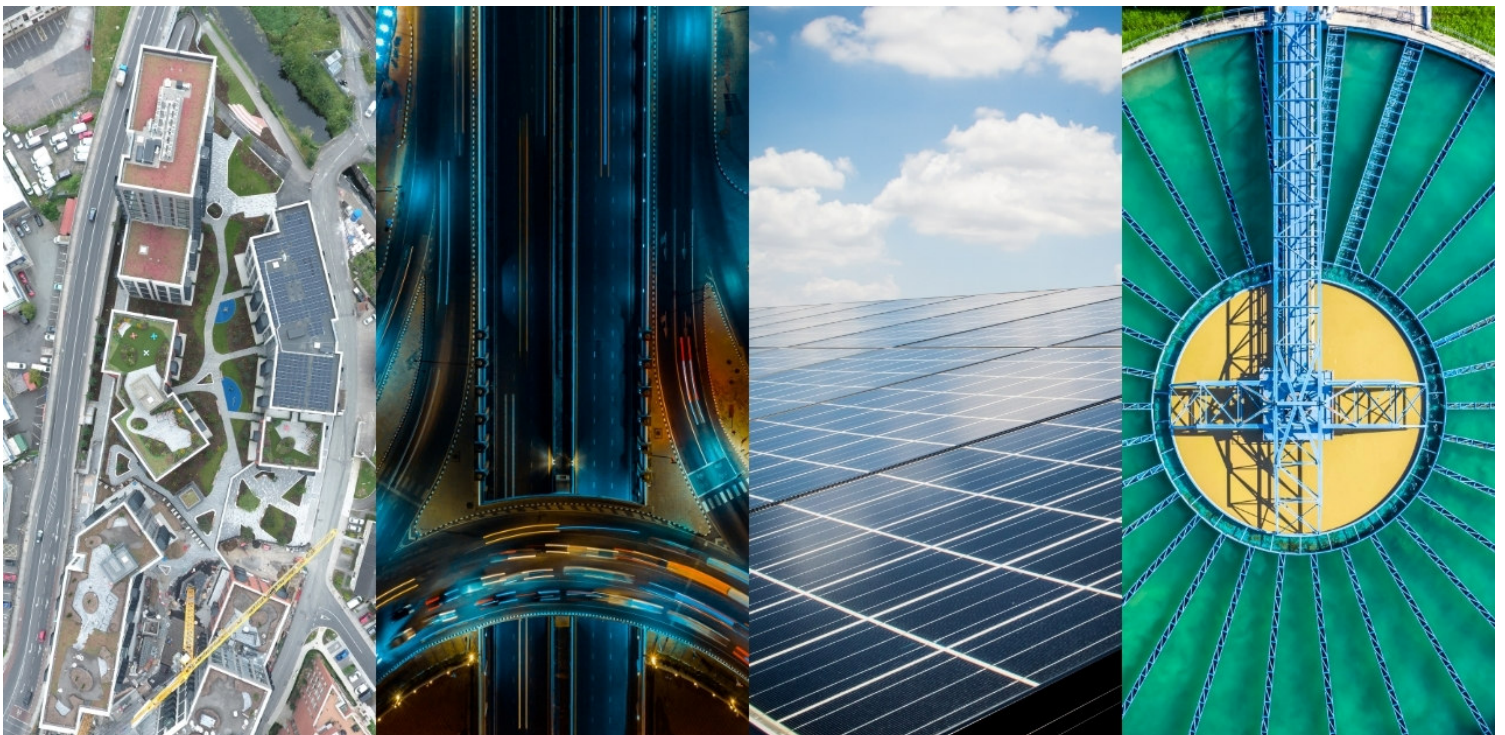


# St Edmundsbury Campus Development

## Construction, Demolition & Environmental Waste Management Plan

20 April 2026

St Patrick's  
Mental Health Services



Formerly JB Barry & Partners who became part of Egis in 2023.

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# Document Information

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## GENERAL INFORMATION

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# 1 INTRODUCTION

## 1.1 General

Egis has been commissioned by St Patrick's Mental Health Services to prepare this preliminary Construction and Demolition Waste Management Plan (CDWMP) in support of the planning application for the proposed redevelopment of the St Edmundsbury Campus in Lucan, Co Dublin.

### 1.1.1 Purpose

This Preliminary Construction, Demolition & Environmental Waste Management Plan outlines the typical strategies, arrangements, and mitigation measures that may be implemented during the construction phase of the project. Its primary purpose is to identify potential impacts on the surrounding environment and community, and to provide guidance on how these impacts can be effectively managed.

The report serves as a foundational document for the Main Contractor, who will be responsible for developing and executing a comprehensive Construction, Demolition & Environmental Waste Management Plan throughout the duration of the works. It is intended to support the contractor in planning site activities in a manner that minimises disruption, ensures environmental compliance, and promotes safe and efficient operations.

