

**OUTLINE  
CONSTRUCTION & DEMOLITION  
WASTE MANAGEMENT PLAN**

**FOR A PROPOSED  
STRATEGIC HOUSING DEVELOPMENT**

**AT**

**PARK WEST  
DUBLIN 12**

**17<sup>th</sup> November 2021**



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## 1.0 INTRODUCTION

This document presents the Construction and Demolition Waste Management Plan (CWMP) for the control, management and monitoring of waste associated with a proposed Strategic Housing Development at Park West, Dublin 12.

The development will consist of 750 no. residential units, community amenity space, a creche, a Café bar and a retail unit.

The CWMP has been prepared to demonstrate how the Construction Phase will comply with the following relevant legislation, relevant Best Practice Guidelines and Local Authority Waste Management Policies:

*Waste Management Acts 1996*

*Waste Management (Collection Permit) Regulations 2007 (SI No. 820 of 2007)*

*Waste Management (Collection Permit) Amendment Regulations 2008 (SI No. 87 of 2008)*

*Department of the Environment, Heritage and Local Government – Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects – July 2006.*

*The Eastern-Midlands Region Waste Management Plan 2015-2021.*

*EPA “Guidance on Soil and Stone By-Products in the context of Article 27 of the European Communities (Waste Directive) Regulations – Version 3 June 2019*

*Dublin City Council Development Plan 2016 – 2022*

*EPA Draft Best Practice Guidelines for the preparation of resource management plans for construction and demolition projects, April 2021*

The **Objective of this Waste Management Plan** is to minimise the quantity of waste generated by construction activities, to maximise the use of materials in an efficient manner and to maximise the segregation of construction waste materials on-site to produce uncontaminated waste streams for off-site recycling.

The Waste Management Plan shall be implemented throughout the construction phase of the development to ensure the following:

- That all site activities are effectively managed to minimise the generation of waste and to maximise the opportunities for on-site reuse and recycling of waste materials.
- To ensure that all waste materials are segregated into different waste fractions and stored on-site in a managed and dedicated waste storage area.
- To ensure that all waste materials generated by site activities are removed from site by appropriately permitted waste haulage contractors and that all wastes are disposed of at approved waste licensed / permitted facilities in compliance with the *Waste Management Act 1996* and all associated Waste Management Regulations.

## **2.0 THE CIRCULAR ECONOMY**

Ireland's national waste policy is 'A Waste Action Plan for A Circular Economy – Ireland's National Waste Policy 2020 – 2025'. The policy, published September 2020, is intended to move Ireland toward a circular economy in which focus is shifted away from waste disposal, favouring circularity and sustainability by identifying and maximising the value of material through improved design, durability, repair and recycling. By extending the time resources are kept within the local economy, both environmental and economic benefits are foreseen.

The proposed development will implement the above policy as follows:

- Re-Use on-site of all excavated soils and stones as fill material and as landscaping material.
- The purchase of construction materials as needed to prevent over supply and potential for damage whilst in storage.
- The segregation of construction waste streams into separate storage containers to maximise the potential for the re-use of the materials.
- The import of Article 27 soils where possible.
- The Developer of the Project is committed to implementing the relevant aspects of the Circular Economy Policy throughout the construction phase of the development.

## **3.0 DEVELOPMENT LOCATION**

The application site is located within Park West, Dublin 12 and east of Park West Avenue and north of Park West Road. The Dublin to Cork mainline railway defines the northern boundary with Park West Business Park to the east. The northern and eastern boundaries of the site, to the rail line and Park West Business Park respectively, are defined by palisade fencing. An existing berm defines the southern and western boundaries of the site. The site is largely undeveloped with the exception of the Aspect Hotel, comprising an 8-storey hotel building and ancillary surface carpark accessed from Park West Avenue.

## **4.0 DESCRIPTION OF SITE ACTIVITIES & WASTE ARISING**

The range of works required for the Construction Phase are summarised in Table 1. The expected construction and demolition waste that will be generated throughout the course of the development are described in Tables 2 & 3 below.

