



APPENDIX 4-3

OPERATIONAL MANAGEMENT PLAN



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Tionól Reigiúnach
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Eastern and Midland
Regional Assembly



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The Hodson Bay Waterfront Park Project is co-funded by the Government of Ireland and the European Union through the EU Just Transition Fund



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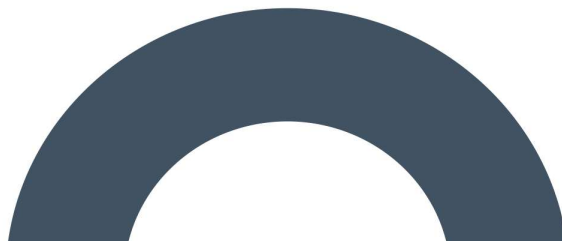


Ros
Common
County Council

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Operational Management Plan (OMP)

Hodson Bay Waterfront
Park, Co. Roscommon





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Planning and
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1. INTRODUCTION

This Operational Management Plan (OMP) has been prepared by MKO on behalf of Roscommon County Council (RCC) (the applicant) for the redevelopment of an existing Waterfront and Marina (Proposed Development) located at Hodson Bay, Athlone, County Roscommon. A description of the Proposed Development is outlined in Section 2 below. This OMP has been prepared to accompany the Environmental Impact Assessment Report (EIAR).

1.1 Scope of the Operational Management Plan

This report is presented as a guidance document for the management of the operational phase of the Proposed Development including management of waste which will be generated during the operational phase.

The report is divided into six sections as outlined below:

- **Section 1** provides a brief introduction as to the scope of the report detailing the targets and objectives of the OMP.
- **Section 2** provides the site location details and a description of the Proposed Development.
- **Section 3** provides the organisational structure and outlines the operational maintenance proposals in place for the Proposed Development.
- **Section 4** provides the maintenance schedule for elements of the Proposed Development.
- **Section 5** outlines the operational health and safety procedures in place.
- **Section 6** is an Operational Waste Management Plan that details the relevant legislation, guidance, and policy, the estimated waste types and quantities, and the waste management proposals for the Proposed Development.
- **Section 7** consists of a concluding statement of the OMP which shall be implemented during the operational phase of the Proposed Development.

1.2 Objectives

The OMP has been prepared to set out the operational proposals for the Proposed Development and ensure that the management of waste during the operational phase is undertaken in accordance with all relevant waste management policy and legislation.

The objectives of the OMP are listed below:

- The OMP sets out the organisational structure of the Proposed Development.
- The OMP sets out the maintenance and operating proposals and the relevant responsible parties for each element of the Proposed Development.
- The OMP provides a strategy for the storage, handling, collection and transport of waste generated at site during the operational phase of the development.
- The OMP outlines measures to maximise recycling, reuse, and recovery of waste with diversion from landfill wherever possible.

1.3 Statement of Authority

The OWMP has been compiled by Eleanor Chapman and reviewed by Feargal Lennon, Karen Mulryan, and Eoin O'Sullivan, all of MKO. Eleanor is a Graduate Environmental Scientist with MKO. Eleanor holds a Degree in Geographical and Archaeological Sciences from University College Cork. Prior to taking up her position with MKO in September 2025, Eleanor has undertaken ecology-based work including desktop research, use of GIS, and ecological surveys. Since joining MKO, Eleanor has joined the Environment Team and worked on a series of projects including Operational Waste Management Plans, Environmental Impact Assessment Screening Determinations, Preliminary Environmental Impact Assessment Screenings, and Traffic Infrastructure Ireland Road Projects.

Feargal Lennon is a Project Environmental Scientist with MKO with over 3 years of experience in environmental consultancies. Feargal holds MSc in Environmental Resource Management from University College Dublin. Over his time at MKO Feargal has developed strong skills in environmental fieldwork, report writing and project management. Feargal has contributed to a wide range of projects over his time with MKO preparing Environmental Impact Assessments, Construction and Environmental Management Plans, and Construction Waste Management Plans. Feargal has been involved in a variety of projects including greenways, quarries, waste facilities, industrial and residential developments. Through his work on projects such as the Dexcom Athenry Pharmaceutical Plant and Ulster Canal restoration project, Feargal has gained extensive experience in coordinating and preparation of EIARs.

Karen is a Senior Environmental Scientist with MKO with over 10 years' experience in the consultancy sector. Karen holds a BA International in Archaeology from NUI Galway and a MSc in Archaeology from the University of Edinburgh. Karen's professional consultancy experience comprises project management, environmental impact assessment reporting and peer reviewing, site selection, feasibility assessment, client liaison and stakeholder engagement. Karen's project management and EIA coordination experience includes large scale renewable energy developments, specifically wind and solar, grid infrastructure, large scale flood relief schemes and residential developments. Karen holds memberships with the Chartered Institute for Archaeologists (ACIfA) and the Institute of Archaeologists of Ireland (IAI).

Eoin O'Sullivan is Project Director Environment at MKO with over 15 years of experience in the assessment of a wide range of energy and infrastructure related projects and working in the fields of environmental and human health risk assessment, waste management, waste policy and permitting. Eoin has wide experience in the project management of large-scale infrastructural projects and brownfield developments which includes all aspects of geo-environmental and geotechnical investigation. Eoin holds a BSc (Hons) in Environmental Science & Technology and a MSc in Environmental Engineering. Eoin is a Chartered Member of the Chartered Institute of Water and Environmental Management and Chartered Environmentalist with the Society of Environment.

2.

SITE LOCATION AND PROJECT DESCRIPTION

The Proposed Development site is located within the townland of Barrymore and is located approximately 4 kilometres (km) to the northwest of Athlone, Co. Roscommon. The Proposed Development site measures approximately 8.7 hectares (ha). The Irish Transverse Mercator (ITM) coordinates for the approximate centre of the site are X 600814, Y 746366. The site location is shown in Figure 2-1. The site is accessed via the L2020 Local Road from the N61 National Road which runs in a northwest-southeast direction to the southwest of the site. The N61 National Road serves as a key transportation corridor linking Athlone and Roscommon.

The Proposed Development comprises the existing Waterways Ireland-operated marina facility, the Baysports water sports facility, areas of land currently owned by Roscommon County Council, Athlone Golf Club, the Hodson Bay Hotel, Inland Properties Ltd and other parties as outlined in the Planning Statement, car parking, landscaped public realm areas and an Uisce Éireann pumping station. The site forms part of an established recreational and tourism hub on the shores of Lough Ree. The Athlone Golf Club and the Hodson Bay Hotel are located adjacent to the site.

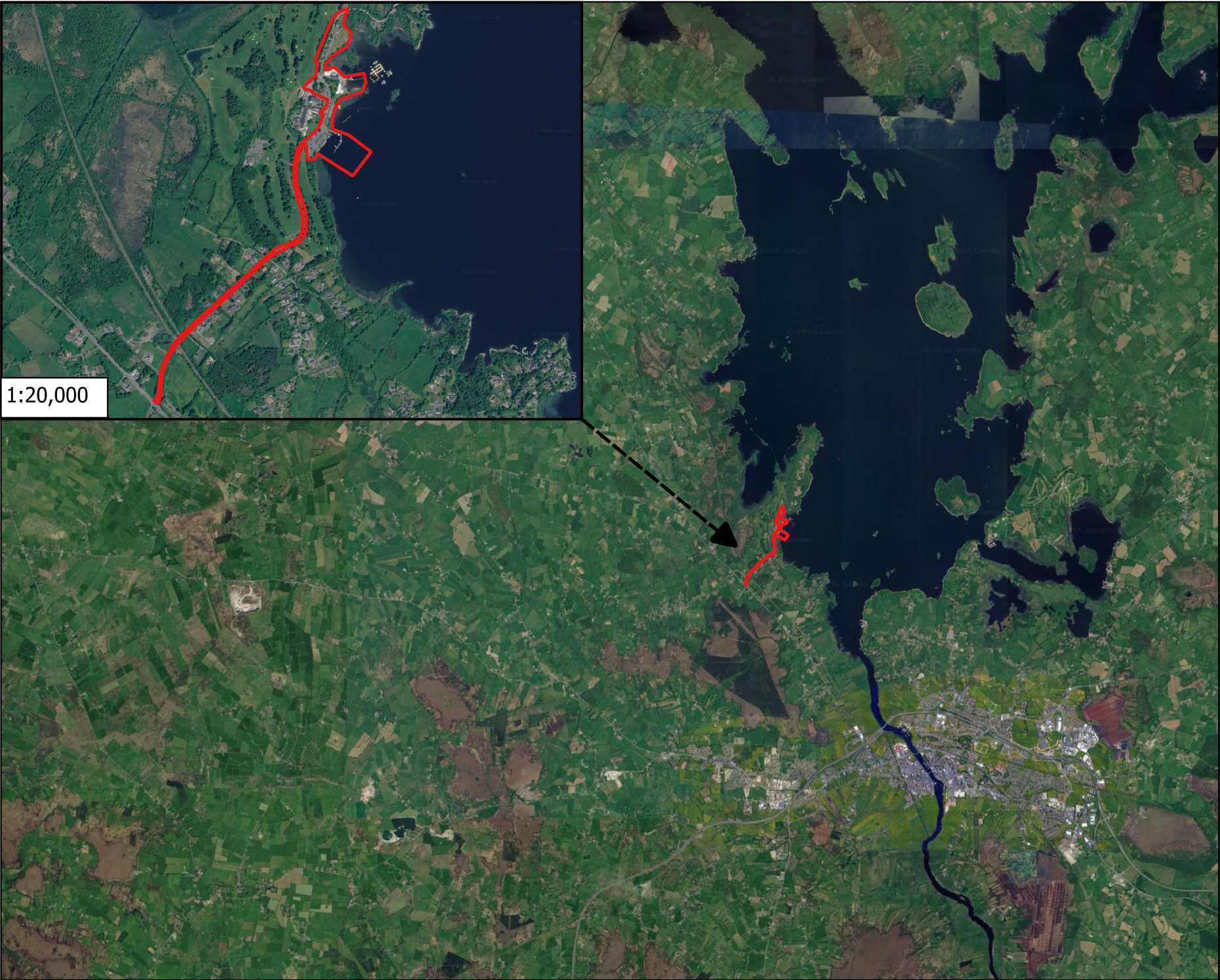
2.1

Site Description

Planning permission is sought by RCC for the re-development of an existing Waterfront and Marina. The Proposed Development will consist of the following:

