

15.1 APPENDIX TO CHAPTER 15 – Resource and Waste Management Plan

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Resource & Waste Management Plan

LANDS AT 'ST. TERESA'S' TEMPLE HILL, MONKSTOWN, BLACKROCK, CO. DUBLIN

Appendix 15.1

CLIENT

Oval Target Limited

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TABLE OF CONTENTS

1. INTRODUCTION	1-1
2. OVERVIEW OF WASTE MANAGEMENT IN IRELAND	A-2
2.1 National level	A-2
2.2 Regional Level.....	A-3
2.3 Legislative Requirements	A-5
2.4 Local Authority Guidelines	A-5
3. DESIGN APPROACH	A-7
3.1 Designing For Prevention, Reuse and Recycling	A-7
3.2 Designing for Green Procurement	A-7
3.3 Designing for Off-Site Construction.....	A-8
3.4 Designing for Materials Optimisation During Construction.....	A-8
3.5 Designing for Flexibility and Deconstruction.....	A-8
4. DESCRIPTION OF THE DEVELOPMENT	A-9
4.1 Location, Size and Scale of the Development.....	A-9
4.2 Details of the Non-Hazardous Wastes to be Produced	A-12
4.3 Potential Hazardous Wastes Arising	A-14
4.3.1 Contaminated Soil	A-14
4.3.2 Fuel/Oils.....	A-14
4.3.3 Invasive Plant Species	A-14
4.3.4 Asbestos.....	A-14
4.3.5 Other Known Hazardous Substances.....	A-15
5. ROLES AND RESPONSIBILITIES	A-16
5.1 Role of the Client	A-16
5.2 Role of the Client Advisory Team	A-16
5.3 Future Role of the Contractor	A-16
6. KEY MATERIALS & QUANTITIES	A-18
6.1 Project Resource Targets.....	A-18
6.2 Main Construction and Demolition Waste Categories	A-18
6.3 Demolition Waste Generation.....	A-19
6.4 Construction Waste Generation.....	A-19
6.5 Proposed Resource and Waste Management Options	A-20
6.6 Tracking and Documentation Procedures for Off-Site Waste.....	A-23
7. ESTIMATED COST OF WASTE MANAGEMENT	A-24
7.1 Reuse	A-24
7.2 Recycling.....	A-24
7.3 Disposal.....	A-24
8. DEMOLITION PROCEDURES	A-25
9. TRAINING PROVISIONS	A-27
9.1 Resource Manager Training and Responsibilities	A-27
9.2 Site Crew Training	A-27
10. TRACKING AND TRACING / RECORD KEEPING	A-28
11. OUTLINE WASTE AUDIT PROCEDURE	A-29
11.1 Responsibility for Waste Audit.....	A-29

11.2 Review of Records and Identification of Corrective Actions	A-29
11.3 Pest Management	A-29
12. CONSULTATION WITH RELEVANT BODIES	A-30
12.1 Local Authority.....	A-30
12.2 Recycling / Salvage Companies.....	A-30
13. SUMMARY AND CONCLUSION	A-31
14. REFERENCES	A-32
APPENDIX A. WASTE FACILITIES IN THE DUBLIN AREA	A-33

LIST OF TABLES

Table 6.1 Typical waste types generated and LoW codes (individual waste types may contain hazardous substances)	A-18
Table 6.2 Estimated off-site reuse, recycle and disposal rates for demolition waste	A-19
Table 6.3 Waste materials generated on a typical Irish construction site	A-19
Table 6.4 Predicted on and off-site reuse, recycle and disposal rates for construction waste	A-20

1. INTRODUCTION

AWN Consulting, a Trinity Consultants Team, has prepared this Construction and Demolition (C&D) Resource & Waste Management Plan (RWMP) on behalf of Oval Target Limited (the Client). The proposed development comprises a Large-Scale Residential Development (LRD) comprising amendments to the previously permitted application (ABP-303804-19) on lands at 'St. Teresa's House' (A Protected Structure), and 'St. Teresa's Lodge' (A Protected Structure) and associated entrance gates (A Protected Structure) located on a site of approx. 4.56 ha at Temple Hill, Monkstown, Blackrock, Co. Dublin.

The proposed development will consist of revisions to development previously permitted under SHD ABP-303804-19 (291 no. units permitted) to provide for a new residential scheme of 414 no. residential units in total (an uplift of 123 no. units overall).

This 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 (NWMPE) (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 proposed 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. At the time of issuing this report there has been no further iterations of the document.

The Circular Economy and Miscellaneous Provisions Act 2022⁹ 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 2021¹⁰. 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 2006¹¹. 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 1,250m².*
- ▶ *Retrofit of commercial, industrial, infrastructural, institutional, educational, health and other developments with an aggregate floor area less than 2,000m²; and*
- ▶ *Demolition projects generating in total less than 100m³ 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:

- ▶ *Demolition projects generating in total less than 100m³ in volume of C&D waste.*
- ▶ *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, suggests 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 proposed development is located in the Local Authority area of Dún Laoghaire Rathdown County Council (DLRCC).

The Eastern Midlands Region (EMR) Waste Management Plan 2015 – 2021, which previously governed waste management policy in the DLRCC 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 Leinster 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 a e levy of €10 per tonne to waste accepted for recovery. This will include backfilling at authorised recovery sites and at municipal waste landfills.

