



HARBOUR ROAD, MULLINGAR – PRELIMINARY CONSTRUCTION WASTE MANAGEMENT PLAN (PCWMP)

HOUSING CAPITAL SECTION
WESTMEATH COUNTY COUNCIL
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1 INTRODUCTION

This Preliminary Construction Waste Management Plan (PCWMP) has been prepared in accordance with best practice guidelines to outline how construction waste will be managed and minimised during the delivery of the proposed infill residential development comprising 50 no. housing units at Harbour Road, Mullingar. The plan forms part of the environmental and project delivery documentation for the planning and pre-construction phases. A general outline of the proposed works is provided in below.

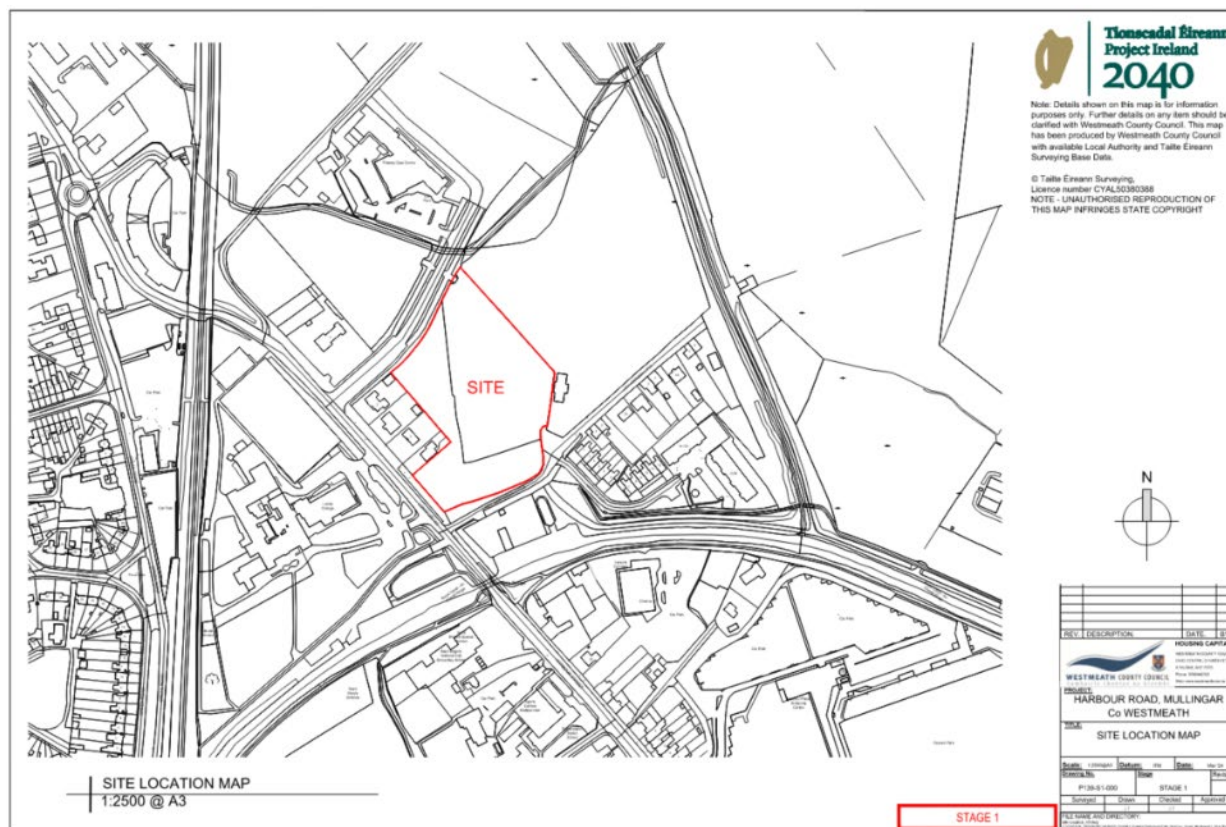


Figure 1: Site Location Map

2 RELEVANT BEST PRACTICE GUIDELINES AND STANDARDS

This CWMP follows the guidance and requirements outlined in the following standards and regulations:

- DEHLG 'Best Practice Guidelines on the Preparation of Waste Management Plans for Construction & Demolition Projects' (2006)
- EPA Guidance on Construction and Demolition Waste Management
- Eastern–Midlands Regional Waste Management Plan (2015–2021)
- Uisce Éireann Codes of Practice for Water and Wastewater Infrastructure
- CIRIA Environmental Good Practice on Site (e.g. C650, C741)
- EU Waste Framework Directive (2008/98/EC)
- ISO 14001:2015 Environmental Management Systems (structured monitoring framework)
- Public Sector Green Procurement and Circular Economy objectives

3 SITE LOCATION AND DESCRIPTION

The Site is a green field site, which is overgrown with vegetation at present. It is located to

the North of Mullingar Town Centre and the Royal Canal and is adjacent to the Harbour Quay residential development and Colaiste Mhuire sports field. The Midlands Regional Hospital Mullingar and the Primary Care Centre are near the proposed development. The site is entered from Harbour Road (also known as Sr. Finbarr Breslin Road) and this entrance will be used as the construction entrance and the final estate entrance.

The area of the site is 1.56 hectares/ 3.86 acres. Providing fifty dwellings provides a density of 32 units per hectare or 13 units per acre which is in line with the Mullingar Local Area Plan. (the provision of medium density residential development close to the town centre).

The site easily accessed from the R394, also known as the Longford Road, which runs directly South to Mullingar Town Centre and onwards to the N4.

The development will consist of the construction of 50 no. dwellings, comprising

1 no. one-bed UD bungalow, 1 no. three-bed UD bungalow, 13 no. two-bed two-storey terrace units, 4 no. two-bed two-storey semi-detached units, 2 no. three-bed two-storey detached units, 4 no. three-bed two-storey semi-detached units, 3 no. four-bed three-storey terrace units, 11 no. two-bed ground floor UD Age Friendly Apartments, 11 no. one-bed first floor apartments



Figure 2: Site layout Plan

4 KEY WASTE MANAGEMENT PRINCIPLES

CONSTRUCTION:

The construction activities will generate typical waste streams such as soil and subsoil, concrete, masonry, timber, plastics, packaging, metal, and surplus construction materials. The management approach will prioritise the following hierarchy:

- Waste Prevention
- Minimisation and Reuse
- Segregation and Recycling
- Recovery
- Safe Disposal

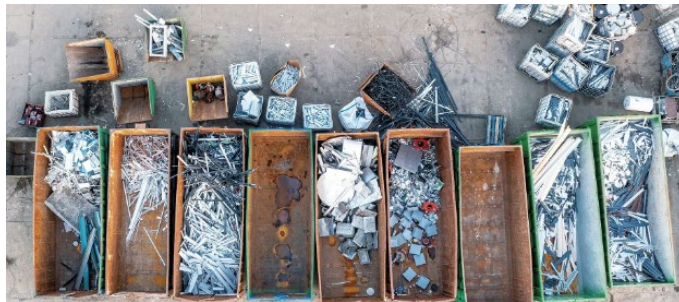


Figure 3: Typical Waste Segregation Area

COMPLETED DEVELOPMENT:

On completion of the development all tenants will be required to subscribe to a registered waste collection company. A dedicated area will be provided for each dwelling in the rear garden or in the case of the terrace units and apartments with no rear access from the street in a dedicated bin storage area specifically designed for this purpose.



Figure 4: Site layout plan showing bin storage areas highlighted in orange

5 ANTICIPATED WASTE MANAGEMENT VOLUMES

Based on the scale and nature of the proposed works, it is anticipated that the primary waste arisings will include soil from excavation works and packaging materials. Concrete and masonry waste will be limited due to the precast elements and site management. A provisional breakdown of estimated waste types and volumes will be developed by the main contractor following appointment and included in the final CWMP.

6 WASTE SEGREGATION, STORAGE AND REMOVAL

The appointed contractor shall be responsible for setting up clearly identified waste segregation areas on site. Covered skips and containers will be used to avoid contamination. Waste streams will include general construction waste, timber, metal, inert material, and recyclable packaging. Licenced waste hauliers shall be used to remove materials from site in compliance with Waste Management Acts.

7 RECORD KEEPING AND FINAL REPORTING

The main contractor shall retain waste transfer records, weighbridge dockets, and licences of waste hauliers and disposal/recovery facilities. A final summary report will be compiled post-completion to confirm volumes, recovery rates, and compliance with waste targets.

8 CONCLUSION

This preliminary CWMP provides an initial framework for responsible construction waste management. A final detailed plan will be submitted following contractor appointment and prior to commencement of works. The plan will ensure legal compliance and promote best practice in waste minimisation and environmental management.