- **Water Sports Pavilion Development:** The demolition of the existing water sports building on site, and temporary relocation of the water sports facility to provide for the construction of a new Water Sports Pavilion;
- **Marina Redevelopment and Extension:** The redevelopment of an existing Waterways Ireland-operated marina including an upgraded breakwater and jetty to increase marina capacity to approximately 59 berths;
- **Public Realm Upgrades:** Construction of a playground, nature observation space, picnic areas, benches, bicycle storage & service areas, wellness meadow, outdoor changing shelter and events spaces including the development of a continuous promenade pathway along the lakeshore along with secondary connection path;
- **Active Travel and Site Access Improvements:** Alterations and upgrade to the L2020 Local Road to include to provide for a 3m wide shared cycle / pedestrian pathway along the length of the L2020 from the N61 National Road junction to the Hodson Bay Marina; Implementation of traffic calming measures along the L2020 Local Road accessing the site including vertical deflection ramps & raised crossings at key pedestrian crossing locations. Creation of a pedestrian priority environment resulting in the re-location of 57 no. car parking spaces from the lakefront areas to improve landscape and visual context of the site. Alterations to existing car parking & provision of new carparking at Hodson Bay; and
- The Proposed Development includes for all associated ancillary site development infrastructure including site clearance, boundary treatments, associated public lighting, electrical substation, bin storage, hard and soft landscaping, site drainage upgrades, connections to existing utilities to include foul and surface water drainage, water supply, electrical & telecommunications networks. Boundary treatments involve upgrades to the existing golf course boundary safety netting (between 10m to 20m in height) and fencing in sections where the boundary is altered to accommodate the proposed development and maintain public safety.

A full description of the Proposed Development is detailed in Chapter 4 of this EIAR.



1:20,000

Map Legend

Application Boundary



Drawing Title

Site Location

Project Title

Hodson Bay Waterfront Park and Marina
Redevelopment, Co. Roscommon

Drawn By	EC	Checked By	FL
Project No.	241220	Drawing No.	Figure 2-1
Scale	1:100,000	Date	31.07.2026



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3.

OPERATIONAL MAINTENANCE

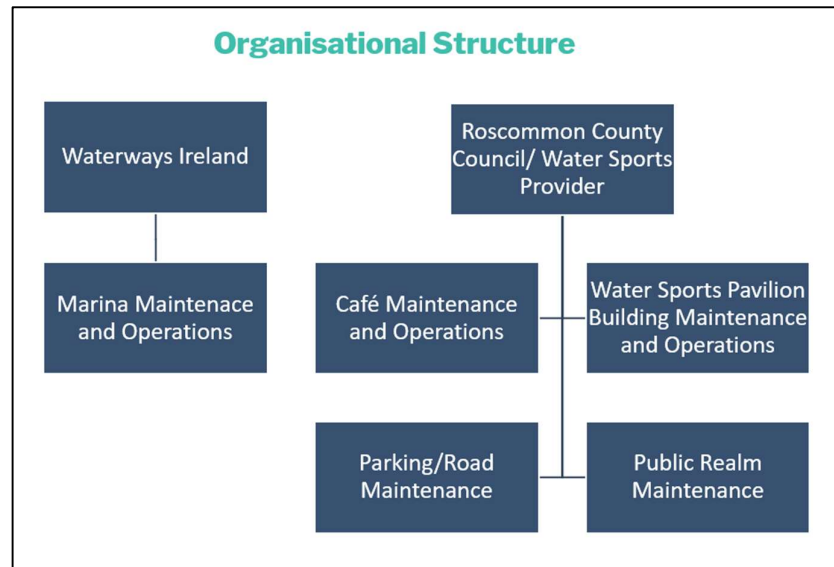


Figure 3-1 Organisational Structure

3.1

Management of Public Realm

The Public Realm Upgrades will provide a flexible public space at the centre of the site, providing a space for programmed activity and events while serving as a functional amenity for marina activities.

The following is proposed as elements of the Public Realm Upgrades:

- Amenities including;
 - A playground,
 - Nature observation space,
 - Picnic areas,
 - Benches,
 - Wellness meadow,
 - Bike storage and service areas,
 - Changing shelter and
 - Events space including the development of a continuous promenade along the lakeshore.
- Provision of extensive natural landscaping including;
 - Sustainable Drainage Systems (SuDS) planting zones,
 - Integrated planter boxes with public seating,
 - Open grassed areas including the wellness meadow in the north of the site and green lake shore areas.
- A lighting scheme.

RCC (or an operator appointed by RCC) will be responsible for the maintenance of the Public Recreation Areas at Hodson Bay. This will include regular maintenance of landscaping and meadow areas and maintenance and upkeep of the playground area and public realm facilities including benches. RCC (or an RCC-appointed operator) will be responsible for the monitoring and maintenance of Sustainable Drainage Systems (SuDS) features throughout the Proposed Development site, with any issues to drainage features being repaired as soon as possible. RCC (or an RCC-appointed operator) will also be responsible for emptying bins in the area and litter removal during operation. The Public Realm maintenance schedule is set out in Appendix 1 and Table 4-1 below.

3.2 **Parking and Road Maintenance**

It is proposed to provide additional electric vehicle (EV) charging spaces, car parking spaces, accessible parking spaces bicycle parking spaces, bus parking bays, boat trailer parking bays, and a 3 m wide shared cycle/pedestrian pathway along the length of the L2020 Local Road from the N61 National Road junction to the Hodson Bay Marina. RCC will be responsible for the maintenance of car and bicycle parking spaces, and road maintenance including the cycle/pedestrian pathway. The parking and road maintenance schedule is set out in Table 4-1 below.

3.3 **Water Sports Pavilion Building**

It is proposed that RCC will lease the Water Sports Pavilion to an appointed operator. The appointed operator will be responsible for the day-to-day operation, management and maintenance of the building and associated facilities. This will include the management of public access (where applicable), cleaning, routine building maintenance, servicing of mechanical and electrical systems, health and safety compliance, security and the maintenance of all internal facilities to an appropriate operational standard. The Water Sports Pavilion Building maintenance schedule is set out in Table 4-1 below.

3.4 **Café Building**

As part of the Proposed Development, a café building measuring approximately 171 m² with a maximum height of 7.45 m is proposed for construction.

It is proposed that RCC will lease the café building to an appointed operator (potentially the same operator appointed to the Water Sports Pavilion). The appointed operator will be responsible for the day-to-day operation, management and maintenance of the café building and associated facilities.

It is also proposed to install approximately 9 no. of solar panels on the café building. Maintenance requirement for the panels will be minor and will be the responsibility of the RCC-appointed operator; the main requirement for maintenance consists of periodic cleaning of the panels. The maintenance schedule for the Café Building, including the Solar Panels, is set out in Table 4-1 below. The waste generation and waste management proposals during the operation of the café are detailed in Section 6 below.

3.5 **Marina Maintenance and Operations**

Operation and maintenance of the marina at Hodson Bay will continue to be the responsibility of Waterways Ireland. Waterways Ireland will ensure provision of all facilities for marina users including the cleaning of bathrooms and shower facilities in the marina services block building. Waterways Ireland will also ensure the functioning and adequate capacity of services provided for boat users of the marina including water, electricity and waste pump-out facilities. The Marina maintenance schedule is set out in Table 4-1 below.

4.

PROPOSED MAINTENANCE SCHEDULE

The proposed maintenance schedule for the Proposed Development as set out in Appendix 1, comprises a maintenance schedule for formal grass areas, recreational grass areas, long grass areas, meadow areas, bedding, hedges, shrubs, herbaceous areas, rocks, woodland and tree areas, raingardens, timber decking, footpaths, playground, furniture (including seating, picnic benches, litter bins, signage, gates, and railings), lighting, building exteriors, and toilets. The maintenance requirements for the remaining elements of the Proposed Development are set out in Table 4-1 below.

Further details on the maintenance requirements of the Proposed Development are set out in the Maintenance Plan (Document Reference: HBWP-ZZ-ZZ-RP-OKR-LA-001502) prepared by OKRA Landscape Architects which is included as Appendix 1 of this OMP. Frequency of maintenance tasks may be revised slightly when the Proposed Development is operational.