**Table 1** Sequence of Construction Works

Activity Sequence	General Description
Identification of Existing Utility Services	Set up bunting, mark location of live services, including E.S.B., Gas etc.
Removal of Vegetation	e.g. Trees and vegetation
Transport of material off site	Bulk excavation
Substructure	Foundations services infrastructure
Superstructure	Framework, roofing and external finishes
Internal Finishes	Mechanical & Electrical etc.
External Landscaping	Hard and soft landscaping

**Table 2** Typical Construction Waste Composition

Description of Waste	%
Mixed Construction & Demolition Waste	33
Wood	28
Plasterboard (Gypsum materials)	10
Ferrous Metals	8
Concrete	6
Mixed other wastes	15
<i>Total</i>	<i>100</i>

**Table 3** Predicted Waste Generation

Waste Type	Predicted tonnage to be produced	Re-Use		Recyclable		Disposal	
		Tonnage	%	Tonnage	%	Tonnage	%
Mixed C&D	1250	125	10	1000	80	125	10
Timber	1000	400	40	550	55	50	5
Plasterboard	500	150	30	300	60	50	10
Metals	250	12.5	5	225	90	12.5	5
Concrete	200	60	30	130	65	10	5
Mixed waste	800	160	20	480	60	160	20
Total	4000	907.5		2685		407.5	
Soils	37,320m <sup>3</sup>	6112 m <sup>3</sup>	16			31,208m <sup>3</sup>	84

**Table 4** Typical Construction Waste Types

Description of Waste	Corresponding LoW Code
Concrete, Bricks, Tiles and Ceramics	17 01
Concrete	17 01 01
Bricks	17 01 02
Tiles and Ceramics	17 01 03
Mixture of concrete, bricks tiles & ceramics	17 01 07
Wood, Glass and Plastic	17 02
Wood	17 02 01
Glass	17 02 02
Plastic	17 02 03
Bituminous mixtures, coal tar and products	17 03
Bituminous mixtures containing other than those mentioned in 17 03 01	17 03 02
Bituminous Mixtures including Coal Tar and Tarred products	17.03 02
Metals (including their alloys)	17 04
Copper, Bronze, Brass	17 04 01
Aluminium	17 04 02
Lead	17 04 03
Zinc	17 04 04
Iron and Steel	17 04 05
Tin	17 04 06
Mixed Metals	17 04 07
Insulation and Construction Materials	17 06 04
Gypsum based construction material	17 08 02
Mixed Construction and Demolition Waste other than those mentioned in 17 09 01, 17 09 02, 17 09 03	17 09 04
Sewage Screenings	19 08 01
Paper and Cardboard	20 01 01
Wood other than that mentioned in 20 01 37	20.01 38
Soil and Stones	17 05 04
Mixed Municipal Waste	20 03 01
Hydraulic oils	13 01 01*
Fuel oils and diesel	13 07 01*

## **5.0 PRINCIPALS OF THE DEMOLITION & CONSTRUCTION WASTE MANAGEMENT PLAN**

Waste materials generated by construction and demolition activities will be managed according to the *Department of the Environment, Heritage and Local Government's 2006 Publication - Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects*.

The Waste Management Plan specifically addresses the following points:

- Analysis of waste arisings / material surpluses
- Waste Management Responsibilities and Training
- Specific Waste Management
- objectives for the Project including the potential to re-use existing on-site materials for further use in the construction phase.
- Methods proposed for Prevention, Reuse and Recycling
- Waste Handling Procedures
- Waste Storage Procedures
- Waste Disposal Procedures
- Waste Auditing
- Record Keeping

## **6.0 WASTE MANAGEMENT & RESPONSIBILITIES**

### **6.1 Project Manager**

The Project Manager will be responsible for the overall implementation of the CWMP. The Project Manager will ensure that the reporting and recording requirements are met and all necessary resources are in place to support the implementation of the plan.

The name and contact details of the Project Manager shall be forwarded to the Waste Management Section of Dublin City Council on appointment.

### **6.2 Nominated C&D Waste & Resource Manager**

The C&D Waste & Resource Manager will be responsible for:

- All aspects of waste and resource management throughout the construction phase.
- Assisting the Project Manager on the implementing of the aspects of the Circular Economy as detailed in Section 3 above.
- Recording the volumes and types of construction wastes generated.
- Communicating with Westmeath County Council on waste related matters and issuing of waste records.