As per standard industry practice, the Main Contractor will retain full responsibility for the items outlined below in the section 1.1.2.

This plan should be used as a reference framework by the Main Contractor to inform the development of their detailed Construction Management Plan, ensuring alignment with project goals and regulatory standards.

### 1.1.2 Objectives

- Determining the methodologies for executing the construction works.
- Ensuring compliance with all relevant legislation, statutory requirements, planning conditions, including Health and Safety regulations, Local Authority requirements, and environmental obligations.
- Protect the health and safety of workers and the public.
- Incorporating best practices in construction management to reduce and minimise environmental impacts including noise, dust, waste, and traffic.
- Designing and installing all necessary temporary works to facilitate the completion of the permanent structures.
- Promote sustainable construction and waste management practices.
- Maintain clear communication with stakeholders and local residents.

### 1.1.3 Site Location

The proposed development site is located close to the junction of Chapel Hill and Lucan Road in Lucan, Co Dublin as shown on Figure 1.1 below.



**FIGURE 1.1: LOCATION OF PROJECT SITE (SOURCE: GOOGLE MAPS, ANNOTATIONS BY EGIS)**

## 1.2 Proposed Development Description

In accordance with section 37E of the Planning and Development Act 2000, as amended, The Governors of St. Patrick's Hospital, care of Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, gives notice of its intention to make an application to An Coimisiún Pleanála for permission for a period of 10 no. years for the development of the new mental health hospital facility and all ancillary site development, site services, utilities and landscaping works ("the proposed development"), all at the c. 8.10 Ha site, located at St Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin, K78 NW63 (Protected Structures: RPS Ref Nos. 003, 008, 012, 013.) The cumulative area of all proposed new and refurbished buildings is c. 19,251.90 sqm. Associated site development works will include the provision of 8,524 sqm public open space facilities, including public walking and cycling facilities.

The proposed development comprises the demolition of an existing single storey 52 no. bed psychiatric ward (c. 1,633.00 sq m), located to the south-west of St. Edmundsbury House (RPS 003), and the construction of a single storey 14 no. bedroom in-patient adolescent mental health facility (c. 1,857.10 sq m) in its place, with façade remediation where the former building connected to St. Edmundsbury House; The demolition of 1 no. storey existing shed (c. 17.90 sq m) to the north-west of St. Edmundsbury House and replacement with 1 no. ESB substation unit building (c. 23.60 sq m). The proposed development includes a new 200 no. bed adult inpatient facility ranging from one to two storeys in height and a total floor area of c. 16,283.20sq m, with screened plant at roof level. It will be located within the existing walled garden area (RPS 012) and will incorporate the historic walls and bell tower structures (RPS 013.) The facility will be arranged as a single continuous block comprising 7 no. In-patient wards. The form of the building will create 10 no. new internal courtyards at ground floor & 2 no. terraces at first floor (c. 3696.00 sqm in total); with c. 62lin.m of the north garden wall to be demolished and this stone reincorporated into the proposed hospital structures.

The proposed development also includes for the alteration, refurbishment and conversion of the existing structures within the historic farmyard enclosure (RPS 008), including: coach house building (c. 312.95 sq m) to provide a new consultancy suite (c. 599.50 sq m), including c. 71.5 sq m café; Alteration, conversion and refurbishment of existing barn (c. 183.65 sq m) to form a maintenance facility building and associated offices (c. 374.00 sqm); The demolition of an existing contemporary shed within the historic farm yard (c. 163.75 sq m) and construction of a new single storey energy centre building (c. 114.50 sq m), within the historic farmyard enclosure. In total, c. 210.80 sq m of structures are required to be demolished within the walled garden and farmyard enclosure areas to facilitate the proposed development.

The proposed development also includes the removal and relocation of the existing southern boundary wall to Lucan Road (c. 190lin.m) (Regional Road Number Ref. R835) set back from the existing boundary to facilitate the future junction improvement works to the Lucan Road and Chapel Hill Junction. The junction upgrade works do not form part of this application and will be carried out by South Dublin County Council. The proposed development also comprises the demolition of the existing 2 no. Dean Clinic buildings (single storey and single storey with dormer level) at the existing entrance to the site via the Lucan Road (c. 221.15 sq m and c. 60 sq m respectively) to facilitate the construction of revised access arrangements and widening of the access to the Lucan Road.

The new mental health facility will provide adult and adolescent in-patient service rooms; Adult and adolescent day services rooms; Patient care services rooms; Patient pharmacy; Laboratories; Staff and patient canteen facilities; Consultant and hospital administration accommodation; Staff welfare facilities; Reconfigured and additional new car and cycle parking facilities (with revised total of 214 no. car parking spaces, 2 no. bus parking spaces and 160 no. secure cycle parking spaces); Signage and wayfinding.