Table 4-1 Maintenance Requirements

Element	Responsibility	Frequency
Water Sports Pavilion		
Internal maintenance and cleaning (main WSP building, café, maintenance building)	RCC	Daily
Mechanical and Electrical Servicing	RCC	As required
Changing facilities cleaning	RCC	Daily
Plaza canopy maintenance	RCC	As required
Seasonal erection and dismantling of temporary marquees	RCC	Bi-annually
Litter picking and waste bin servicing (café external waste area)	RCC	Weekly
Window cleaning	RCC	Monthly
Marina Redevelopment and Extension		
Floating breakwater inspection	Waterways Ireland	Annually
Wire rope and rubber buffer inspection and replacement as required	Waterways Ireland	Annually
Jetty and pontoon inspection and upkeep	Waterways Ireland	Annually
Canoe step launch platform maintenance	Waterways Ireland	Annually
Pile inspection	Waterways Ireland	Annually
Marina service block building maintenance and toilet cleaning	Waterways Ireland	Schedule to be confirmed
Potable water connection servicing	Waterways Ireland	As required
Electrical service point servicing	Waterways Ireland	As required
Foul water pump-out system servicing and testing	Waterways Ireland	As required
Berth maintenance	Waterways Ireland	Annually
Public Realm Upgrades		
Weeding	RCC	Weekly
Hydrocarbon interceptor servicing checks	RCC	Monthly
SuDS feature inspection (tree pits, bioretention systems)	RCC	Monthly
Filter strip maintenance	RCC	Monthly
Gully clearing	RCC	Monthly
Electrical substation inspection, servicing, monitoring and repair	ESB	As required
Active Travel Site Access Improvements		
Road cleaning	RCC	As required
Road markings maintenance	RCC	Annually
Signage maintenance	RCC	Annually
Lighting maintenance	RCC	Bi-annually
Footpath/pathway surface repair	RCC	As required
Speed hump repair	RCC	As required
Raised crossing repair	RCC	As required
Litter picking	RCC	Weekly
Ball stop netting inspection and repair	RCC	Bi-annually

Element	Responsibility	Frequency
Extension of Existing Parking Provision		
Road markings painting (parking bays)	RCC	Annually
Signage maintenance	RCC	Annually
Surface repair	RCC	As required
Lighting maintenance	RCC	Bi-annually
EV charging point servicing checks	RCC	Bi-annually
Litter picking	RCC	Weekly
Boundary fencing maintenance	RCC	As required
Solar Panels (Located on Café Building and WSP Building)¹		
PV modules		
Inspecting for dust/residue on external surface of modules and cleaning	RCC	Bi-annually
Inspecting for any physical damage and indentations on modules and replacing if required	RCC	Bi-annually
Cabling		
Inspecting the condition of cable for damage and replacing cable if damaged	RCC	Bi-annually
Inspecting all cable terminations for damage, burn marks, hot spots and loose connections. Replacing cable if damaged or tightening loose connections.	RCC	Bi-annually
PV inverter		
Inspecting for loose cable connections, tightening loose connections.	RCC	Bi-annually
Inspecting ventilation system condition and clearing all dust and dirt in ventilation system.	RCC	Bi-annually
Inspecting inverter functionality and replacing if required.	RCC	Bi-annually
Inspecting for abnormal operating temperature and replacing if required.	RCC	Bi-annually
Junction boxes		
Checking cable terminals for loose connections and for wear and tear. Replacing if required or tightening all loose connections	RCC	Bi-annually
Checking for warning notices and replacing warning notice if required.	RCC	Bi-annually
Inspecting for physical damage and replacing if required	RCC	Bi-annually
Earthing of solar PV system		
Inspecting earthing cable conditions and replace if required.	RCC	Bi-annually
Inspecting the physical earthing connection and tightening if required	RCC	Bi-annually
Inspecting the continuity of the bonding to lightning earth and troubleshooting or replacing if required	RCC	Bi-annually
Means of isolation		
Inspecting functionality	RCC	Bi-annually
Bonding of the exposed metallic structure to lightning earth		
Checking bonding cable connections and replacing if required	RCC	Bi-annually
Checking physical bonding connection and tightening loose connections	RCC	Bi-annually
Checking continuity of the bonding to lightning earth and troubleshooting or replacing if required	RCC	Bi-annually

¹ SEIA (2021) *Solar PV for Businesses Best Practice Guide*. Available at: <https://www.seai.ie/sites/default/files/publications/SEAI-Solar-PV-Guide-For-Business.pdf>

5. HEALTH AND SAFETY

The Proposed Development will be operated in accordance with all relevant Health and Safety Legislation, including:

- Safety, Health and Welfare at Work Act 2005 (No. 10 of 2005);
- Safety, Health and Welfare at Work (General Application) Regulations 2007 (S.I. No. 299 of 2007), as amended;

5.1.1 Emergency Procedures

5.1.1.1 Contacting the Emergency Services

All staff members will know the address and location of the site as it may be necessary to liaise with the emergency services on the ground in terms of locating the site. This may involve providing an escort from a designated meeting point that may be located more easily by the emergency services.

5.1.1.1.1 Emergency Communication Procedure

In the event of requiring the assistance of the emergency services the following steps should be taken:

- **Stay calm.** It is important to take a deep breath and not get excited. Any situation that requires 999/112 is, by definition, an emergency. The dispatcher or call-taker knows that and will try to move things along quickly, but under control.
- **Know the location of the emergency and the number you are calling from.** This may be asked and answered a couple of times but do not get frustrated. Even though many emergencies call centres have enhanced capabilities meaning they are able to see your location on the computer screen they are still required to confirm the information. If for some reason you are disconnected, at least emergency crews will know where to go and how to call you back.
- **Wait for the call-taker to ask questions, then answer clearly and calmly.** If you are in danger of assault, the dispatcher or call-taker will still need you to answer quietly, mostly "yes" and "no" questions.
- **If you reach a recording, listen to what it says.** If the recording says your call cannot be completed, hang up and try again. If the recording says all call takers are busy, WAIT. When the next call-taker or dispatcher is available to take the call, it will transfer you.
- **Let the call-taker guide the conversation.** He or she is typing the information into a computer and may seem to be taking forever. There is a good chance, however, that emergency services are already being sent while you are still on the line.
- **Follow all directions.** In some cases, the call-taker will give you directions. Listen carefully, follow each step exactly, and ask for clarification if you do not understand.
- **Keep your eyes open.** You may be asked to describe victims, suspects, vehicles, or other parts of the scene.
- **Do not hang up the call** until directed to do so by the call taker.

5.1.1.1.2 Contact Details

A list of emergency contacts is presented in Table 5-1.

Table 5-1 Emergency Contacts

Hazard	Emergency Situation
Emergency Services – Ambulance, Fire, Gardaí, Coast Guard	999/112
Doctor – Clonbrusk Primary Care Centre	090 6424 840

Hospital – Portlincula University Hospital	090 964 8200
ESB Emergency Services	1850 372 999
Bórd Gais Emergency	1850 20 50 50
Gardaí – Athlone Garda Station	090 6498 550
Health and Safety Coordinator - Health & Safety Services	TBC
Health and Safety Authority	1890 289 389
Project Supervisor Construction Stage (PSCS): TBC	TBC
Project Supervisor Design Stage (PSDS): TBC	TBC
Client – RCC	TBC

5.1.2

Invasive Species

As stated in Chapter 6 (Biodiversity) of this EIAR, the objective of operational biosecurity measures is to limit the further spread of invasives throughout Lough Ree and other waterbodies. Biosecurity signage outlining the presence of invasive aquatic species and the mandatory Check-Clean-Dry protocol will be installed at several locations on and around the Proposed Marina Redevelopment and extension, including launching points and mooring areas. This will aid in awareness of the issue of invasive species within the area and provide guidance to the public on how to minimise the spread of invasive alien species.

In line with the Birds and Natural Habitats Regulations 2011 (as amended), any invasive species found on the Proposed Development site will be recorded and reported to the relevant authorities.

6. OPERATIONAL WASTE MANAGEMENT

6.1 Legislation, Guidance and Policy

A summary of the European, National, Regional and Local legislation, guidance and policy relevant to the Proposed Development is outlined in the sections below. It should be noted that this summary identifies those elements of the policy or guidance applicable to waste management within the Proposed Development.

6.1.1 Legislation

6.1.1.1 European Legislation

The primary legislative instruments that govern waste management in the European Union and are applicable to the Proposed Development are as follows:

- EU Waste Framework Directive (EU WFD)
- EU Landfill Directive
- EU Waste Electrical and Electronic Equipment (WEEE) Directive

The **EU WFD** provides the overarching legislative framework for the collection, transport, recovery and disposal of waste, and includes a common definition of waste. It encourages the prevention and reduction of harmful waste by requiring that Member States put waste control regimes into place. These waste management authorities and plans ensure that necessary measures exist to recover or dispose of waste without endangering human health or causing harm to the environment and includes permitting, registration and inspection requirements.

The directive requires Member States to take appropriate measures to encourage firstly, the prevention or reduction of waste production and its harmfulness and secondly the recovery of waste by means of recycling, re-use or reclamation or any other process with a view to extracting secondary raw materials, or the use of waste as a source of energy. The directive also puts an end to co-disposal of waste streams. The EU WFD establishes a waste hierarchy that consists of prevention, preparing for reuse, recycling, other recovery, and finally disposal.

The definition of waste as governed by the EU WFD as:

“any substance or object, which the holder discards or intends or is required to discard.”

It should be noted that it is the responsibility of the holder of a substance or object to decide whether or not they are handling waste. The Environmental Protection Agency (EPA) is the authority responsible for enforcing waste management legislation in Ireland however, where there is a disagreement as to whether or not something is waste, it is ultimately a matter for the courts to decide.

In 2018, the WFD was amended by Amending Directive (EU) 2018/851. The amendment listed targets and objectives which EU countries shall take in order to ensure compliance with the WFD. The amendment dictates that the preparing for re-use and the recycling of municipal waste shall be increased to a minimum of 55%, 60% and 65% by weight by 2025, 2030 and 2035, respectively.

In 2025, the WFD was further amended by Amending Directive (EU) 2025/1892. The transposition deadline for these amendments is the 17th of June 2027. The amendments set out the following targets and waste management provisions:

- Legally binding food waste reduction for 2030 by 30% for households compared to the 2021-2023 average,
- Establishes Extended Producer Responsibility (EPR) for textiles and footwear by 17th of April 2028 (micro-enterprises extended to 17th of April 2029),

- Requires separately collected textiles and footwear be considered waste upon collection.

The **EU Landfill Directive** entered into force in 1999. The Landfill Directive aims to reduce the negative effects of landfilling on the environment and human health by encouraging waste minimisation and increased levels of recycling and recovery. In 2018, the Landfill Directive was amended by Amending Directive (EU) 2018/850. The amendment introduces restrictions on the landfilling of all waste suitable for recycling or energy recovery from 2030 onwards, and limits the share of municipal waste landfilled to 10% by 2035.