The *Dún Laoghaire - Rathdown County Council Development Plan 2022– 2028*¹⁶ sets out a number of policy objectives and actions for the Dún Laoghaire - Rathdown area in line with the objectives of the waste management plan.

Policy and Objectives

Policy Objective EI11: Resource Management

It is a Policy Objective to implement the Eastern-Midlands Region Waste Management Plan 2015-2021 and subsequent plans, in supporting the transition from a waste management economy towards a circular economy, to enhance employment and increase the value recovery and recirculation of resources. Underpinning this objective is the requirement to conform to the European Union and National Waste Management Hierarchy of the most favoured options for waste as illustrated below subject to economic and technical feasibility and Environmental Assessment.

Policy Objective EI12: Waste Management Infrastructure, Prevention, Reduction, Reuse and Recycling

- ▶ *To support the principles of the circular economy, good waste management and the implementation of best international practice in relation to waste management in order for the County and the Region to become self-sufficient in terms of resource and waste management and to provide a waste management infrastructure that supports this objective.*
- ▶ *To provide for civic amenity facilities and bring centres as part of an integrated waste collection system in accessible locations throughout the County and promote the importance of kerbside source segregated collection of household and commercial waste as the best method to ensure the quality of waste presented for recycling is preserved.*
- ▶ *To ensure any waste amenity facilities adhere to the Waste Regional Offices Waste Management Infrastructure siting guidelines.*
- ▶ *To develop a County wide network of multi material recycling centres, bring centres and a re-use centre and to require the provision of adequately-sized recycling facilities in new commercial and large-scale residential developments, where appropriate.*

- ▶ *To require the inclusion of such centres in all large retail developments to maximise access by the public. To ensure new developments are designed and constructed in line with the Council's Guidelines for Waste Storage Facilities.*

Policy Objective EI13: Hazardous Waste

It is a Policy Objective to adhere to the recommendations of the 'National Hazardous Waste Management Plan 2014-2020' and any subsequent plan, and to co-operate with other agencies, to plan, organise, authorise and supervise the disposal of hazardous waste streams, including hazardous waste identified during construction and demolition projects.

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 demolition and 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.

2.4 Local Authority Guidelines

DLRCC's Waste Management Division have issued *Guidance Notes for Environmental Design and Management of Construction Projects* (2022) ¹⁸ which provide good practice guidance for environmental design and construction of newbuild high density developments to assist developers in

demonstrating to local planning and waste management authorities that they have considered how the design, construction and operation of the development complies with best environmental management practice.

Waste planning shall take account of "Best Practice Guidelines for the preparation of resource & waste management plans for construction & demolition projects", published by the Environmental Protection Agency in 2021.

The objective of the guidelines is to allow developers and designers to demonstrate to local planning and waste management authorities that they have considered how the design and the operation of waste management services will enable construction and demolition contractors to effectively manage their wastes arising.

The following list sets out the main points that are considered to be necessary to proper construction waste management:

- ▶ *Identification, subject to site restrictions, of a dedicated and secure compound, containing bins and skips into which all waste generated by construction site activities will be placed and designation of a single person with responsibility for provision of signage and verbal instruction to ensure proper housekeeping, maintenance of records and segregation of construction waste materials.*
- ▶ *Measures to ensure tracking of all waste generated to final destination. The recording of gate receipts for the licenced facility to which excavation and demolition wastes are brought is essential to ensure that waste materials removed from sites are properly disposed of and that site management is in compliance with statutory obligations under the Waste Management Acts 1996, as amended.*
- ▶ *Analysis of the waste arisings/material surpluses; specific waste management objectives for the project; and proposals for prevention, reuse and recycling of waste, including applications under Article 27 of the European Communities (Waste Directive) Regulations, 2011 and planning for design of projects to facilitate maintenance, replacement and re-use of building materials, recycling of demolition material and the use of materials from renewable sources.*
- ▶ *In all developments in excess of 10 housing units and commercial developments in excess of 1000 sqm, a materials source and management plan illustrating design for maintenance and replacement in addition to type of materials/proportion of re-use/recycled materials to be used shall be developed and implemented by the developer to support the development of the circular economy.*
- ▶ *Identification and management of any Hazardous Wastes likely to arise during the construction process. In the event that hazardous soil, or historically deposited hazardous waste is encountered during the work, the contractor must notify Dún Laoghaire Rathdown County Council, Environmental Enforcement Section, and provide a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant mitigation or monitoring and destinations for authorised disposal/treatment, in addition to information on the authorised waste collector(s).*
- ▶ *Identification and management of any invasive species found, including plans for eradication and follow up checks.*

This RWMP has been prepared to demonstrate exactly that and aims to do that in a comprehensive manner.

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 demolition and 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 demolition and 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.);
- ▶ The potential for refurbishment and refit of existing structures or buildings rather than demolition and new build;
- ▶ Assessing any existing buildings on the site that can be refurbished either in part or wholly to meet the Client requirements; and
- ▶ 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

Oval Target Limited intends to apply for permission for development of a Large-Scale Residential Development comprising amendments to previously permitted development (Strategic Housing Development ABP-303804-19) on a site of approx. 4.56 ha at 'St. Teresa's House' (A Protected Structure); 'St. Teresa's Lodge' (A Protected Structure); and associated entrance gates (A Protected Structure) at Temple Hill and Temple Road, Monkstown, Blackrock, Co. Dublin.