The proposed development also includes private and secure patient gardens (c. 9,982 sq m); Plant and associated tanks; Public lighting; All piped infrastructure and ducting and redirection works; Tree removal, including tree removal within the Proposed Liffey Valley Natural Heritage Area (pNHA - 000128); Redirection and undergrounding of existing overhead power lines from the Lucan East 38KV Substation to the existing hospital facility; Controlled access barriers; 2 no. Secure cycle parking stores total c. 107.10 sq m; EV charging facilities; 2 no. Attenuation tanks; Rainwater harvesting tanks; PVs; SUDs including extensive green roof provision; Boundary treatments, including new boundary treatments and the repair and refurbishment of

existing stone boundary walls; Waste marshalling compound storage area; Changes in level and retaining walls; Internal roads and paths, including vehicle set down areas; Site clearance works; Services provision and related ducting, piping and cabling; and all associated site development and excavation works above and below ground. Upon completion, the mental health facility will cumulatively provide 214 no. inpatient beds across the campus, including existing and proposed inpatient beds

## **2 SITE ESTABLISHMENT AND MANAGEMENT**

### **2.1 Pre-Commencement Measures**

The following pre-commencement measures will be implemented by the Main Contractor prior to the start of construction works for the redevelopment. These measures are designed to ensure safety, minimise disruption to hospital operations and the surrounding community, and comply with South Dublin County Council and national guidelines:

#### **2.1.1 Condition Survey of Adjacent Infrastructure**

A comprehensive condition survey will be undertaken of all adjacent public roads, footpaths, and infrastructure that may be affected by construction traffic. The survey will document existing conditions and serve as a reference for reinstatement or dispute resolution.

#### **2.1.2 Identification and Tagging of Existing Services**

All existing underground and overhead services—including water, gas, electricity, telecommunications, and hospital-specific utilities—will be identified, located, and clearly tagged. This will be done in coordination with utility providers to avoid service disruptions.

#### **2.1.3 Establishment of Site Compound and Facilities**

A secure site compound will be established in a designated area ideally located to minimise disruption. The compound will include:

- Site offices and meeting rooms
- Welfare facilities
- First aid station
- Secure bicycle parking
- On-site parking for all construction operatives and visitors

#### **2.1.4 Site Security and Fencing**

The site will be enclosed with hoarding or fencing to prevent unauthorised access and ensure public safety. Security lighting will be installed and designed to avoid glare or disturbance to nearby residential properties. Access points will be controlled and monitored during working hours.

#### **2.1.5 Construction Access and Traffic Management**

Construction access will be via Lucan Road, with heavy goods vehicle (HGV) movements managed in accordance with the SDCC HGV Management Strategy. A Traffic Management Plan (TMP) will be implemented, including:

- Designated HGV routes avoiding sensitive areas
- Restricted delivery times to avoid traffic and school peak hours
- Wheel-wash facilities to prevent debris on public roads
- Use of road sweepers as required

All access arrangements will always maintain uninterrupted emergency vehicle access to the neighbouring properties.

### **2.1.6 Cleanliness and Road Maintenance**

The contractor will ensure that no muck, debris, or construction material is deposited on public roads or footpaths. A wheel-wash facility will be installed at the site exit, and road sweepers will be deployed as required to maintain cleanliness and safety on surrounding roads.

### **2.1.7 Excavated Material Management**

Excavated material will be stored on-site in designated areas and removed in a phased manner to minimise disruption. Waste management will be carried out in accordance with the Construction and Environmental Management Plan (CEMP) and the Demolition and Waste Management Plan (DWMP).

### **2.1.8 Monitoring and Reporting**

All works will be coordinated to ensure minimal disruption to adjacent stakeholders. A Construction Liaison Officer will be appointed to manage communication with neighbours.

### **2.1.9 Typical Working Hours**

Standard working hours on site will be from 07:00 to 18:00, Monday to Friday and 08:00 to 14:00 on Saturday.

No work is permitted on Sundays, Bank Holidays, or Public Holidays, except under exceptional circumstances.

Certain construction activities that require special handling to reduce disruption to the surrounding area may be carried out outside of these hours. Such operations will be subject to prior agreement with the Planning Authority.

Heavy equipment and machinery must not be operated on or adjacent to the site:

- Before 07:00 or after 18:00, Monday to Friday
- Before 08:00 or after 14:00 on Saturday
- At any time on Sundays, Bank Holidays, or Public Holidays

### **2.1.10 Compliance with Roadworks Timing Restrictions**

All roadworks will comply with South Dublin County Council's Traffic Impact Number (TIN) restrictions:

Permission for any out-of-hours works will be sought from the Roadworks Control Unit.