The **EU WEEE Directive** entered into force in 2002. Since then, the directive has been recast and substantially amended. The Directive aims to protect the environment and human health by encouraging sustainable production and consumption. It achieves this by preventing the creation of WEEE, promoting reuse, recycling, and recovery of waste from electrical and electronic equipment, and supporting the efficient use of resources and recovery of secondary raw materials. In 2024, the WEEE Directive was amended by Amending Directive (EU) 2024/884. The amendment requires the commission to assess the need for a revision of the directive and present a legislative proposal in that respect no later than 31st December 2026.

The **Single-Use Plastics (SUP) Directive** aims to lessen the environmental and health impacts of specific plastic products, especially in marine areas. It also fosters a circular economy by promoting sustainable business models, innovative materials, and a well-functioning internal market. The 10 items addressed by SUP Directive comprise the following:

- Cotton bud sticks
- Cutlery, plates, straws and stirrers
- Balloons and sticks for balloons
- Food containers
- Cups for beverages
- Beverage containers
- Cigarette butts
- Plastic bags
- Packets and wrappers
- Wet wipes and sanitary items

The specific targets of the SUP Directive include the following:

- By 2025, a 77% separate collection target for plastic bottles,
- By 2029, a 90% separate collection target for plastic bottles,
- By 2025, incorporation of 25% of recycled plastic in polyethylene terephthalate (PET) beverage bottles,
- By 2030, incorporation of 30% of recycled plastic in all plastic beverage bottles

6.1.1.2 National Legislation

The primary legislative instruments that govern waste management in Ireland and applicable to the Proposed Development are:

- Waste Management Act 1996 (No. 10 of 1996), as amended (most recently by the Waste Management Act 1996 (End-of-Waste) Regulations 2024 (S.I. No. 660 of 2024));
- Environmental Protection Agency Act 1992 (No. 7 of 1992), as amended;
- Litter Pollution Act 1997 (Act No. 12 of 1997), as amended;
- Planning and Development Act 2000 (No. 30 of 2000), as amended, and as progressively replaced by the Planning and Development Act 2024 (No. 34 of 2024) on a phased basis;
- Circular Economy and Miscellaneous Provisions Act 2022 (No. 26 of 2022), as amended (including by the Environment (Miscellaneous Provisions) Act 2026 (No. 5 of 2026));
- European Union (Waste Directive) Regulations 2011 (S.I. No. 126 of 2011), as amended;
- Waste Management (Landfill Levy) (Amendment) Regulations 2024 (S.I. No. 442 of 2024);
- Circular Economy (Waste Recovery Levy) Regulations 2024 (S.I. No. 441 of 2024);
- Environment (Miscellaneous Provisions) Act 2026 (No. 5 of 2026).

The **Waste Management Act 1996 (as amended)** establishes a General Duty of Care under Section 32, which requires that any person who holds, transports, recovers or disposes of waste must do so in a manner that does not cause environmental pollution and may only transfer waste to an appropriately licenced or permitted waste contractor. The waste producer is responsible for the waste from the time it is generated through until its legal disposal.

Following on from this is the concept of “Polluter Pays Principle” whereby the waste producer is liable to be prosecuted for pollution incidents arising from the incorrect management of waste, including the actions of any contractors engaged for transportation, disposal, recovery or recycling of waste.

Other requirements are as follows:

- 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 licenced.
- 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 and Amendments, or a Waste or Industrial Emissions 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 receiving facility.

The concept of a by-product was established by the WFD. This concept has been transposed into Irish law through **Regulation 27 of the European Communities (Waste Directive) Regulations 2011**, as amended. The assessment of whether a production residue is a by-product or a waste is to be determined by the material producer. The criteria for qualifying as a by-product include the following:

- The material can have a further use and will not be defined as waste.
- The material can be used as a secondary resource in place of and fulfilling the same role as a non-waste derived or virgin ‘primary’ resource.
- The material can be used without causing overall adverse impacts to the environment or human health.

The material producer/economic operator is required to notify the EPA if they decide the material is a by-product.

Under the **Waste Management (Food Waste) Regulations 2009, S.I. 508 of 2009**, as amended by **S.I. 294 of 2024** (transposing the EU WFD), all commercial premises where food is prepared, consumed, or supplied are considered “producers” of food waste and are legally required to segregate food waste and ensure it is either:

- Collected by an authorised waste collector for treatment,
- Treated on-site through an authorised process, or
- Sent directly to an authorised facility (with documentary evidence available for inspection).

All commercial waste is required to be segregated into three waste streams:

- Mixed Residual Waste (general waste bin)
- Mixed Dry Recyclables (recycling bin)
- Organic Waste (food waste bin)

The **European Union (WEEE) Regulations 2014** (S.I. No. 149 of 2014) was designed to promote the recovery of WEEE and to facilitate achievements of targets for collection, treatment, recovery and disposal of WEEE in an environmentally sound manner. The Regulations introduced obligations on those supplying electrical and electronic equipment including the requirement for free take-back household WEEE on a one-for-one basis and ensuring that electrical and electronic equipment that is distributed is from registered producers. The **European Union (Batteries and Accumulators) Regulations 2014** (S.I. No. 283 of 2014) govern the management of WEEE and waste batteries. These regulations set out the requirement for retailers to take back waste batteries from members of the public free of charge.

In 2020, the EU WFD amendments (Directive 2018/851) were transposed into Irish legislation through the **European Union (Waste Directive) Regulations 2020** (S.I. No. 323/2020). The Regulations primarily amend two existing pieces of legislation; the Waste Management Act 1996 and the European Communities (Waste Directive) Regulations 2011. The Regulations introduce new and updated definitions for a number of terms, strengthen waste management plans and the waste hierarchy, and establish waste prevention programmes. This includes the recycling targets set out in Section 6.1.1, requirements for the separate collection of textiles by 1st January 2025, and the separate collection of hazardous household waste fractions by 1st January 2025. The Regulations also introduce requirements for EPR schemes and require the separate collection of bio-waste by 31st December 2023.

The **Circular Economy and Miscellaneous Provisions Act 2022** (No. 26 of 2022) underpins Ireland's shift from a "take-make-waste" linear model to a more sustainable pattern of production and consumption. The Act defines Circular Economy for the first time in Irish law, streamlines the national processes for End-of-Waste and By-Products decisions under the European Union (Waste Directive) Regulations 2011, and introduces mandatory segregation obligations. 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. Additional provisions of the Act were commenced in February 2024, covering the use of CCTV by local authorities for waste enforcement purposes.

The SUP Directive was transposed into national legislation through the **European Union (Single Use Plastics) (No. 2) Regulations 2021** (S.I. No. 516 of 2021), as amended by the **European Union (Single Use Plastics) (Amendment) Regulations 2022** (S.I. No. 136 of 2022). Since July 2021, the following products cannot be placed on the Irish market:

- Cotton bud sticks
- Cutlery
- Plates
- Stirrers
- Straws
- Balloon rods
- Expanded polystyrene single use food and beverage containers
- All oxo-degradable plastic products

6.1.1.3 Local Bye-Laws

The **Roscommon County Council Bye-Laws for the Segregation, Storage and Presentation of Household and Commercial Waste 2019** entered into force in November 2019. These Bye-Laws were made pursuant to Section 35 (1) of the Waste Management Act 1996 (as amended) and Section 199 of the Local Government Act 2001 (as amended) in accordance with Part 19 of the same Act. These Bye-Laws repeal the 2008 Bye-Laws on Waste Management. The following are the primary provisions of the Bye-Laws relating to the Proposed Development:

Maintenance and Management of Waste Containers

Containers used for the presentation of kerbside waste shall be maintained in such condition and state of repair that the waste placed therein will not be a source of nuisance or litter. Waste shall not be presented in a container where:

- (a) the wheels or lid have been removed or damaged to such an extent that it is not able to contain the waste without spillage, is otherwise unfit for the purpose for which it was designed or is not capable of being conveniently emptied.

Location for Container Storage

Other than on the day before and the designated waste collection day, containers used for the presentation of kerbside waste shall be held within the curtilage of the premises where the waste is

produced. They shall not be stored on a roadway, footway, footpath or any other public place unless the location has been expressly authorised in writing by an authorised person.

Collection Times and Container Removal

Kerbside Waste presented for collection shall not be presented for collection earlier than 6.00 pm on the day immediately preceding the designated waste collection day.

All containers used for the presentation of kerbside waste and any uncollected waste shall be removed from any roadway, footway, footpath or any other public place no later than 9:00am on the day following the designated waste collection day.

Provisions affecting Multi-user Buildings, Apartment Blocks, etc

A management company, or another person if there is no such company, who exercises control and supervision of residential and/or commercial activities in multi-unit developments, mixed-use developments, flats or apartment blocks, combined living/working spaces or other similar complexes shall ensure that:

- (a) separate receptacles of adequate size and number are provided for the proper segregation, storage and collection of recyclable household kerbside waste and residual household kerbside waste,
- (b) additional receptacles are provided for the segregation, storage and collection of food waste where this practice is a requirement of the national legislation on food waste,
- (c) the receptacles referred to in paragraphs 10(a) and 10(b) are located both within any individual apartment and at the place where waste is stored prior to its collection,
- (d) any place where waste is to be stored prior to collection is secure, accessible at all times by tenants and other occupiers and is not accessible by any other person other than an authorised waste collector,
- (e) written information is provided to each tenant or other occupier about the arrangements for waste separation, segregation, storage and presentation prior to collection,
- (f) an authorised waste collector is engaged to service the receptacles referred to in this section of these bye-laws, with documentary evidence, such as receipts, statements or other proof of payment, demonstrating the existence of this engagement being retained for a period of no less than two years. Such evidence shall be presented to an authorised person within a time specified in a written request from either that person or from another authorised person employed by Roscommon County Council,
- (g) receptacles for kerbside waste are presented for collection on the designated waste collection day,
- (h) adequate access and egress onto and from the premises by waste collection vehicles is maintained.