The proposed development will consist of amendments to a development previously permitted under Strategic Housing Development ABP-303804-19 (291 no. residential units, a crèche facility and heights of 1-8 storeys) to provide for a new residential and mixed use development (1 – 8 storeys overall) of 414 no. residential apartment units in total (a proposed uplift of 123 no. residential units) with associated crèche facility, a new café and residential amenity space. The revised overall residential mix is 8 no. studio units, 164 no. 1 bed units, 159 no. 2 bed units, and 83 no. 3 bed units.

The proposed development will consist of:

1. Amendments to previously permitted Blocks C1, C2, C3, D1, E1, E2, E3, E4 and E5 as follows:
 - ▶ A revised building design for Block C1 from previously permitted building (3 storeys overall) consisting of 7 no. apartment units (6 no. 2 bed units and 1 no. 3 bed unit) to now comprise **10 no. apartment units** (4 no. 1 bed units and 6 no. 2 bed units) – an uplift of 3 no. residential units in total. Amendments will include minor revisions to overall height of the building (remains 3 storeys overall) and revisions to elevations and building footprint.
 - ▶ A revised building design for Block C2 from previously permitted building (3 storeys overall) consisting of a crèche facility (approx. 286 sq m) at level 00 and 4 no. apartment units at level 01 and 02 (3 no. 2 bed units and 1 no. 3 bed unit) to now comprise a crèche facility of approx. 401 sq m at level 00, associated outdoor play area space of 302 sq m and **6 no. apartment units** (2 no. 1 bed units and 4 no. 2 bed units) at levels 01 and 02 – an uplift of 2 no. residential units in total and increased crèche floor area size by approx. 115 sq m. Amendments will include minor revisions to overall height of the building (remains 3 storeys overall) and revisions to elevations and building footprint.
 - ▶ A New Block C3 (1 storey over basement level) comprising residential amenity space of approx. 451 sq m.
 - ▶ The omission of previously permitted Block D1 (5 storeys overall) and basement level comprising 50 no. apartment units (15 no. 1 bed units, 23 no. 2 bed units and 12 no. 3 bed units) to now deliver new Block D1 (4 - 7 storeys over new basement level) comprising **125 no. apartment units** (19 no. 1 bed units, 68 no. 2 bed units and 38 no. 3 bed units) – an uplift of 75 no. residential units in total.
 - ▶ The omission of previously permitted Block E1 (5 storeys overall) comprising 14 no. apartment units (9 no. 2 bed units, 4 no. 3 bed units and 1 no. 3 bed duplex unit) to now deliver new Block E1 (4 - 7 storeys) comprising **61 no. apartment units** (7 no. studio units, 6 no. 1 bed units, 26 no. 2 bed units and 22 no. 3 bed units) – an uplift of 47 no. residential units in total.
 - ▶ The omission of previously permitted Block E2 (5 storeys overall) comprising 15 no. apartment units (9 no. 2 bed units, 4 no. 3 bed units and 2 no. 3 bed duplex units) to now deliver new Block E2 (6 storeys) comprising **50 no. apartment units** (1 no. studio unit, 25 no. 1 bed units, 20 no. 2 bed units and 4 no. 3 bed units) – an uplift of 35 no. apartment units in total.
 - ▶ The omission of permitted Blocks E3 (5 storeys), E4 (4 storeys) and E5 (5 storeys) previously providing for 38 no. units in total (27 no. 2 beds, 8 no. 3 beds and 3 no. 3 bed duplex units).
 - ▶ Each residential unit has associated private open space in the form of a terrace / balcony.

The above new proposals extend to a total of **252 residential units**. Blocks A1, B1, B2, B3, B4, Block H (St. Teresa's House) remain as originally permitted with no further amendments as part of this proposal (162 no. units in total and permitted heights of 3-8 storeys).

