 in 5 homes having elevated Radon). (Site in blue line.)

APPENDIX 9-7 GSI Geological Heritage Mapping

RECEIVED: 22/12/2025

App 9.7 GSI Geological Heritage - Kilnahue

Legend

Geoheritage Audited Sites

An Roinn Comhshaoil, Aeráide agus Cumarsáide
Department of the Environment, Climate and Communications

Geological Survey Ireland | © Tailte Éireann |

Snapshot Date: September 25, 2025

WEXFORD - COUNTY GEOLOGICAL SITE REPORT

NAME OF SITE	**Coolishall Quarry**		
Other names used for site	Casey's Concrete		
IGH THEME	**IGH4 Cambrian-Silurian**		
TOWNLAND(S)	**Coolishal Upper**		
NEAREST TOWN/VILLAGE	**Gorey**		
SIX INCH MAP NUMBER	**11**		
ITM CO-ORDINATES	**712640E 657900N (centre of quarry)**		
1:50,000 O.S. SHEET NUMBER	**69**	**GSI Bedrock 1:100,000 Sheet No.**	**19**

Outline Site Description
A large working quarry.

Geological System/Age and Primary Rock Type
The quarry is excavating a large rhyolite body within the Upper Ordovician Duncannon Group rocks.

Main Geological or Geomorphological Interest
This is a good representative site for the large felsic volcanic rock bodies within the Upper Ordovician Duncannon Group. The group as a whole is widely thought to be a volcanic sequence, yet in reality, the majority of the rocks are the associated sedimentary strata. However, although the volcanic units tend to be more resistant to weathering and erosion, and therefore tend to form the small hills through central Wexford, they are still not well exposed, and this quarry provides a significant opportunity to see the large scale relationships and character of these bodies which can be extrusive volcanic strata, within the normal succession of rocks, but they can also be intrusive bodies cutting across and through the succession.

The quarry produces a wide range of products, such as aggregate for farm and forest roads, railway ballast, decorative use, as well as concrete and precast concrete products and blocks.

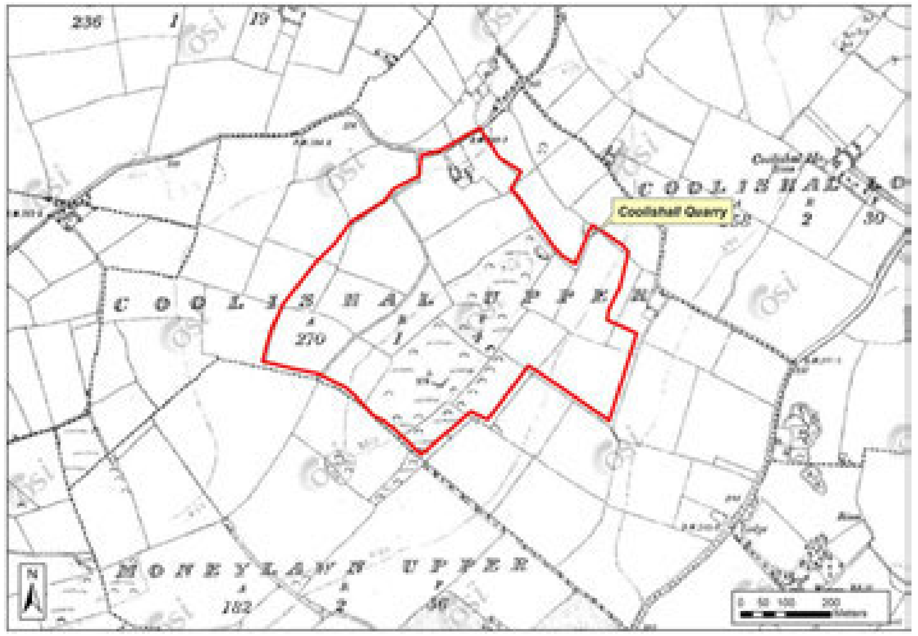
Site Importance – County Geological Site
This is a good representative site for a significant part of Wexford's geology not well displayed elsewhere.

Management/promotion issues
The inclusion of this quarry as a County Geological Site has absolutely no implications for the normal permitted operation of the quarry. It is hoped that the owner will continue to allow specialist research visits by geological groups by arrangement. It is not suited to general promotion as the quarry is a potentially dangerous working environment and all safety rules must be followed by any geologists visiting with the permission of the operator. The reserves in this quarry suggest a 50 year lifespan, and so any discussion of end-use retention for geological heritage reasons will be the task of a different generation.