## 2.2 Site Access and Traffic Management

The construction of the new St Edmundsbury Hospital will be carried out within an urbanised environment with residential and educational neighbours. As such, careful planning of access and traffic management is essential to ensure safety and minimise disruption.

### 2.2.1 Access Points

Separate and clearly defined access points will be established for the following:

#### **Construction Staff Access**

Staff will access the site via Lucan Road, where a secure pedestrian gate will be provided. All personnel will be required to sign in and out daily and undergo site inductions.

#### **Deliveries and Material Handling**

All deliveries, including plant, materials, and equipment, will enter the site via a new temporary entrance at Lucan Road. Delivery times will be scheduled to avoid peak traffic periods and school drop-off/pick-up times.

#### **Waste Removal**

Waste will be removed from the site using the same access point on Lucan Road. Skips and waste containers will be located within the site compound and collected during off-peak hours to reduce traffic impact.

#### **Emergency Access**

Emergency vehicle access on Lucan Road will remain uninterrupted at all times. The contractor will coordinate activities to ensure that ambulance routes and fire tender access are never obstructed.

### 2.2.2 Traffic Routing and Management

To minimise disruption to local residents and the surrounding road network, the following traffic management measures will be implemented:

#### **Designated Construction Routes**

Construction traffic will be routed via Lucan Road, avoiding residential streets and sensitive areas. HGVs will follow approved routes in accordance with the Dublin City Council HGV Management Strategy.

#### **Restricted Delivery Hours**

Deliveries will be restricted to 07:00–10:00 and 14:00–17:00, avoiding peak traffic and school traffic times. No deliveries will be permitted outside of these hours without prior approval.

#### **Traffic Management Plan (TMP)**

A detailed TMP will be developed and approved by South Dublin County Council. It will include:

- Temporary signage and wayfinding
- Segregated pedestrian and vehicle routes
- Temporary traffic signals or marshals where required
- Emergency contact procedures for traffic-related incidents

#### **Wheel Wash and Road Cleaning**

A wheel wash facility will be installed at the site exit to prevent mud and debris from being tracked onto public roads. Road sweepers will be deployed as needed to maintain cleanliness on surrounding streets.

#### **Monitoring and Compliance**

The contractor will monitor traffic movements daily and maintain a log of deliveries, vehicle types, and any incidents. Non-compliance with routing or timing restrictions will be addressed immediately.

## Coordination with Hospital Operations

Given that the project involves an extension to an operational hospital, maintaining clear communication and uninterrupted emergency access is critical throughout the construction period. Regular coordination meetings will be held with hospital management to review upcoming deliveries, roadworks, or any activities that may impact hospital access or operations.

### Communication with Hospital Management and Staff

A dedicated Liaison Officer will be appointed to act as the primary point of contact between the construction team and hospital management.

Regular coordination meetings will be held (weekly or as required) to review upcoming works, assess potential impacts, and agree on mitigation measures.

Advance notice will be provided for any activities likely to generate noise, vibration, dust, or temporary access restrictions.

A Construction Communication Plan will be implemented, including:

- Contact details for key site personnel
- Emergency contact procedures
- Notification protocols for planned disruptive works
- Feedback and issue resolution mechanisms

### Emergency Access and Traffic Management

Uninterrupted access for emergency vehicles (ambulances, fire services, etc.) will be maintained at all times.

Construction traffic will be managed to avoid peak hospital activity periods and will follow designated routes agreed with hospital facilities management.

A Traffic Management Plan (TMP) will be developed and approved prior to commencement, including:

- Clear signage and wayfinding for hospital users
- Segregated access points for construction and hospital traffic
- Procedures for temporary road or entrance closures, including advance notice and alternative routing

Emergency evacuation routes and fire exits for the hospital will remain fully accessible and unobstructed throughout the works.

All site personnel will be briefed on the importance of maintaining a safe and respectful environment within the hospital campus, with particular attention to noise control, cleanliness, and professional conduct.

## 2.3 Working Hours

As previously mentioned in section 2.1.9, this project involves the construction of an extension to an existing hospital, which necessitates careful coordination to minimise disruption to ongoing healthcare services and ensure the safety and comfort of patients, staff, and visitors.

The site will operate in accordance with the Environmental Noise Regulations 2006, and the following working hours will apply:

### Standard Working Hours

Monday to Friday: 07:00 to 18:00

Saturday: 8:00 to 14:00

Sundays and Bank/Public Holidays: No works permitted

These hours reflect the typical operational window for general construction activities. No heavy machinery or equipment shall be operated on or adjacent to the site outside of these hours.