Interference with Orderly Waste Collection

- (a) Employees of an authorised waste collector or of Roscommon County Council involved in the removal of waste shall not be wilfully obstructed, disturbed, interrupted or otherwise interfered with in the course of their engagement in waste collection.
- (b) Unless the following activities have been subject to approval by the authorised waste collector responsible for the container, a microchip attached to an appropriate waste container or any non-time expired identification mark, badge, label, tag, disc or other thing attached to that container or to a refuse bag or to another container shall not be removed, damaged, destroyed, tampered with or otherwise rendered inoperative.
- (c) Waste stored or presented for the purposes of collection shall not be:
 - (i) supplemented by waste added by another person unless that person has been authorised to do so by the person storing or, as the case may be, presenting the container of waste for collection, or

(ii) otherwise interfered with by another person.

(d) Waste shall not be deposited into a refuse collection vehicle by any person other than by an employee of an authorised waste collector or a local authority.

Additional Provisions for Commercial Waste

Commercial waste shall not be deposited at any bring facility provided by or on behalf of Roscommon County Council

6.1.2 Guidance and Policy

6.1.2.1 European Level Context

The **European Green Deal** was launched in 2019 and is a plan of action to make the EU's economy sustainable by turning climate and environmental challenges into opportunities. The European Green Deal includes a roadmap with actions to ensure there are no net emissions of GHG by 2050, boost efficient use of resources by moving to a clean and circular economy, restore biodiversity, and cut pollution.

The **EU's Circular Economy Action Plan (CEAP)** adopted in March 2020, plays a key role in delivering the European Green Deal's ambitious vision of a climate neutral, resource efficient and competitive economy. The action plan aims to ensure that the EU continues to lead the way towards a global circular economy. The circular economy approach is key for global sustainable consumption and production.

The CEAP aims to halve the total amount of municipal waste not recycled by 2030 in the EU. By then, all EU Member States must recycle at least 60% of their municipal waste. Still, even if all EU Member States reach their 60% recycling target by 2030, trends indicate that the target to halve the absolute amount of municipal waste not recycled will not be achieved unless considerably less municipal waste is generated.

The EPA's **'Waste Classification - List of Waste & Determining if Waste is Hazardous or Non-Hazardous'** provides the framework for classifying waste in Ireland. The classification system is based on Commission Decision 2014/955/EU (as amended), Commission Regulation (EU) No. 1357/2014, and Council Regulation (EU) 2017/997 (which updated criteria for Hazardous Property HP 14 'Ecotoxic', valid from 5 July 2018). This system applies across the EU and is the basis for all national and international waste reporting.

6.1.2.2 National Level Context

The Government issued a policy statement in September 1998 titled as **'Changing Our Ways'** which identified objectives for the prevention, minimisation, reuse, recycling, recovery and disposal of waste in Ireland. A heavy emphasis was placed on reducing reliance on landfill and finding alternative methods for managing waste. Amongst other things, Changing Our Ways stated a target of at least 35% recycling of municipal (i.e. household, commercial and non-process industrial) waste.

A further policy document **'Preventing and Recycling Waste - Delivering Change'** was published in 2002. This document proposed a number of programmes to increase recycling of waste and allow diversion from landfill. The need for waste minimisation at source was considered a priority.

In order to establish the progress of the Government policy document Changing Our Ways, a review document was published in April 2004 entitled **'Taking Stock and Moving Forward'**. Covering the period 1998 - 2003, the aim of this document was to assess progress to date with regard to waste management in Ireland, to consider developments since the policy framework and the local authority waste management plans were put in place, and to identify measures that could be undertaken to further support progress towards the objectives outlined in Changing Our Ways.

In September 2020 the government released a new national policy document outlining a new action plan for Ireland and its waste to cover the period of 2020-2025. This plan '**A Waste Action Plan for a Circular Economy**' (WAPCE) was prepared in response to the 'European Green Deal' which sets a roadmap for a transition to a new economy, where climate and environmental challenges are turned into opportunities. Replacing the previous national waste management plan "A Resource Opportunity (2012)" which was drafted by the Department of the Environment, Community and Local Government, and was prepared in response to the 'European Green Deal' (EU, 2011) 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 reorients 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 WAPCE also set out the measure to replace the regional waste management plans with a national plan, this was subsequently achieved through the implementation of the **National Waste Management Plan for a Circular Economy 2024-2030**.

The WAPCE contains over 200 measures across various waste sectors including circular economy, municipal waste, consumer protection and citizen engagement, plastics and packaging, construction and demolition, textiles, green public procurement and waste enforcement.

In 2021, the EPA released the Circular Economy Programme 2021 – 2027. This programme is the driving force for Ireland to move to a circular economy and focuses on decreasing resource use and preventing waste.

In 2024, the **Connacht Ulster Regional Waste Management Plan 2015-2021** alongside the other two regional plans were replaced by the **National Waste Management Plan for a Circular Economy 2024-2030**. The Plan outlines key national and European targets.

This plan sets out the following targeted policies (TP) for Municipal Commercial Waste:

- **TP1.1** Identify and promote new means, methods and key drivers of sustainable consumption practices to reduce waste generation.
- **TP1.2** Ensure that all non-household municipal waste settings adopt best practice on waste segregation and are serviced with a segregated waste collection system to maximise the quantity and quality of materials collected.
- **TP1.3** Strengthen the monitoring and accurate measurement of commercial municipal waste flows.
- **TP1.4** Implement appropriate engagement and /or enforcement measures in response to non-compliances identified.
- **TP1.5** Promote the consistent application of an appropriate incentivised charging system for non-household municipal waste, through awareness and enforcement.

6.1.2.3 Local Level Context

The Proposed Development is located in the local authority area of RCC. As stated in Section 6.1.2.2, the regional waste management plans were replaced by the **National Waste Management Plan for a Circular Economy 2024-2030** in 2024. As a result, the **Roscommon County Development Plan 2022-2028 (RCDP)** sets out a number of policy objectives for Roscommon County in line with the objectives of the Connacht Ulster Region Waste Management Plan 2015-2021 as opposed to the National Waste Management Plan. The following is a list of the relevant infrastructure, transport and communications (ITC) policy objectives as outlined in Section 7.10 (Waste Management) of the RCDP.

- **ITC 7.52** Support the implementation of the Connacht Ulster Region Waste Management Plan 2015- 2021 and any subsequent updates;
- **ITC 7.53** Encourage and support waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste.
- **ITC 7.54** Facilitate the transition from a waste management economy to a green circular economy to increase the value recovery and recirculation of resources.

- **ITC 7.55** Promote the principles of the circular economy in minimising waste going to landfill and maximise waste as a resource, with prevention, preparation for reuse, recycling and recovery prioritised in that order, over the disposal of waste.
- **ITC 7.56** Promote and support the provision of separate collection of waste in accordance with the requirements of the Waste Management (Food Waste) Regulations 2009, the Waste Framework Directive Regulations 2011 and other relevant legislation.

Additionally, the RCC Local Authority Climate Action Plan (LACAP) identifies a number of other waste objectives including a community resilience and transition (CRT) objective to ‘*Engage with the business community in the management of food and other wastes in support of a circular economy*’.

6.2 Estimated Waste Types and Volumes

6.2.1 Typical Waste Categories

The typical non-hazardous and hazardous wastes that will be generated at the Proposed Development will include the following:

- Mixed Residual Waste;
- Dry Mixed Recycling – includes wastepaper (including newspapers, magazines, brochures, catalogues, leaflets), cardboard and plastic packaging, metal cans, plastic bottles, aluminium cans, tins and Tetra Pak cartons;
- Organic Waste;
- Glass and;
- Foul Water

In addition to the typical waste materials that will be generated at the development on a daily basis, there will be some additional waste types generated in small quantities/ less frequently which will be managed separately including:

Drink Cans and Bottles: Most drinks containers can be recycled via the Deposit Return Scheme (DRS). Bottles and cans made from plastic, aluminium or steel can be returned via a Reverse Vending Machine (RVM), provided they are between 150 ml and 3 litres in capacity and carry the Re-turn logo, regardless of where they were originally purchased.

Green/garden waste: Green waste generated from internal plants, flowers or external landscaping will be placed in the organic waste bins.

Batteries (both hazardous and non-hazardous): In order to comply with Statutory Instrument 283/2014 – European Union (Batteries and Accumulators) Regulations 2014 (as amended), batteries may be collected by an authorised waste collector or brought to an authorised waste facility.

Waste electric and electronic equipment (WEEE) (both hazardous and non-hazardous): In accordance with the WEEE Directive (Directive 2002/96/EC) and associated Waste Management (WEEE) Regulations, WEEE generated by the café may be collected free of charge directly from the premises via WEEE Ireland's business collection service. Commercial grade WEEE will be managed via an authorised waste contractor. In addition, WEEE can be brought back within 15 days to retailers when they purchase new equipment on a like for like basis. Retailers are also obliged to collect WEEE within 15 days of delivery of a new item, provided the item is disconnected from all mains, does not pose a health and safety risk, and is readily available for collection.

Chemicals: Chemicals (Paints, adhesives, resins, detergents etc.) are generally classified as hazardous waste. This will be managed through an authorised waste collector or facility.

Textiles (Towels, linen, cleaning towels): Textiles can be donated to a charitable organisation for reuse, or otherwise disposed of via the café's authorised waste collector.

Furniture (including occasionally, bulky waste): Furniture and other bulky waste items can be collected and disposed of via the café's authorised waste collector for appropriate management.