Coolishall Quarry looking east, with the concrete plant at the top of the hill.

Coolishall Quarry, beside a haul road, showing the rich honey colour of the rhyolite rock.

The Coolishall Quarry looking south west.



RECEIVED: 22/12/2025

APPENDIX 9-8 EPA Licensed Industrial Emission Sites

RECEIVED: 22/12/2025

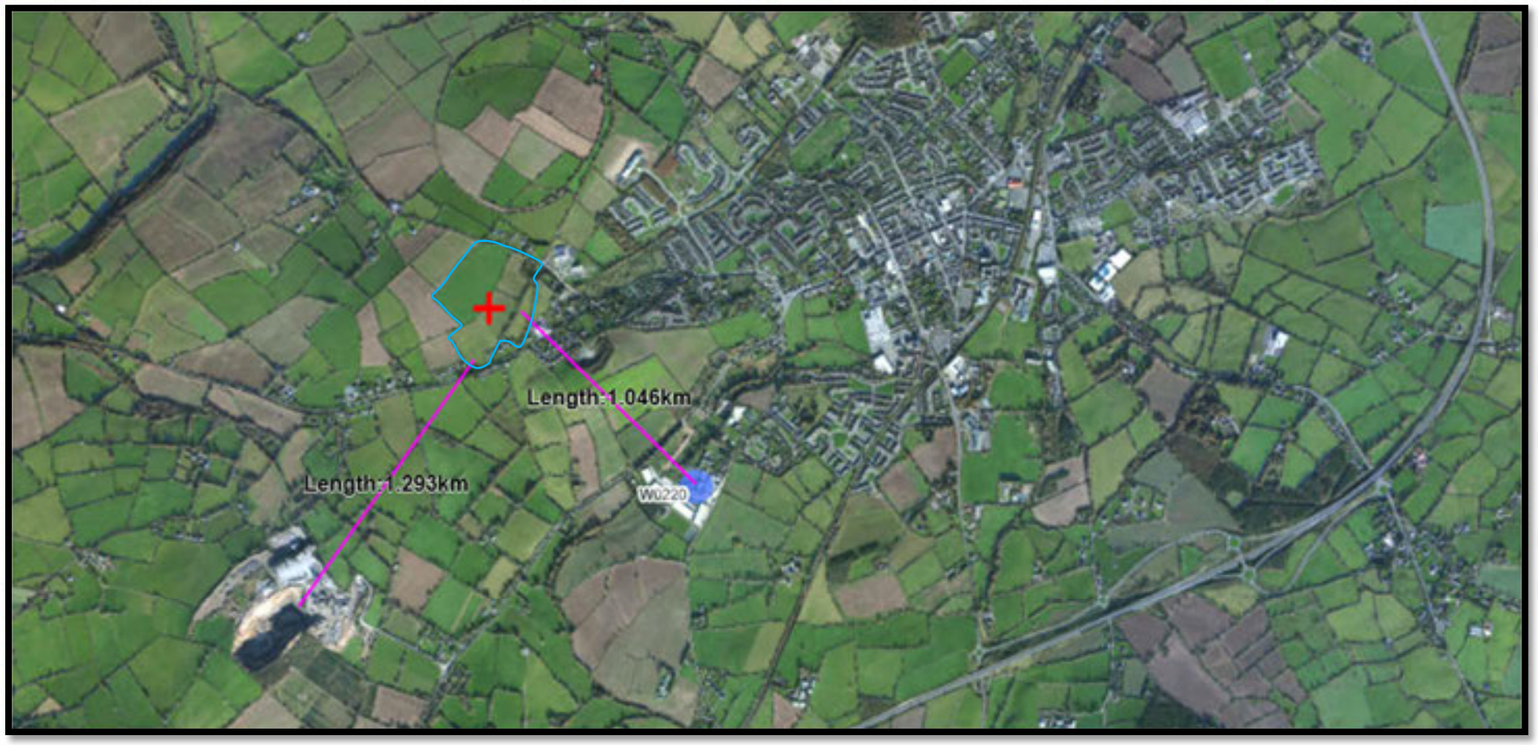


Image 9.8.1 EPA web site mapping of licensed sites with Greenstar Waste Facility (W0220). Distance to waste facility and local Casey Quarry shown.

RECEIVED: 22/12/2025

RECEIVED: 22/12/2025