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### **Out-of-Hours Works**

Due to the sensitive nature of the hospital environment, certain construction activities may need to be scheduled outside standard hours to avoid interfering with critical hospital operations or to reduce noise during peak patient care times. Such works will only proceed following prior agreement with the relevant Planning Authority and in close coordination with hospital management. Advance notice will be provided to all relevant stakeholders.

All construction activities will be planned and managed to minimise noise, vibration, and other potential disturbances, with particular attention to maintaining a safe and quiet environment for hospital users.

## 3 CONSTRUCTION & DEMOLITION WASTE MANAGEMENT

### 3.1 Policy and Principles

The management of construction and demolition (C&D) waste for the works at St Edmundsbury Campus will be guided by the principles of sustainable development and in full compliance with the Waste Management Act 1996 (as amended), the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction & Demolition Projects (2006), and relevant EU Waste Framework Directives.

The project will adopt the waste management hierarchy, prioritising:

**Prevention → Minimisation → Reuse → Recycling → Recovery → Disposal**

This approach ensures that waste generation is reduced at source, and that materials are managed in the most environmentally responsible manner.

#### 3.1.1 Waste Minimisation and Segregation

To support the waste hierarchy, the following measures will be implemented on-site:

##### Design for Waste Reduction

The construction methodology and material procurement will be optimised to reduce off-cuts, over-ordering, and packaging waste.

##### On-Site Segregation

Waste materials will be segregated at source into clearly labelled skips or containers for:

- Concrete, brick, and rubble
- Timber
- Metals
- Plasterboard
- Plastics
- Mixed recyclables
- General waste
- Hazardous waste (e.g. asbestos, if encountered)

##### Reuse of Materials

Where feasible, materials such as timber hoarding, pallets, and formwork will be reused on-site or transferred to other projects.

##### Recycling and Recovery

Recyclable materials will be sent to authorised recycling facilities. Recovery options (e.g. energy from waste) will be considered for non-recyclable but recoverable materials.

##### Hazardous Waste Management

Any hazardous waste encountered (e.g. contaminated soils, asbestos) will be handled by licensed contractors in accordance with the Hazardous Waste Regulations 1998 (as amended) and disposed of at authorised facilities.

### 3.1.2 Waste Collection and Disposal

#### Licensed Waste Contractors

All waste will be collected and transported by permitted waste contractors holding valid waste collection permits under the Waste Management (Collection Permit) Regulations 2007 (as amended).

#### Authorised Facilities

Waste will only be delivered to licensed waste facilities authorised under the Waste Management (Facility Permit and Registration) Regulations 2007 (as amended).

#### Documentation and Record Keeping

A Waste Management Log will be maintained on-site, recording:

- Waste types and quantities
- Source and destination of waste
- Contractor details and permit numbers
- Waste transfer documentation

#### Monitoring and Reporting

Waste generation and disposal will be monitored monthly. A final Waste Audit Report will be prepared at project completion, summarising waste volumes, recycling rates, and compliance with the Waste Management Plan.

## 3.2 Waste Types

The following waste streams are anticipated during the demolition and construction phases:

#### Excavated Soils and Subsoils

Generated during site clearance and foundation works. Clean fill may be reused on-site for landscaping or backfilling.

#### Concrete and Masonry

Arising from demolition of existing structures. Where permitted, concrete may be crushed and reused for haul roads or sub-base layers.

#### Timber

Includes formwork, pallets, and off-cuts. Clean timber will be separated for reuse or recycling.

#### Metals

Structural steel, reinforcement bars, and piping will be segregated and sent for recycling.

#### Packaging Waste

Cardboard, plastic wrap, and pallets from material deliveries will be collected and recycled where possible.

#### Plastics

Includes piping, insulation, and packaging. Clean plastics will be separated for recycling.

#### Hazardous Materials (if encountered)

May include asbestos, contaminated soils, or chemical containers. These will be managed by specialist contractors in accordance with relevant legislation.

### 3.3 Waste Handling and Documentation

To ensure effective implementation of the Waste Management Plan:

#### Appointment of a C&D Waste Manager

A dedicated Construction & Demolition Waste Manager will be appointed to oversee all aspects of waste management, including:

- Ensuring compliance with legal and environmental obligations
- Coordinating waste segregation and storage
- Maintaining accurate records and documentation

#### Waste Records and Tracking

- A Waste Management Log will be maintained, recording:
- Waste type and quantity
  - Date of removal
  - Waste carrier details and permit numbers
  - Destination facility and waste licence/permit number
  - Copies of waste transfer forms (C1 forms, weighbridge dockets)

#### Licensed Waste Carriers

All waste will be transported by permitted waste collectors under the Waste Management (Collection Permit) Regulations 2007 (as amended).