Waste cooking oil: Waste cooking oil generated by the café shall be collected by a licensed waste cooking oil contractor.

The responsibility to dispose of the waste types listed above in a legally compliant manner lies with the holder of the waste.

6.2.2 European Waste/ List of Waste Codes

In 1994, the European Waste Catalogue and Hazardous Waste List were published by the European Commission. In 2002, the EPA published a document titled the European Waste Catalogue and Hazardous Waste List, which was a condensed version of the original two documents and their subsequent amendments. This document has recently been replaced by the EPA 'Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous (2018). This waste classification system applies across the EU and is the basis for all national and international waste reporting, such as those associated with waste collection permits and licences and the EPA National Waste Database.

Under the classification system, different types of wastes are fully defined by a code. The List of Waste (LoW) codes (previously referred to as European Waste Catalogue (EWC)) for typical waste materials expected to be generated during the operation of the Proposed Development are provided in Table 6-1 below.

Table 6-1 Expected Waste Types Arising from the Operational Phase and LoW Code

LoW Code	Materials
20 01 Separately Collected Fractions (Except packaging (including separately collected municipal packaging waste))	
20 01 01	Paper and cardboard
20 01 02	Glass
20 01 08	Biodegradable kitchen and canteen waste
20 01 10	Clothes
20 01 11	Textiles
20 01 13*	Solvents
20 01 25	Edible oil and fat
20 01 26*	Oil and fat other than those mentioned in 20 01 25
20 01 27*	Paint, inks, adhesives and resins containing hazardous substances
20 01 28	Paint, inks, adhesives and resins other than those mentioned in 20 01 27
20 01 29*	Detergents containing hazardous substances
20 01 30	Detergents other than those mentioned in 20 01 29

LoW Code	Materials
20 01 33*	Batteries and accumulators included in 16 06 01, 16 06 02 or 16 06 03 and unsorted batteries and accumulators containing these batteries
20 01 34	Batteries and accumulators other than those mentioned in 20 01 33
20 01 35*	Discarded electrical and electronic equipment other than those mentioned in 20 01 21 and 20 01 23 containing hazardous components ²
20 01 36	Discarded electrical and electronic equipment other than those mentioned in 20 01 21, 20 01 23 and 20 01 35
20 01 37*	Wood containing hazardous substances
20 01 38	Wood other than that mentioned in 20 01 37
20 01 39	Plastics
20 01 40	Metals
20 01 99	Other fractions not otherwise specified
20 02 Garden and park wastes (including cemetery waste)	
20 02 01	Biodegradable waste
20 02 02	Soil and stones
20 02 03	Other non-biodegradable wastes
20 03 Other municipal wastes	
20 03 01	Mixed municipal waste
20 03 02	Waste from markets
20 03 03	Street-cleaning residues
20 03 07	Bulky waste
20 03 99	Municipal wastes not otherwise specified
13 Oil Wastes and Wastes of Liquid Fuels (except edible oils, and those in chapters 05, 12 and 19)	
13 05 02*	Sludges from oil/water separators
13 05 03*	Interceptor sludges
13 05 07*	Oily water from oil/water separators

* may contain hazardous substances

6.2.3 Estimated Waste Volumes

Café Building

Waste volumes expected to be generated by the café building have been estimated based on the British Standards guidance document "Waste Management in Buildings - Code of Practice BS 5906:2005"² and the EPA's "2022 Commercial Municipal Waste Characterisation"³.

BS 5906:2005 states that in order to calculate weekly waste arising for restaurant waste, of which the proposed café building falls under the following formula should be used:

$$\text{Number of covers} \times [75 \text{ L (litres)}]^4$$

The café within the Proposed Development site has an estimated 50 no. covers. Therefore, the following calculation produces the weekly estimated waste arisings for the café building.

$$50 \times 75 \text{ (L)} = 3,750 \text{ L}$$

According to the 2022 Commercial Municipal Waste Characterisation Report prepared by the EPA, Mixed Residual Waste (MRW) contributes to 73%, Dry Mixed Recyclables (DMR) to 18%, and Organic Waste to just 9% of the total commercial waste managed in Ireland.

For the Food Services sector specifically (which includes cafés), waste segregation remains a significant challenge; organic material, primarily food waste, makes up 34.2% of the average general waste (MRW) bin and 19.9% of the recycling (DMR) bin. On a national commercial level, glass represents 0.9% of the total waste profile, of which 83.8% is found in general waste (MRW), 16.1% in recycling (DMR), and 0.1% in Organic Waste collection.

The following calculations were used to determine the accurate percentage of each waste stream:

1. $(0.9/100) \times (\text{Waste Stream Percentage in Glass Stream}) = \text{Glass in Stream}$
2. $\text{Waste Stream percentage} - \text{Glass in Stream} = \text{Final Waste Stream Percentage}$

The breakdown between the four streams is presented in Table 6-2 below.

Table 6-2 Estimated Waste Volumes in % for the Café Building

Mixed Residual Waste (MRW)	Dry Mixed Recyclables (DMR)	Organic Waste	Glass
72.3%	17.9%	8.9%	0.9%

The anticipated weekly waste volumes at the café building are expected to be 3,750 L, and the daily waste volumes at approximately 535.7 L. The estimated volumes of the waste streams generated on a daily basis at the Proposed Development are set out in Table 6-3 below.

Table 6-3 Estimated Waste Volumes for the Café Building

Waste Type	Estimated Volumes (L)* Generated per Day
MRW	387.3

² British Standards (2005), *Waste Management in Buildings - Code of Practice BS 5906:2005*, available at: <https://knowledge.bsigroup.com/products/waste-management-in-buildings-code-of-practice>

³ EPA (2023), *2022 Commercial Municipal Waste Characterisation*, available at: [https://www.epa.ie/publications/monitoring-assessment/waste/national-waste-statistics/2022-Non-Household-Municipal-Waste-Characterisation-Report-\(CTC-2023\).pdf](https://www.epa.ie/publications/monitoring-assessment/waste/national-waste-statistics/2022-Non-Household-Municipal-Waste-Characterisation-Report-(CTC-2023).pdf)

⁴ 75 L is the estimated volume of waste generated per cover

DMR	95.9
Organic Waste	47.7
Glass	4.8

* One litre has a mass of almost exactly one kilogram when measured at its maximal density, which occurs at about 4°C.

Water Sports Pavilion Building

Waste volumes expected to be generated at the WSP building have been estimated based on the British Standards guidance document "Waste Management in Buildings – Code of Practice BS 5906:2005" and the EPA's "2022 Commercial Municipal Waste Characterisation".

BS 5906:2005 shows that weekly waste arisings for 'entertainment complex/ leisure centre' buildings are estimated using the following example:

Entertainment complex/ leisure centre with a floor area of 3,500m² equates to a weekly waste estimate of 17,500 L.

Therefore, the following calculation can be assumed and applied for the WSP building: volume of waste per m² of floor area [5 litres] × floor area.

The proposed floor area of the WSP building is 683m². Therefore, the following calculation produces the weekly estimated waste arisings for the WSP building.

$$5 \times 683 \text{ (L)} = 3,415 \text{ L}$$

In relation to the 2022 Commercial Municipal Waste Characterisation Report prepared by the EPA, the WSP building has been considered under the 'Sports, Arts and Entertainment sector' category for the purpose of this estimation. Table 6-4 below shows a breakdown of expected waste materials from the Sports, Arts and Entertainment sector based on correct segregation based on the EPA's "2022 Commercial Municipal Waste Characterisation".

Table 6-4 Estimated Waste Volumes in % for the Water Sports Pavilion Building

Mixed Residual Waste (MRW)	Dry Mixed Recyclables (DMR)	Organic Waste	Special/Irregular Wastes
21%	62%	13%	4%

The anticipated weekly waste volumes at the WSP building are expected to be 3,415 L, and the daily waste volumes at approximately 487.9 L. The estimated volumes of the waste streams generated on a daily basis at the Proposed Development are set out in Table 6-5 below.

Table 6-5 Estimated Waste Volumes for the Water Sports Pavilion Building

Waste Type	Estimated Volumes (L)* Generated per Day
MRW	102.5
DMR	302.5
Organic Waste	63.4
Glass	19.5

* One litre has a mass of almost exactly one kilogram when measured at its maximal density, which occurs at about 4°C.

Public Realm

Wastes will be generated from the public realm areas of the Proposed Development during the operational phase. The two primary sources of public realm waste will be

- Waste from bins located throughout the public realm areas; and
- Waste from maintenance of vegetation and grassed areas.

Public Realm Bins

It is anticipated that 7 no. bins will be located throughout the public realm with an estimated size of 178 litres per bin. The exact number of public realm bins will be confirmed at detailed design stage. For a conservative estimate of frequency of bin emptying (typically 2-3 times per week in public realm locations), it is assumed that bins will be emptied 3 times per week at the Proposed Development site.

Based on the following assumptions (and assuming worst-case scenario where bins are always full) the following calculation provides an estimate for volume of waste generated by public realm bins each week.

$7 \times 178 \text{ litres} = 1,246 \text{ litres} \times 3 \text{ times per week} = 3,738 \text{ litres of waste per week.}$

Daily volume of waste generated by public realm bins is estimated at approximately 534 litres/day.

It is proposed that public realm waste bins will not be segregated and all waste collected from public realm bins will be classified as mixed residual waste.

Vegetation Maintenance and Grass Cutting

Organic waste will be generated from vegetation maintenance and grass cutting within the public realm areas of the Proposed Development site. Grass cuttings from mowing and light vegetation maintenance clippings will be left in place when cut.