2. The structures for demolition across the site remain as permitted with no further amendments proposed. This includes any structures previously permitted for demolition that still remain on site and the removal of associated remnants of low / retaining walls and in-ground concrete steps.
3. An amended proposal for Block G (St. Teresa's Lodge) (1 storey) including a change of use from previously permitted 1 no. 1 bed unit to a new café of approx. 67.4 sq m. This proposal will again seek permission for the dismantling/deconstruction of the existing St. Teresa's Lodge (Gate Lodge) (approx. 38.56 sq m) and the demolition of a lean to extension (approx. 28.5 sq m) as previously permitted under Strategic Housing Development ABP-303804-19. The current amendment proposal seeks permission to relocate and reconstruct St. Teresa's Lodge in a new location (180 m southwest of its original position and located adjacent to Rockfield Park) using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. The non - original extension (approx. 28.5 sq m) will be again removed as previously permitted. The current proposal seeks further extension of this building (approx. 28.88 sq m) and a change of use from residential (1 no. unit) to café use to deliver a Part M compliant single storey building of approx. 67.4 sq m.
4. A revised landscape plan now provides for:
 - ▶ Public open space in the form of a central parkland, garden link, woodland park (incorporating an existing folly) and a tree belt (approx. 11,238 sqm overall).
 - ▶ Communal open space is now proposed in the form of entrance gardens, plazas, terraced gardens and roof terraces (approx. 3,620 sqm overall).
 - ▶ Provision is also now made for 2 no. new pedestrian connections to Rockfield Park on the southern site boundary (1 no. adjacent to the proposed relocated Gate Lodge and 1 no. at the hammerhead adjacent to Block E2) and all other pedestrian connections remain as permitted under SHD ABP-303804-19.
5. A revised total of 244 no. car parking spaces (a decrease of 28 no. spaces) and 962 no. bicycle spaces (an uplift of 296 no. spaces) are proposed. The no. of motorcycle spaces remains as permitted at 20 no. spaces.
6. The development also provides for revised proposals for Bin Storage areas, Bike Storage areas, life safety generator room, ESB substations and switch rooms with a combined floor area of approx. 609 sq m all at surface level.
7. Access to the development generally remains as permitted under Strategic Housing Development ABP-303804-19, which provides for works to the existing entrance to the overall site via Temple Hill and Temple Road to deliver the realignment and upgrade of the existing signalised junction and associated footpaths, with minor modifications to the junction layout to provide for improved and safer vehicular access/egress to the site and to/from St. Vincent's Park. Emergency vehicular access and pedestrian/cycle access also remains as permitted via a secondary and long-established existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location. There are minor modifications proposed to the northeastern boundary walls and access gateway to 'Carmond' to facilitate alignment improvements for safe access/egress serving St. Vincent's Park.
8. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; green roofs; PV panels; boundary treatment; internal roads and footpaths.