#### Hazardous Waste Testing

Where hazardous materials are suspected, the Main Contractor will conduct environmental chemistry testing, including Waste Acceptance Criteria (WAC) analysis. Testing will be performed by accredited laboratories and coordinated with receiving landfill operators. Pretreatment of hazardous soils will follow EPA guidance and be documented in the Waste Management Log.

C & D Waste Material	Quantity in Tonnes (t)
Excavated Soils and Subsoils	~9,200 tonnes to be removed from site by licensed haulier
Concrete and Masonry	~1,400 tonnes removed from site by licensed haulier
Timber	~70 tonnes to be sorted and removed by licensed haulier to depot for disposal
Metals	~45 tonnes to be sorted and removed by licensed haulier to depot for disposal
Packaging Waste	~10 tonnes (estimated, to be completed by c&d waster manager)
Plastics	~7 tonnes (estimated, to be completed by c&d waster manager)
Hazardous Materials	To be confirmed by survey and completed by c&d waster manager

TABLE 1 - ESTIMATED QUANTITY OF C&D WASTE MATERIAL

### 3.4 Reuse and Recycling

The project will actively pursue opportunities for reuse and recycling, including:

#### **Reuse of Excavated Material**

Where suitable, clean excavated soils will be reused on-site for backfilling, landscaping, or grading.

#### **Earthworks Cut & Fill Strategy**

Excavation volumes will be optimised to reduce the need for off-site disposal. Where feasible design levels will be set to balance cut and fill. Unsuitable subsoils will be assessed for reuse in landscaping or non-engineering fill. Segregation of reusable and waste materials will be enforced to minimise landfill disposal.

#### **Topsoil Management**

Topsoil will be carefully stored and reused on-site where feasible, particularly for landscaping and grading. To preserve its integrity:

- Topsoil will be stored separately from other materials to prevent contamination.
- Storage piles will not exceed 2 meters in height to avoid structural degradation.
- Piles will be kept dry and protected from vehicle damage.
- Records of topsoil movements and reuse will be maintained by the C&D Waste Manager.

#### **Crushing of Concrete**

Subject to approval and environmental compliance, concrete from demolition may be crushed and reused for temporary haul roads or hardstanding areas.

#### **Segregation for Recycling**

Dedicated skips and containers will be provided for:

- Timber: Reused or sent to wood recyclers
- Metals: Collected for recycling
- Packaging: Cardboard and plastics separated for recycling
- Plasterboard: Collected separately to avoid contamination

#### **Monitoring Recycling Rates**

Recycling and reuse rates will be tracked and reported as part of the final Waste Audit Report, which will be submitted to the local authority upon project completion.

## 4 ENVIRONMENTAL MANAGEMENT

The construction of the facility will be managed in accordance with relevant environmental legislation and best practice guidelines to minimise impacts on the surrounding environment, hospital operations, and local residents. The following subsections outline the key environmental control measures to be implemented on-site by the Main contractor.

### 4.1 Dust and Air Quality

To control dust and maintain air quality during construction:

#### **Dust Monitoring Protocols**

Dust emissions will be monitored in accordance with EPA and planning authority guidelines. If required, deposition rates will be measured using standard methods (e.g.,  $\leq 350$  mg/m<sup>2</sup>/day averaged over 30 days). Monitoring stations will be installed at sensitive receptors, and results will be logged and reviewed weekly.

#### **Dust Suppression**

Water misting or damping down will be used during dry or windy conditions, particularly during demolition, excavation, and material handling.

#### **Stockpile Management**

Stockpiles will be kept to a minimum, covered or dampened, and located away from sensitive areas.

#### **Vehicle Controls**

All vehicles will be required to switch off engines when not in use.

#### **Wheel-wash facilities**

Vehicle wheel-wash facilities will be installed at site exits.

#### **Material Storage**

Fine materials (e.g. sand, cement) will be stored in covered containers or silos to prevent windblown dust.

#### **Material Handling**

Drop heights will be minimised, and dusty materials will be covered during transport.

#### **No Burning Policy**

Burning of waste or vegetation on-site is strictly prohibited.

#### **Monitoring**

Dust levels will be visually monitored daily. If required by the local authority, real-time dust monitoring equipment will be installed at sensitive receptors.

#### **Compliance**

All works will comply with BS 5228 – Noise and Vibration Control on Construction and Open Sites, and relevant EPA guidance on air quality.

## 4.2 Noise and Vibration

Given the proximity to an operational hospital and residential areas, noise and vibration control is a priority:

### Noise Risk Framework

Noise exposure will be assessed using the following thresholds:

Lower Action Value (LAV): 80 dBA LEX,8 – Hearing protection available

Upper Action Value (UAV): 85 dBA LEX,8 – Hearing protection mandatory

Exposure Limit Value (ELV): 87 dBA LEX,8 – Not to be exceeded

Noise exposure = LEX,8 – (SNR – 10)

Risk assessments will be conducted for noisy activities, and mitigation measures (e.g., silencers, scheduling, PPE) will be implemented accordingly.