- Management of the waste storage compound to ensure that all construction waste streams are stored separately and that cross-contamination does not occur.
- Ensuring that all waste loads exiting the site are contained in a vehicle displaying a appropriate NWCPO Permit number.
- Maintaining a receipt of each waste load delivered to acceptance facilities.
- Identifying and reporting on damaged construction materials and identifying how damage to virgin materials shall be prevented.
- Preparation of monthly waste management report detailing waste volumes generated, re-use and recycling rates and details on damaged raw materials and how they can be returned for repair and future re-use.

The name and contact details of the C&D Waste & Resource Manager shall be forwarded to the Waste Management Section of Dublin City Council on appointment.

## **6.2 Site Personnel**

All personnel on site will be responsible for the effective implementation of the plan and associated procedures. All staff will receive Tool-Box training on waste prevention, segregation and best practice guidelines.

## **6.3 Staff Training**

Copies of the CWMP will be made available to all relevant personnel on site. The C&D Waste & Resource Manager will arrange for all site personnel and sub-contractors to be instructed about / receive training on the objectives of the Project C&D waste Management Plan and materials management, and be informed of the responsibilities that fall upon them as a consequence of its provision. The topics to be covered will include;

- Project programme and requirements
- Health and Safety requirements
- C&D WMP
- Materials to be segregated
- Segregation systems and protocols
- Arrangement for the storage and handling of reusable materials and recyclables
- Document control requirements

Where source segregation and materials re-use techniques apply, each member of staff will be given instructions on how to comply with the Project C&D Waste Management Plan and will be displayed for the benefit of site staff.

## **6.4 Gate Person**

Gate Person duties will include the inspect all vehicles exiting site with waste to ensure that they have a Waste Collection Permit Number displayed on the side of the vehicle. If



the vehicle does not, the vehicle will be refused exit and the C&D Waste & Resource Manager will ensure that the waste load is returned to the site area from where it came.

## 7.0 CONSTRUCTION WASTE MANAGEMENT & DISPOSAL

- It is proposed that from the outset of construction activities, a dedicated and secure compound containing bins, and/or skips, and storage areas, into which all waste materials generated by construction site activities, will be established within the active construction phase of the development site.
- Spill kits shall be located within the site compound with clearly labelled instructions on how they shall be used to clean up fuel/oil spills.
- All vehicle and plant oils and liquid construction materials shall be stored in impermeable storage units.
- All diesel-powered generators shall be inspected on at least a weekly basis by a delegate of the project manager to ensure it is not leaking diesel or oils.
- All empty containers containing residual quantities of oils, greases and hydrocarbon-based liquids shall be stored in a dedicated bunded receptacle.
- In order to ensure that the construction contractor correctly segregate waste materials, it is the responsibility of the site construction manager to ensure all staff are informed by means of clear signage and verbal instruction and made responsible for ensuring site housekeeping and the proper segregation of construction waste materials.
- It will be the responsibility of the C&D Waste & Resource Manager to ensure that a written record of all quantities and natures of wastes exported off-site are maintained on-site in a Waste File at the Project office.
- It is the responsibility of the C&D Waste & Resource Manager that all contracted waste haulage drivers hold an appropriate Waste Collection Permit for the transport of waste loads and that all waste materials are delivered to an appropriately licenced or permitted waste facility in compliance with the following relevant Regulations:

*Waste Management (Collection Permit) Regulations 2007 (SI No. 820 of 2007)*  
*Waste Management (Collection Permit) Amendment Regulations 2008 (SI No. 87 of 2008)*

*Waste Management (Facility Permit and Registration) Regulations S.I.821 of 2007*  
*and the Waste Facility Permit under the Waste Management (Facility Permit and Registration) Amendment Regulations S.I.86 of 2008.*

- Typical Waste materials that are to be generated or anticipated to be generated by construction works are classified as follows under *Section 17 Construction and*

Demolition Wastes of the EPA's Classification of Hazardous Wastes as detailed in Table 1.