6.3 Waste Storage, Handling, Collection and Transport

6.3.1 Introduction

This section provides information on the waste storage, handling, collection and transport at the Proposed Development. This includes how the waste hierarchy will be implemented at the Proposed Development. This has been prepared with due consideration of the proposed site layout as well as best practice standards, local and national waste management requirements including those of RCC. In particular, consideration has been given to the following documents:

- British Standards (2005), BS 5906:2005 Waste Management in Buildings – Code of Practice.
- RCC (2019), Bye-Laws for the Segregation, Storage and Presentation of Household and Commercial Waste 2019.
- Regional Waste Management Planning Offices (2024), National Waste Management Plan for a Circular Economy 2024-2030.
- Department of the Environment, Housing, Local Government and Heritage (2022), Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities.

6.3.2 Waste Storage

The data provided in Table 6-3 above outlines the estimated waste volumes that will be generated during the operational phase of the Proposed Development. All waste for the Proposed Development will be segregated prior to storage in the appropriate waste receptacle.

Waste storage areas (WSAs) will be located within the Proposed Development site. All bins in the WSA will be clearly labelled and there will be additional signage within the WSA to guide residents to dispose of their refuse in the correct refuse bins. In line with BS 5906:2005, bins in the WSA will consist of 120 litre bins, 240 litre bins and 1100 litre bins.

The WSA will be provided at the exterior of the café. Additionally, adequate waste and recycling bins will be distributed throughout the Proposed Development site, and will ensure sufficient capacity to manage any potential additional generated waste.

The RCC Waste Management Bye-Laws 2019 set out provisions for waste management arrangements at multi-user buildings and apartment blocks. These provisions are set out in Section 6.1.1.3 above and summarised as follows:

- Separate receptacles of adequate size and number are provided for the proper segregation, storage and collection of recyclable commercial waste and residual commercial waste. These receptacles are to be located at the WSA prior to collection. Receptacles for kerbside waste be presented for collection on the designated waste collection day. Adequate access and egress onto and from the premises by waste collection vehicles be maintained.
- The WSA prior to collection be secure and accessible by staff and not accessible by any other person than an authorised waste collector.
- Written information be provided to staff about the waste arrangements prior to collection.
- Authorised waste collector engaged to service the receptacles set out above is required to documentary evidence, including receipts, statements or other proof of payments that demonstrate the existence of the engagement being retained for a period of less than two years. Such evidence shall be presented to an authorised person within a time requested in writing from that authorised person or another authorised person employed by RCC.

The redevelopment of the marina includes new sections of the jetty and will include provisions of services for boat users including foul water pump out-facilities. Waterways Ireland will ensure the functioning and adequate capacity of these services. Foul water from these sections of the jetty will connect to the existing Uisce Éireann operated on-site pumping station. It is anticipated that no upgrade to the surrounding infrastructure is required.

6.3.3 Waste Handling

RCC will be responsible for emptying bins in the area and litter removal during operation. Waste handling will align with the waste management requirements set out in RCC's Waste Management Bye-Laws 2019. The following provisions apply to the Proposed Development in relation to waste handling:

- Waste containers used for presentation of kerbside waste will be maintained in good condition and will not be a source of nuisance or litter,
- Containers will be held within the curtilage of the premises other than on the day before and the designated waste collection day, and will not be stored on a public roadway, footway or footpath without written authorisation,
- Waste will not be presented for collection earlier than 6:00pm on the day preceding the designated collection day, and containers will be removed no later than 9:00am on the day following collection,
- Waste stored or presented for collection will not be supplemented by waste added by another person unless authorised to do so, and employees of an authorised waste collector will not be obstructed or interfered with in the course of collection,
- Commercial waste will not be deposited at any bring facility provided by or on behalf of Roscommon County Council.

6.3.4 Waste Collection and Transport

The collection of waste from the Proposed Development will be undertaken by an appointed appropriately licensed waste contractor. There are six domestic waste collection operators that service Roscommon currently³. These are provided, alongside their associated National Waste Collection Permit Office (NWCPO) reference number, in the list below:

- AES Recycling - NWCPO-08-10601-07
- Barna Recycling - NWCPO-08-03604-07
- Mulleady's Ltd - NWCPO-09-10621-08
- Oxygen Environmental Unlimited Company - NWCPO-08-01106-06
- Panda Green - NWCPO-13-11193-06
- The Binman - NWCPO-20-12446-01

The aforementioned waste collection operators offer MRW, DMR, and Organic Waste collection services. AES Recycling provides glass collection services in addition to MRW, DMR, and organic waste collection. The remaining waste operators do not explicitly indicate the provision of domestic glass collection services however; glass collection services may be available subject to operator capacity and site-specific arrangements.

There are no thermal treatment facilities in Co. Roscommon, however, there are two in the Eastern-Midlands Region; one in Duleek, Co. Meath and a second facility in Poolbeg, Co. Dublin.

6.3.5 Waste Hierarchy

This section outlines how the Proposed Development will maximise recycling, composting, and recovery, with diversion from landfill, where possible. Foul water including generated at the Proposed Development site will be pumped to the existing Uisce Éireann operated on-site pumping station. Table 6-5 below sets out the percentages and quantities of waste anticipated to be recycled/ composted/ anaerobically digested, recovered, and sent to landfill at the Proposed Development. Approximately 81% of the waste generated at the Proposed Development will be recycled, composted, anaerobically digested, or recovered while approximately 19% of the generated waste will be sent to landfill. Furthermore, less frequent/lower quantity waste streams generated at the Proposed Development will be managed via recycling, reuse and recovery mechanisms in accordance with Section 6.2.1.

Table 6-5 Estimated Percentages and Volumes of Waste for Recycling/Composting/Anaerobic Digestion, Recovery, and Landfill*

Waste Stream	Volume (Vol)	Recycling/Compositing/Anaerobic Digestion		Recovery		Landfill	
		%	Vol	%	Vol	%	Vol
MRW	387	-	-	74.7	289.33	25.3	97.99232143
DMR	95.89285714	100	95.89285714	-	-	-	-
Organic Waste	47.67857143	100	47.67857143	-	-	-	-
Glass	4.821428571	100	4.821428571	-	-	-	-
Total	535.714287		148.3928571		289.33		97.99232143

**Note: These are preliminary estimated percentages and quantities working under the assumption that all glass and DMR will be recycled and all organic waste will be composted. The MRW percentage and quantities are based on 2023 EPA Data whereby the municipal waste category did not wholly apply to MRW due to its inability to be recycled, composted or reused, and the remaining*

³ My Waste, Waste Management Providers in Roscommon. Available at: <https://mywaste.ie/dispose-waste/at-home/who-can-collect-your-waste/contact/roscommon/>

waste management types were recalculated to account for the waste management types that did apply to MRW (Landfill and Recovery)⁶

⁶ EPA (2025) *2023 Municipal Waste Statistics for Ireland*. Available at: <https://www.epa.ie/our-services/monitoring--assessment/waste/national-waste-statistics/municipal/>

7.

CONCLUSION

In conclusion, this OMP outlines the organisational structure and responsible parties for the maintenance and operation of the Proposed Development and demonstrates that the Proposed Development will be operated in full compliance with all applicable waste management legislation, guidance, and policy.

Waterways Ireland will have continued responsibility for the operation and maintenance of the Marina including all facilities for marina users including cleaning of bathrooms and shower facilities and ensuring the functioning and adequate capacity of services for boat users such as water, electricity and pump-out services.

RCC (or an operator appointed by RCC) will be responsible for the maintenance of car and bicycle parking spaces, and road maintenance including the cycle/pedestrian pathway, and the Public Recreation Areas including regular maintenance of landscaping, meadow areas, the playground, public benches, emptying bins, and litter removal, and monitoring and maintenance of SuDS drainage features throughout the Proposed Development.

RCC intends to lease the Water Sports Pavilion to an appointed operator. The appointed operator will be responsible for the day-to day operation, management and maintenance of the building and associated facilities. An appointed operator will be responsible for the management of the café. The maintenance will include but is not limited to waste management and periodic cleaning of the solar panels.

Waste storage will be managed through the WSA provided at the café's exterior, with supplementary bins provided throughout the Proposed Development site for any additional generated waste. Foul water pump-out facilities will be managed by Waterways Ireland and will connect to the existing Uisce Éireann operated on-site pumping station, with no anticipated upgrades required to the surrounding infrastructure. RCC will be responsible for emptying bins and removal of litter throughout the Proposed Development site. Waste handling will align with RCC's Waste Management Bye-Laws. Maintenance of waste storage areas will be the responsibility of RCC. Waste collection and transport will be carried out on a regular basis by an appropriately licensed contractor.

This OMP sets out the maintenance and operational proposal and details a plan for waste management including waste storing, handling, collection and transport, which aims to minimise waste generation by promoting maximum recycling and recovery with diversion from landfill where possible.