### Low-Noise Equipment

Plant and machinery will be selected for low-noise output and fitted with silencers or acoustic enclosures where appropriate.

### Maintenance

All equipment will be regularly maintained to ensure optimal performance and minimal noise emissions.

### Working Hours

Noisy operations will be restricted to 07:00–19:00 Monday to Friday and 09:00–13:00 on Saturdays. No works will be permitted on Sundays or public holidays without prior approval.

### Monitoring

Noise and vibration levels will be monitored at sensitive locations (e.g. hospital wards, residential boundaries) if required by planning conditions or the local authority.

### Communication

Advance notice will be provided to hospital management and local residents for any particularly noisy activities.

### Control Measures

Idle plant will be switched off or throttled down.

Compressors and generators will be sited away from sensitive receptors.

Noise complaints will be logged and addressed immediately.

## 4.3 Pollution Prevention Measures

### Pollution Prevention Summary Table

Source	Action
Fuel/Oil	Bunded storage, spill kits, drip trays
Concrete Washout	Designated impermeable washout area
Material Storage	10m buffer from watercourses, covered storage
Leaks/Spills	Regular inspections, absorbent materials on hand
Litter	On-site bins and regular collection
Construction Vehicles	Wheel wash facilities and emission control

TABLE 2 - POLLUTION PREVENTION ACTIONS

## 4.4 Water Management

To prevent pollution and protect local watercourses and drainage systems:

### Surface Water Control

Sediment traps, silt fences, or settlement tanks will be used to treat surface water runoff before discharge.

### Fuel and Chemical Storage

All fuels, oils, and chemicals will be stored in bunded areas with a minimum capacity of 110% of the largest container.

### Concrete Washout

A designated impermeable concrete washout area will be established on-site to prevent contamination of soil and water.

### Spill Response

Spill kits and absorbent materials will be available on-site.

### Drainage Protection

Measures will be taken to prevent the discharge of untreated water or pollutants into surface drains or watercourses.

## 4.5 Ecology and Biodiversity

Although the site is in an urban setting, ecological protection measures will be implemented:

### Vegetation Clearance

Any vegetation clearance will be scheduled outside the bird nesting season (March–August). If works must proceed during this period, a qualified ecologist will carry out a nesting bird survey.

### Tree Protection

There are no trees to be protected on site.

### Ecological Inspections and Assessments

An Appropriate Assessment (AA) screening has been completed in compliance with relevant legislation, as well as a bat survey, which have been submitted with this planning application.

## 4.6 Archaeology and Heritage

Although no significant archaeological features are expected, the following measures will be observed:

### Mitigation Measures

Any recommendations from archaeological assessments or planning conditions will be fully implemented.

### Unexpected Finds

If archaeological artefacts or features are discovered during excavation, all works in the vicinity will cease immediately, and the National Monuments Service and Dublin City Council will be notified. Works will not resume until authorised by the relevant authorities.

## 5 HEALTH & SAFETY

The Main Contractor will be required to implement and enforce Health and safety as a core priority for the construction works. All activities will be carried out in strict compliance with the Safety, Health and Welfare at Work (Construction) Regulations 2013, and other relevant legislation and codes of practice.

### 5.1 Project Supervisor Construction Stage (PSCS)

A competent Project Supervisor Construction Stage (PSCS) will be appointed prior to commencement of works. The PSCS will be responsible for:

- Coordinating the implementation of the Construction Stage Safety and Health Plan
- Managing and monitoring compliance with statutory health and safety requirements
- Coordinating the activities of all contractors and subcontractors
- Ensuring that site-specific risk assessments and method statements (RAMS) are prepared and followed

### 5.2 Site Induction and Toolbox Talks

#### Site Induction

All personnel entering the site will undergo a comprehensive induction covering:

- Site-specific hazards and controls
- Emergency procedures
- Site rules and PPE requirements
- Environmental and waste management protocols

#### Toolbox Talks

Regular toolbox talks will be delivered by the Site Manager or Safety Officer to address:

- High-risk activities (e.g. working at height, manual handling)
- Environmental protection (e.g. spill response, dust control)
- Updates to procedures or site conditions
- Lessons learned from incidents or near misses

### 5.3 Permit-to-Work Systems

A permit-to-work system will be implemented for all high-risk activities, including but not limited to:

- Hot Works:** Welding, cutting, or grinding operations
- Confined Space Entry:** Any work in tanks, ducts, or enclosed areas
- Excavations:** Deep or unstable groundworks
- Working at Height:** Use of scaffolding, MEWPs, or roof access
- Electrical Works:** Live or temporary electrical installations

Permits will be issued by authorised personnel only after verifying that all safety controls are in place.