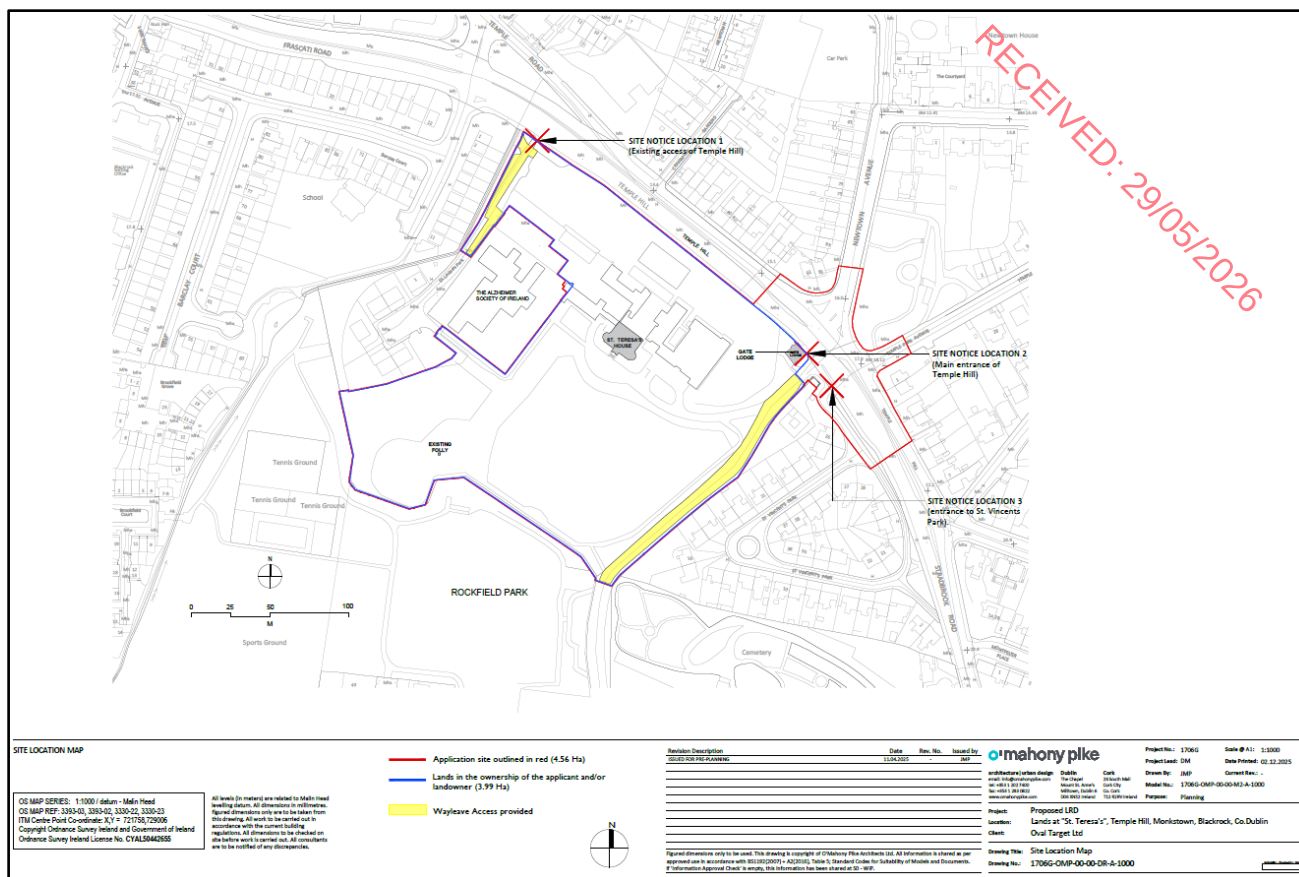
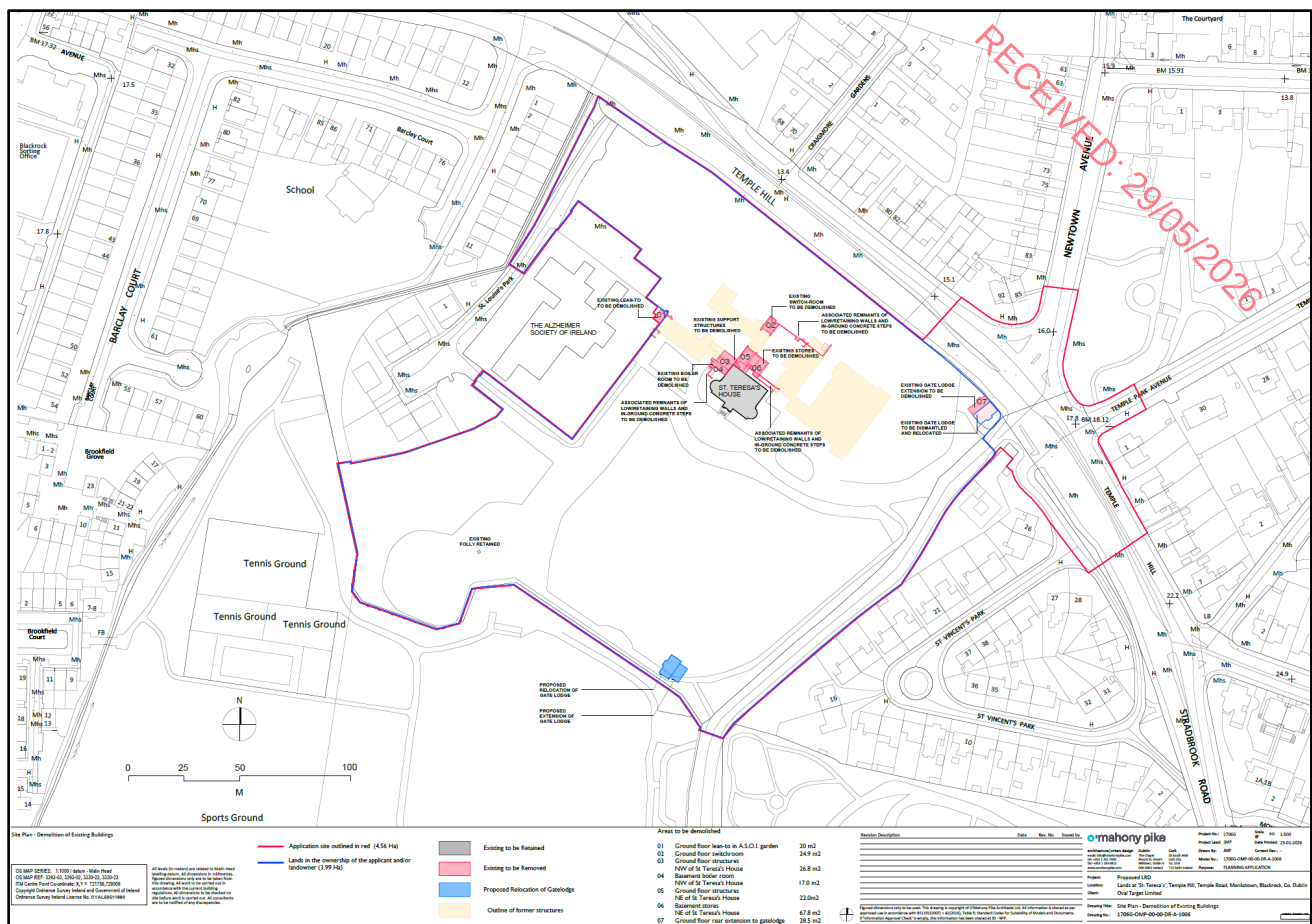


Figure 4.1 Proposed Development Site Location (Source O'Mahony Pike 2025)



4.2 Details of the Non-Hazardous Wastes to be Produced

There will be waste materials generated from the demolition of total c. 207 sq m GFA) of (a) a single storey return (approx. 20 sq m) along the boundary with The Alzheimer's Society of Ireland; (b) the ground floor switch room (approx. 24.9sq.m.), (c) ground floor structures northwest of St. Teresa's House (26.8sq.m), (d) basement boiler room northwest of St. Teresa's House (17.0 sq.m), (e) ground floor structures northeast of St. Teresa's house (22.0sq.m.) (f) basement stores northeast of St. Teresa's house (67.8 sq.m.) and (g) a non - original ground floor rear extension (approx. 28.5 sq m) associated with the Gate Lodge.



The volume of waste generated from renovation will be more difficult to segregate than waste generated from the construction phase, as many of the building materials will be bonded together or integrated i.e. plasterboard on timber ceiling joists, steel embedded in concrete, etc.