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APPENDIX 1

MAINTENANCE SCHEDULE

Key	Area	Action	Responsibility	Frequency	Occ.
	Formal Grass	20mm cut - cylinder - boxed	Park team	36	36
		<i>Consider 20mm cut mulched</i>	Park team		
		Remove leaves	Park team	Three per year	3
		Solid tine	Park team	Annually	1
		Scarify	Park team	Annually	1
		Apply selective pesticide (as required)	Park team	As required	
		Edge with long handled shears	Park team	Fortnightly	26
		Edge with half moon tracer / spade	Park team	Annually	1
		Litter picked and visually checked	Park team	Daily	260
		Clear leaves	Park team	Five per year	5
		Make good damaged or worn areas	Park team	Annually	1
		Top dress	Park team	Annually	1
	Recreational grass areas	50mm cut - let fly	Grounds maintenance	21	21
		Remove leaves	Park team	Five per year	5
		Mechanical edging	Park team	Annually	1
		Edge with half moon tracer / spade	Park team	Annually	1
		Litter picked and visually checked	Park team	Daily	260
		Make good damaged or worn areas	Park team	Annually	1
		Slit damp areas	Park team	Annually	1
	Long grass	Litter picked and visually checked	Park team	Daily	260
		Flail	Grounds maintenance	Annually	1
		Mechanical collection of arisings	Grounds maintenance	Annually	1
		<i>Or rake and remove arisings</i>	Park team		
	Meadow	Litter picked and visually checked	Park team	Daily	260
		Flail	Grounds maintenance	Annually	1
		Mechanical collection of arisings	Grounds maintenance	Annually	1
		<i>Or rake and remove arisings</i>	Park team		
		Wildflower Plug plant / bulbs	Park team	Two per year	2
	Bedding	Litter picked and visually checked	Park team	Daily	260
		Strip plants / bulbs	Park team	Twice per year	2
		Prepare border - clear debris	Park team	Twice per year	2
		Prepare border - incorporate organic matter	Park team	Annually	1
		Prepare border - dig over / deep rotovate	Park team	Twice per year	2
		Prepare border - shape surface / obtain tilth	Park team	Twice per year	2
		Plant	Park team	Twice per year	2
		Irrigate	Park team	Six per year	6
		Apply fertiliser / liquid feed	Park team	Three per year	3
		Hoe, weed	Park team	Fortnightly	26
		Remove leaves	Park team	Six per year	5
		Edge with long handles shears	Park team	Fortnightly	26
		Edge with half moon tracer / spade	Park team	Annually	1
		Reinstate turf edging / reduce border.	Park team	Annually	1
	Hedges	Litter picked and visually checked	Park team	Daily	260
		Gap up with appropriate species	Park team	Annually	1
		Cut with powered equipment (formal)	Park team	Three per year	3
		Cut with powered equipment (high informal)	Grounds maintenance	Annually	1
		Cut with powered equipment (low informal)	Park team	Annually	1
		Remove shred and compost arisings	Park team	As required	
		Remove alien species	Park team	Annually	1
		Weed control	Park team	Three per year	3
	Shrubs	Litter picked and visually checked	Park team	Daily	260
		Gap up with appropriate species	Park team	Annually	1
		Spot weed	Park team	Fortnightly	26
		Spot spray herbicide	Park team	Three per year	3
		Edge with long handles shears	Park team	Fortnightly	26
		Edge with half moon tracer / spade	Park team	Annually	1
		Prune as scheduled within species schedule	Park team	As required	
		Shred and compost arisings	Park team	As required	
		Mulch with composted wood chip / bark	Park team	Annually	1

	Herbaceous	Litter picked and visually checked	Park team	Daily	260
		Hoe weed	Park team	Fortnightly	26
		Spot weed herbicide	Park team	Fortnightly	26
		Stake and tie plants	Park team	As required	
		Irrigate	Park team	Six per year	6
		Cut back	Park team	Annually	1
		Prune	Park team	As required	
		Lightly fork	Park team	Monthly	12
		Remove leaves	Park team	Five per year	5
		Mulch with soil improver	Park team	Annually	1
		Edge with long handles shears	Park team	Fortnightly	26
		Edge with half moon tracer / spade	Park team	Annually	1
		Gap up with appropriate species	Park team	Annually	1
	Rocks	Litter picked and visually checked	Park team	Daily	260
		Strim around	Park team	Fortnightly	26
		Remove graffiti	Parks team / Graffiti team	As required	
	Woodland and tree management	Litter picked and visually checked	Park team	Daily	260
		Inspect current tree cover in respect of health and safety	Park team	Annually	1
		Remove deadwood, crown clean and lift (2.5m) trees over footpaths, chip and dispose if arisings	Arboricultural team	As required	
		Remove deadwood, crown clean and lift (5.0m) trees over vehicular service roads, chip and dispose if arisings	Arboricultural team	As required	
		Prune back trees that oversail neighbouring gardens, chip and dispose of arisings	Arboricultural team	As required	
		Monitor footpath condition for root damage	Park team	Monthly	12
		Removal of epicormic / basal / suckers	Park team	Annually	1
		Planting of new trees	Park team	As required	
		Check and make good damage to newly planted trees and structures	Park team	Monthly	12
		Irrigate newly planted trees (up to 3 years)	Park team	Four per year	4
		Formatively prune young trees , chip and dispose of arisings	Parks team / Arboricultural team	Annually	1
		Removal of programmed, dead, diseased trees - stump grind, dispose or retain deadwood on site as applicable,	Arboricultural team	As required	
	Raingardens	Remove litter from waters edge	Park team	Daily	260
		Remove debris from sluice	Park team	Weekly	52
		Hoe weed	Park team	Fortnightly	26
		Spot weed herbicide	Park team	Fortnightly	26
		Stake and tie plants	Park team	As required	
		Cut back	Park team	Annually	1
		Prune	Park team	As required	
		Lightly fork	Park team	Monthly	12
		Remove litter from surrounding area	Park team	Daily	260
		Remove litter / debris from island	Park team	Weekly	52
		Surrounding footpath cleaned	Park team	Weekly	52
		Dredging	External contract	Annually	1
		Vegetation management	Park team	Annually	1
	Timber decking	Visual defect checks	Park team	Daily	260
		Recorded defect checks	Park team	Monthly	12
		Report defects	Park team	Daily	260
		Make good defects	Parks team / asset management	As required	
		Wash with high pressure wash	Park team	Annually	1
		Remove debris and litter	Park team	Weekly	52
		Remove / report graffiti	Park team	As required	0
	Footpaths	Visual defect checks	Park team	Daily	260
		Recorded defect checks	Park team	Monthly	12
		Report defects	Park team	Daily	260
		Remove litter	Park team	Daily	260
		Benches - remove debris / litter	Park team	Weekly	52
		Make good defects	Parks team / asset management	As required	
		Dress Whinstone	Park team	Annually	1
		Dress bark / wood chip	Park team	Monthly	12
		Monitor footpath condition for root damage	Park team	Monthly	12
	Playground	Visual defect check equipment	Park team	Daily	260
		Visual defect check fencing	Park team	Daily	260
		Recorded defect checks	Park team	Monthly	12
		Report defects	Park team	Daily	260
		Make good defects	Play team	As required	
		Cleaned	Park team	Monthly	12
		Remove litter	Park team	Daily	260
		Remove graffiti	Parks team / Graffiti team	As required	
		Recorded visual inspection, moving parts, lubricated	Play team	Fortnightly	26
		Full repainting	Play team	Three years	
		Independent annual inspection	External contract	Annually	1

	Furniture incl. Seats, picnic benches, litter bins, signage, gates, railings	Visual defect check	Park team	Daily	260
		Recorded defect checks	Park team	Monthly	12
		Washed clean	Park team	Monthly	12
		Emptying of litter bins	Park team	Daily	260
		Touch up paintwork / treatment as required	Park team	As required	
		Moving mechanisms oiled	Park team	Monthly	12
		Report defects	Park team	Daily	260
		Make good defects	External contract / parks team	As required	
		Pest control	Pest control team	Monthly	12
		Remove graffiti	Parks team / Graffiti team	As required	
	Lighting	Check for visual faults	Park team	Weekly	52
		Report defects	Park team	Daily	260
		Make good defects	External contract	As required	
		Remove graffiti	Parks team / Graffiti team	As required	
	Building External	Cleaning of gutters and hopper heads	Asset management	Annually	1
		Painting of exterior painted areas	Asset management	Every 5 years	
		Spot painting of exterior	Asset management	As required	
		Washing of paintwork / exterior surfaces	Asset management	Four per year	4
		Floor and steps to be kept brushed down and kept free from growths	Asset management	Weekly	52
		Shutters to be oiled, eased and maintained as operational	Asset management	Monthly	12
		Roof windows to be eased occasionally in order to be operational	Asset management	Monthly	12
		Roof to be kept clear of debris	Asset management	As required	
		Cleaning of windows externally	External contractor	Four per year	4
		Remove / report graffiti	Parks team	As required	
		All accesses building to be kept clear	Parks team	Daily	260
	Toilets	Empty all waste receptacles except feminine hygiene and nappy bins	Cleaning team	Daily	260
		Thoroughly clean hand basins, toilet bowls, urinals, showers and all pipe work	Cleaning team	Daily	260
		Clean splash backs to hand basin	Cleaning team	Daily	260
		Clean and polish all mirrors	Cleaning team	Daily	260
		Replenish toilet commodities	Cleaning team	Daily	260
		Spot clean walls and toilet partitions	Cleaning team	Daily	260
		Remove any graffiti	Cleaning team	Daily	260
		Thoroughly mop / mechanically scrub all floors	Cleaning team	Daily	260
		Monitor throughout the day	Cleaning team	Four times daily	1456
		Clean all waste receptacles	Cleaning team	Weekly	52
		Wash or polish all furniture, ledges, skirting, pipes and radiators	Cleaning team	Weekly	52
		Clean all telephone handsets	Cleaning team	Weekly	52
		Dust venetian blinds	Cleaning team	Weekly	52
		Wash paint work to doors	Cleaning team	Weekly	52
		Clean glass to doors, internal windows and circulation	Cleaning team	Weekly	52
		Remove marks to walls, internal glass and light switch area	Cleaning team	Weekly	52
		Thoroughly vacuum all carpeted areas	Cleaning team	Weekly	52
		Spray clean all hard surfaces	Cleaning team	Weekly	52
		De-scale all toilets, except stainless steel.	Cleaning team	Weekly	52
		Spot paint / fill any damage to walls / surfaces	Parks team	As required	0
		Clean insides of internal windows	Cleaning team	Four per year	4
		Shampoo upholstered furniture, to remove stains marks and spillages, restoring general condition	Cleaning team	Annually	1
		Clean light fitting, include shades, fluorescent diffuser shades	Cleaning team	Annually	1
		Shampoo all carpeted areas (including loose fitting carpets, mats, rugs) to remove stain, marks and spillages, restoring general condition	Cleaning team	Annually	1
		Restore / maintain hard floor coverings, dry and reapply polish sealant, where necessary	Cleaning team	Annually	1