### 5.4 Hearing Protection Training

#### Hearing Protection Protocols

All workers will receive training on proper use of earmuffs, earplugs, and semi-inserts. PPE will be maintained in good condition, and hearing protection zones will be clearly marked. Spot checks will be conducted to ensure compliance, and any issues will be reported to the Site Manager.

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## 5.5 Emergency Preparedness and Spill Response

### Emergency Response Plan

A site-specific emergency plan will be developed and communicated to all staff. It will include:

- Evacuation procedures
- Assembly points
- Contact details for emergency services and key personnel
- Procedures for fire, medical emergencies, and environmental incidents

### Spill Kits and Fire Extinguishers

Spill kits (including absorbents, booms, and PPE) will be strategically located near fuel and chemical storage areas.

Fire extinguishers will be provided at key locations and maintained regularly.

All staff will be trained in the use of emergency equipment.

### First Aid:

Trained first aiders will be present on-site at all times.

First aid kits will be available in the site office and welfare areas.

## 6 COMMUNICATION AND COMMUNITY RELATIONS

Given the sensitive nature of the hospital environment and its urban setting, proactive communication and community engagement will be essential throughout the construction phase. The following measures will be implemented by the Main Contractor to ensure transparency, responsiveness, and minimal disruption to stakeholders.

### 6.1 Site Contact Information

**Site Signage:** Prominent signage will be displayed at the site entrance and key access points, including:

- Name and contact number of the Site Manager
- Emergency contact details (including out-of-hours)
- Health and safety notices
- Environmental and traffic management information

### 6.2 Advance Notification of Works

#### Resident Communication

Local residents, hospital staff, and nearby businesses will be notified in advance of any major construction activities that may cause disruption, such as:

- Road closures or diversions
- Out-of-hours works
- High-noise operations
- Large deliveries or crane lifts

#### Notification Methods

- Email circulars or printed flyers
- Updates via hospital communications channels
- On-site signage and notices

#### Coordination with Hospital Management

All communications will be coordinated with the hospital's facilities and communications teams to ensure alignment with hospital operations and patient care needs.

### 6.3 Complaints Management

**Complaints Register:** A dedicated Complaints Register will be maintained on-site to record:

- Nature and source of complaint
- Date and time received
- Actions taken to investigate and resolve the issue
- Follow-up communication with the complainant

#### Response Protocol:

- All complaints will be acknowledged within 24 hours
- Investigations will be initiated promptly
- Corrective actions will be documented and reviewed by the Site Manager

**Reporting:** Complaints and resolutions will be included in monthly reports to the Client and, where relevant, to the Planning Authority.

## 7 MONITORING AND REPORTING

Effective monitoring and reporting are essential to ensure compliance with the Construction Management Plan (CMP), maintain environmental standards, and respond promptly to any incidents or deviations.

### 7.1 Site Inspections and Audits

**Regular Inspections:** The Site Manager and Environmental Officer will conduct routine inspections to verify compliance with all CMP provisions, including health and safety, environmental controls, and waste management.

**Formal Audits:** Scheduled audits will be carried out at key project milestones or phases to assess performance against regulatory and internal standards.

**Corrective Actions:** Any non-compliance identified during inspections or audits will be documented, and corrective actions will be implemented promptly.

### 7.2 Monitoring Logs and Records

The following logs will be maintained on-site and updated regularly:

**Waste Management Log:**

- Types and quantities of waste generated
- Disposal/recycling routes and facilities
- Waste carrier details and permits

**Dust Monitoring Log:**

- Visual inspections and, if applicable, real-time monitoring data
- Mitigation measures applied (e.g. damping, wheel washing)

**Noise Monitoring Log:**

- Records of noise levels at sensitive receptors
- Complaints and responses
- Use of hearing protection and mitigation measures

**Water Quality Monitoring Log:**

- Surface water runoff treatment and discharge records
- Spill incidents and containment actions
- Sediment trap and settlement tank maintenance

All logs will be reviewed weekly and made available to the Client, Planning Authority, and other relevant stakeholders upon request.

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### 7.3 Incident Reporting

**Environmental Incidents:** Any incident involving pollution, hazardous material release, or breach of environmental controls will be reported immediately to:

- The Client's Representative
- The Local Authority
- The Environmental Protection Agency (EPA), if applicable

**Reporting Procedure:**

- Initial verbal notification within 2 hours of discovery
- Written incident report within 24 hours, including:

- Nature and cause of the incident
- Immediate actions taken
- Proposed corrective and preventative measures

**Follow-Up:** All incidents will be investigated, and lessons learned will be incorporated into updated procedures and toolbox talks.



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