There will be topsoil, made ground, fill, sub-soil and clay excavated to facilitate construction of new foundations, underground services, and the installation of the proposed basements. It has been estimated by the project engineers (JJ Campbell & Associates Engineers) that c. 12,000 m³ of material will need to be excavated. It is currently envisaged that there will be limited chances for reuse of excavated material onsite. It has been estimated by the project engineers that 10,800m³ of topsoil will be retained and reused onsite for landscaping. All of the remaining excavated material will need to be removed offsite. This material will be taken for appropriate offsite reuse, recovery, recycling and/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 demolition and 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

Ground investigations were undertaken in December 2018 and November 2020 by Ground Investigations Ireland. Confirmatory environmental soil testing will be undertaken after the demolition phase and prior to any material being removed from site, in order to verify the assessment made on the basis of the ground investigations. Due to the nature of the usage of this site as an educational facility, it is not envisaged that contaminated soil will be encountered.

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 demolition and construction phase, the contractor will notify DLRCC 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

Ecological survey was undertaken by the project ecologists (Scott Cawley Ecology), on the 14th, 16th and 23rd of March 2018 and repeated on May 18th 2021. While a further site walk was undertaken in August 2025 by DNV. This included site walkover survey of the entire site, and around part of the outside perimeter to search for any schedule 3 invasive species.

Japanese Knotweed (*Fallopia japonica*) is an alien invasive species listed under *schedule 3 of Regulations SI No. 355/2015*. IPS's report concludes that it is not present on this site and there was no indication that it is growing in the immediate vicinity.

4.3.4 Asbestos

An asbestos refurbishment/demolition survey was undertaken by About Safety Ltd in October 2020. The report identified asbestos throughout the development in such items as roof felt, fibre tiling, adhesives, and bitumen. Further details on items and locations can be found within the asbestos refurbishment/demolition survey submitted with the application documentation.

When located 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 and demolition 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 demolition and 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;
- ▶ Managing and valuing the demolition work with the support of quantity surveyors;
- ▶ Handing over of the RWMP to the selected Contractor upon commencement of demolition and/or 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 future demolition and construction contractors have not yet been decided upon for this RWMP. However, once select they will have major roles to fulfil. They will be responsible for:

- ▶ Preparing, implementing and reviewing the (including the Pre-Demolition) RWMP throughout the demolition and 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 demolition/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 (m³) of waste generated per construction value;*
- ▶ *Weight (tonnes) or Volume (m³) of waste generated per construction floor area (m²);*
- ▶ *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 and Demolition Waste Categories

The main non-hazardous and hazardous waste streams that could be generated by the demolition and 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

The demolition stage will involve the demolition of a total c. 207 sq m GFA) of (a) a single storey return (approx. 20 sq m) along the boundary with The Alzheimer's Society of Ireland; (b) the ground floor switch room (approx. 24.9sq.m.), (c) ground floor structures northwest of St. Teresa's House (26.8sq.m), (d) basement boiler room northwest of St. Teresa's House (17.0 sq.m), (e) ground floor structures northeast of St. Teresa's house (22.0sq.m.) (f) basement stores northeast of St. Teresa's house (67.8 sq.m.) and (g) a non - original ground floor rear extension (approx. 28.5 sq m) associated with the Gate Lodge and hardstanding areas onsite, as well as from the further excavation of the building foundations. The demolition areas are identified in the planning drawings provided with this application. The anticipated demolition waste and rates of reuse, recycling/recovery and disposal is shown in **Error! Reference source not found.** below.

Table 6.2 Estimated off-site reuse, recycle and disposal rates for demolition waste

Waste Type	Tonnes	Reuse		Recycle / Recovery		Disposal	
		%	Tonnes	%	Tonnes	%	Tonnes
Glass	22.4	0	0.0	85	19.0	15	3.4
Concrete, Bricks, Tiles, Ceramics	126.7	30	38.0	65	82.3	5	6.3
Plasterboard	9.9	30	3.0	60	6.0	10	1.0
Asphalts	2.5	0	0.0	25	0.6	75	1.9
Metals	37.3	5	1.9	80	29.8	15	5.6
Slate	19.9	0	0.0	85	16.9	15	3.0
Timber	29.8	10	3.0	60	17.9	30	8.9
Asbestos	1.0	0	0.0	0	0.0	100	1.0
Total	249.4		45.8		172.5		31.1

6.4 Construction Waste Generation

Table 6.3 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 study²³.

Table 6.3 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 6.4, 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 m², using the waste breakdown rates shown in Table 6.3. These have been calculated from the schedule of development areas provided by the architect.

Table 6.4 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	811.6	10	81.2	80	649.2	10	81.2
Timber	688.6	40	275.4	55	378.7	5	34.4
Plasterboard	245.9	30	73.8	60	147.6	10	24.6
Metals	196.7	5	9.8	90	177.1	5	9.8
Concrete	73.8	30	22.1	65	48.0	5	3.7
Other	368.9	20	73.8	60	221.3	20	73.8
Total	2385.5		536.1		1621.9		227.5

In addition to the information in Table 6.4, that there will be c. 12,000 m³ of material needed to be excavated. It is currently envisaged that there will be limited chances for reuse of excavated material onsite. It has been estimated by the project engineers that 10,700m³ of topsoil will be retained and reused onsite for landscaping. All of the remaining excavated material will need to be removed offsite. This material will be taken for appropriate offsite reuse, recovery, recycling 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 Dublin 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 proposed 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 demolition and 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 contractors 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 banded 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 & Made Ground

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 DLRCC.