- It is proposed that waste materials will be collected and stored in separate clearly labelled skips in a predefined waste storage area in the site compound and that these materials will be collected by a Permitted Waste Contractor holding an appropriate Waste Collection permit in compliance with *Waste Management (Collection Permit) Regulations 2007 (SI No. 820 of 2007)* and *Waste Management (Collection Permit) Amendment Regulations 2008 (SI No. 87 of 2008)* and that they will be sent for disposal or further processing to appropriately Permitted / Licensed Waste Facilities in compliance with *Waste Management (Facility Permit and Registration) Regulations S.I. No. 821 of 2007* and the *Waste Management (Facility Permit and Registration) Amendment Regulations S.I. No. 86 of 2008*.
- Prior to the commencement of the C&D Waste & Resource Manager shall identify a permitted Waste Contractor who shall be employed to collect and dispose of all inert and hazardous wastes arising from the project works. In addition, the C&D Waste & Resource Manager shall identify all waste licensed / permitted facilities that will accept all expected waste exported off-site and will maintain copies of all relevant Waste Permits / Licences as required.
- All waste soils prior to being exported off-site, shall be classified as inert, non-hazardous or hazardous in accordance with the *EPA's Waste Classification Guidance – List of Waste & Determining if Waste is Hazardous or Non-Hazardous* document dated 1<sup>st</sup> June 2015 to ensure that the waste material is transferred by an appropriately permitted waste collection permit holder and brought to an appropriately permitted or licensed waste facility.

**Figure 1 Construction Waste segregation compound design**



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**Figure 2** Oil Spill Kit



**Figure 3** Bund for waste oil container storage



**Figure 4** Secure bunded container for oil & fuel storage



## 8.0 ON-SITE WASTE REDUCTION REUSE RECYCLING AND MANAGEMENT

Waste will arise on the project mainly from bulk excavation and general construction activities relating to the roads and services. The site management team will order materials and arrange storage in order to minimise the potential for waste on site.

- Materials will be ordered on an “*as needed*” basis to prevent over supply
- Materials shall be correctly stored and handled to minimise the generation of damaged materials
- Materials shall be ordered in appropriate sequence to minimise materials stored on site
- All staff and Sub contractors shall be advised through tool box talks on how to dispose of their waste correctly on-site.
- Concrete blocks, engineering bricks and clay bricks that are surplus will be broken up and used for hardstanding areas.
- Excess wood will be segregated in separate skips and sent for recycling. The site management will police to make sure that the segregation of the wood skip is kept exclusively for wood.
- Plastic arising from general waste or packaging will be segregated and stored in separate skips. Again, the site management team will ensure that there is no contamination of the segregated skips on site.
- Any excess metal generated on site from reinforcement steel and from the demolition element of the project will be kept in the one area and removed off site to a licenced metal recycling facility. The C&D Waste & Resource Manager. will keep certification of this on file on site.
- Top soil that is required for the soft landscaping will be measured and this quantity will be retained on site. The soil that will have to be removed off site will be removed to a licenced landfill facility. The C&D Waste & Resource Manager. will keep records of the removal and the certification on file on site.
- Any hazardous material discovered during the course of the construction shall be reported to the C&D Waste & Resource Manager. The relevant authorities will be informed and an agreed method for the removal of the hazardous material.
- Construction waste material such as damaged or broken concrete slabs, blocks, bricks and tiles generated that is deemed by the Project Engineer to be suitable for reuse on the Project site for ground-fill material will be processed if necessary, by on-site mobile crushing plant. This initiative shall provide a positive environmental impact to the construction phase as follows:

- Reduction in the requirement for virgin aggregate materials from quarries
- Reduction in energy required to extract, process and transport virgin aggregates
- Reduced HGV movements associated with the delivery of imported aggregates to the site
- Reduced noise levels associated with reduced HGV movements
- Reduction in the amount of landfill space required to accept C&D waste

### **Waste Soils & Stones**

There will be a requirement to export c. 31,208m<sup>3</sup> of soils from the site to facilitate the development. Approximately 16% of cut soils will be maintained on site.

The soils at the site have been classified by the excavation, sampling and testing of trial pits throughout the site. The O'Callaghan Moran Waste Characterisation Assessment Report (Nov 2021) includes the classification utilising the Haz Waste Online Classification Tool. The results of the assessment conclude that soils are non-hazardous and can be exported to a suitably permitted soil recovery facility.