Silt & Sludge

During the demolition and 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 demolition and 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 DLRCC.

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 demolition and construction phases 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

Any asbestos or ACM found on-site will be removed by a suitably competent contractor and disposed of as asbestos waste before the demolition works begin. All 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 DLRCC 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 DLRCC waste unit.

It should be noted that until a demolition and 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 DLRCC 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 9.0).

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 9.0) 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 9.0). If the waste is being shipped abroad, a copy of the Transfrontier Shipping (TFS) notification document will be obtained from Dublin City Council (as the relevant authority on behalf of all Local Authorities in Ireland) and kept on-site along with details of the final destination (COR, permits, 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 in 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

Municipal landfill charges in Ireland are based on the weight of waste disposed. In the Leinster 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. 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.

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. DEMOLITION PROCEDURES

The demolition stage will involve the partial demolition and renovation of existing buildings onsite (See section 4.2). The demolition plans are identified in the planning drawings submitted as part of this application. A formal plan including safety procedures will be prepared by the demolition contractor. However, in general, the following sequence of works should be followed during the demolition stage:

Waste Reduction Assessment

In parallel, a detailed review of all existing structures, including those scheduled for retention and alteration, will be carried out to identify materials of heritage interest with potential for reuse, recycling, or recovery. This assessment will inform the separation and handling strategy during demolition. Items such as historic masonry, historic roof linings, structural steel, timber, glazing, historic joinery, chimney pieces, tiling (where practical to remove intact), mechanical and electrical components, and architectural features of heritage interest will be documented as part of a pre-demolition inventory. Where appropriate, materials will be earmarked for reuse on-site, donation to reuse networks, or recycling through certified facilities.

Check for Hazards

Prior to commencing works, buildings and structures to be demolished will be checked for any likely hazards including asbestos, ACMs, electrical power lines or cables, gas reticulation systems, telecommunications, unsafe structures and fire / explosion hazards, e.g. combustible dust, chemical hazards, oil, fuels and contamination.

Removal of Components

All hazardous materials will be removed first. All components from within the buildings that can be salvaged will be removed next. This will primarily be comprised of metal; however, may also include timbers, doors, windows, wiring and metal ducting, etc.

Excavation of Services, Demolition of Walls and Concrete

Services will be removed from the ground and the breakdown of walls will be carried out once all salvageable or reusable materials have been taken from the buildings. Finally, any existing foundations and hard standing areas will be excavated.

Reuse

Reuse (Most preferred): Wherever feasible, materials and components will be identified for direct reuse on-site or off-site without reprocessing. This includes salvaging items such as historic masonry, roof linings, structural steel, timber, glazing, historic joinery, chimney pieces, tiling (where practical to remove intact), mechanical and electrical components, and architectural features of heritage interest etc. Direct reinstatement of salvaged items within the retained structures will be possible, following a review of supplementation need and quantum of salvaged material. Where not possible to reuse on the site, such material of interest will be given to a salvage yard for reuse elsewhere. Such distinction will be justified by the design team conservation architect. Reuse avoids the environmental impacts of both waste processing and manufacturing new materials, making it the most favourable outcome. Opportunities for reuse will be maximized through early contractor engagement and coordination with reclamation networks or reuse marketplaces.

The demolition contractor will be required to keep track of all materials that will be removed from the site. The records will be maintained through dockets, receipts and logs. The information will then be analysed to ensure that the targeted process was followed, and minimum impacts were incurred. A reporting

scheduled will be maintained through a plausible data sharing platform to ensure that all data is consolidated and visible for review.

The future contractor engaged to execute the works will also be consulted on storage and protection options for items of heritage interest, ranging from masonry to joinery, until they can be reused. A designated external store, away from concentrated works areas, will be enclosed for salvaged items that can be stored outside, with a dry/ ventilated area identified for internal features that require protection.

9. TRAINING PROVISIONS

A member of the demolition and 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.

9.1 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.

9.2 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.

10. 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

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 DLRCC 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.

11. OUTLINE WASTE AUDIT PROCEDURE

11.1 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 DL RCC Waste Regulation Unit after the main contractor is appointed and prior to any material being removed from site.

11.2 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 demolition and 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.

11.3 Pest Management

A pest control operator will be appointed as required to manage pest onsite during the demolition and construction phases 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.

12. CONSULTATION WITH RELEVANT BODIES

12.1 Local Authority

Once demolition and 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 DLRCC Waste Regulation Unit.

DLRCC will also be consulted, as required, throughout the demolition, 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.

12.2 Recycling / Salvage Companies

The appointed waste contractor for the main waste streams managed by the demolition and 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.

13. SUMMARY AND CONCLUSION

Adherence to this plan will also ensure that waste management during the demolition and construction phase at the proposed 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 DLRCC Waste Bye-Laws and the NWMPCE.

14. 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. Dún Laoghaire - Rathdown County Council (DLRCC) *Dún Laoghaire - Rathdown County Council Development Plan 2022– 2028*
17. *DLRCC - Guidance Notes for Environmental Design and Management of Construction Projects (2022)*
18. Planning and Development Act 2000 (S.I. No. 30 of 2000) as amended
19. EPA, *Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous (2018)*
20. 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.
21. *The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010*.
22. Local Government Ireland, *Best practice guidance for handling asbestos (2023)*.
23. Environmental Protection Agency (EPA), National Waste Database Reports 1998 – 2020 and the Circular Economy and National Waste Database Report 2021 – 2023 (2025)
24. 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)*.
25. European Commission, *Guidelines for the waste audits before demolition and renovation works of buildings (May 2018)*.

APPENDIX A. WASTE FACILITIES IN THE DUBLIN AREA

A full list of currently licensed waste facilities that can potentially be used for this development can be found on the National Waste Collection Permit Office Website - <https://facilityregister.nwcpo.ie/>.

Authorisation Reference	Name	Trading As	Address
WFP-DC-20-0054-01	Shanowen Plant Hire Ltd - Mobile Plant		Various Sites Various Sites Various Sites
WFP-DC-20-0053-01	Loftus Demolition & Recycling Ltd - Mobile PLant		Various Sites Various Sites Various Sites Various Sites
WFP-DC-20-0055-01	Padraig Thornton Waste Disposal Ltd	Thornton's Recycling	Unit S3A Henry Road Park West Business Park Dublin 12
WFP-DC-09-0015-03	Chevron Environmental Ltd	Electronic Recycling	Unit 20 Jamestown Business Park Jamestown Road Finglas D11 X2HN
WFP-DC-11-0023-03	Padraig Thornton Waste Disposal Ltd (PTWDL)	Thornton's Recycling	Unit 6 S3B Henry Road Park West Business Park D12 KT91
COR-DC-21-0010-01	Fridge Spares Wholesale Ltd		Unit 15, Blackwater Road Dublin Industrial Estate Glasnevin Dublin 11 D11 YK26
WFP-DC-11-0022-03	Dawnlane Limited	Mullen Scrap	31 & 32 Upper Clanbrassil Street Dublin 8 D08 XY92
WFP-DC-11-0025-03	Rehab Enterprises Limited	Rehab Recycle	The Rehab Building Kylemore Road Ballyfermot Dublin 10 D10 Y443
WFP-DC-11-0027-03	Tom Murphy Recovery & Towing Services Ltd		Block 4, Unit 24 Port Tunnel Business Park Clonsaugh Industrial Estate Dublin 17
WFP-DC-22-0059-01	Derek Beahan Limited	Derek Beahan Recovery	Unit 7 Concorde Industrial Estate Naas Road Dublin 12 D12 YD30
COR-DC-22-0011-01	Soaktech Limited		Unit 16, Butterly Business Park Kilmore Road Artane Dublin 5, D05 X079
WFP-DC-22-0060-01	Edward O'Reilly	E.O'Reilly Recycling	92E Fairview Strand Ballybough Dublin 3
WFP-DC-10-0021-04	Padraig Thornton Waste Disposal Ltd	Thornton's Recycling	Unit 51 Henry Road Park West Business Park Dublin 12 D12 FH68
WFP-DC-11-0028-03	Mitchell Taylor (Exports) Limited	MT oils	The Old Brewery Newmarket Dublin 8 D08 FPF6

Authorisation Reference	<u>Name</u>	<u>Trading As</u>	<u>Address</u>
<u>WFP-DC-18-0045-02</u>	J. Ryan Haulage Limited - Mobile Plant		Former Bailey Gibson Site 326-328 South Circular Road Dublin 8 D08 N8X6
<u>WFP-DC-10-0018-03</u>	Summerhill Spares Limited		Unit 3 Newtown Industrial Estate Malahide Road Coolock Dublin 17 D17 VY80
<u>WFP-DC-10-0020-03</u>	Everyday Waste & Skiphire	All Away Recycling	84E Pigeon House Road Ringsend Dublin 4 D04 R7N0
<u>WFP-DC-23-0061-01</u>	Wills Bros Limited		Terminal 4 North Lands, Dublin Port (bounded by Bond Road, Tolka Quay Road & Promenade Road) Dublin 1
<u>WFP-DC-24-0062-01</u>	Tinnelly Group	John Tinnelly & Sons Ireland Limited	Unit 5B, Unit 5H Fingal Bay Business Park Co. Dublin K32 NY57
<u>WFP-DC-24-0063-01</u>	Micks Recycling Limited	Micks Skips	Unit 3a Ballyboggan Business Centre Glasnevin Dublin 11
<u>WFP-DC-19-0048-02</u>	Sunflower Recycling Company (Limited by Guarantee)		Shamrock Terrace Five Lamps, North Strand Dublin 1 D01 DX67
<u>WFP-DC-08-0002-04</u>	G & T McGoverns Ltd		2-4, 9 & 12 Prices Lane Rear 31 Ranelagh Road Ranelagh Dublin 6
<u>WFP-DC-22-0056-01 (T)</u>	Dembachel Ltd.		Kylemore Business Park 2 Kylemore Way Inchicore Dublin 8
<u>WFP-DC-25-0064-01</u>	Martin Services (Industrial) Ltd		Unit 10/11 Bluebell Business Park Bluebell, Old Naas Road Dublin 12 D12 W995