### **Inert Wastes**

The waste material generated by site construction works will be mixed Construction & Demolition (C&D) waste, comprising of soil and stone, concrete, tiles, ceramics, and bricks. Material may be processed on site if necessary, using an on-site crusher unit, which will process fill material into suitable size classes for the reuse as on-site construction materials. Mixed C&D waste with large non-uniform stone or compacted soils may be passed through a mobile crusher unit which will render the material into a uniform shape and size which will allow for improved backfilling and compaction to required engineering standards.

### **Hazardous Wastes**

The management of all hazardous waste arisings if they occur, shall be coordinated by the C&D Waste & Resource Manager.

Hazardous wastes such as waste oils and construction liquids shall be stored in dedicated clearly labelled impermeable containers in the waste compound prior to removal off-site.

### **Contaminated Soil**

Where contaminated soils/materials are discovered or occur as a result of accidental spillages of oils or fuels during the construction phase, these areas of ground will be isolated and tested in accordance with the *2002 Landfill Directive (2003/33/EC)* for contamination, and pending the results of laboratory WAC testing, will be excavated and exported off-site by an appropriately Permitted Waste Contractor holding an appropriate

Waste Collection permit and that this hazardous material will be sent for appropriate treatment / disposal to an appropriately Permitted / Licenced Waste Facility.

### **Invasive Species listed on the Third Schedule of S.I. 477/2011 (as amended)**

An ecological assessment of the site prepared by *Altemar Marine and Environmental Consultancy* has concluded that there Japanese Knotweed is present at the subject site. An Invasive Species Management Plan shall be implemented prior to the commencement of construction works.

## **9.0 RECORD KEEPING**

It is the responsibility of the C&D Waste & Resource Manager that a written record of all quantities and natures of all wastes reused / recycled and exported off-site during the project are maintained in a Waste File at the Project office.

The following information shall be recorded for each load of waste exported off-site:

- Waste Type EWC Code and description.
- Volume of waste collected.
- Waste collection contractor's Waste Collection Permit Number and collection receipt including vehicle registration number.
- Destination of waste load including Waste Permit / Licence number of facility.
- Signed Letters from each acceptance facility for the nature of wastes exported from the site to the waste facility
- Description of how waste at facility shall be treated i.e. disposal / recovery / export

All waste records shall be recorded in electronic format and maintained on site at all times for inspection and shall be issued to Dublin City Council as requested.

## **10.0 CONSTRUCTION WASTE MANAGEMENT AUDITING**

The effectiveness of the Construction Waste Management Plan and its implementation, will be subject to regular audits by the C&D Waste & Resource Manager throughout the duration of the project in accordance with the Audit Plan (to be developed during the works).

The regular audits shall focus on materials inputs to the project and the waste outputs for each operation identifying additional opportunities for waste reduction, re-use and recycling.

The audits will also investigate the operational factors and management policies that contribute to the generation of waste and identify appropriate corrective actions, where necessary.

Performance targets will be developed, e.g. an 85% overall recycling target, successes and failures will be recorded and Action Plans will be developed to address any issue which arise.

Inspections of the waste storage areas will be undertaken on a weekly basis, issues relating to housekeeping, inappropriate storage and / or segregation will be actioned at the earliest practicable opportunity.

The C&D Waste & Resource Manager will record the findings of the audits, including waste types identified, quantities of waste arising, final treatments and cost, in a report to be available to the Local Authority as required during the course of the works.

Details of the inputs of materials to the construction site and the outputs of wastage arising from the project will be investigated and recorded in the Final Waste Audit, which will identify the amount, nature and composition of the waste generated on the site.

The Final Waste Audit will examine the manner in which the waste is produced and will provide a commentary highlighting how management policies and practices may inherently contribute to the production of construction and demolition waste.

The measure waste quantities will be used to qualify the costs of management and disposal in a Waste Audit Report, which will also record lessons learned from these experiences, which can be applied to future projects.

## **11.0 WASTE EXPORT PERMITS/LICENCES**

It is the responsibility of the C&D Waste & Resource Manager that a written record of all quantities and natures of all wastes reused / recycled and exported off-site during the project are maintained in a Waste File at the Project office.

Once a construction, demolition and groundworks contractors have been appointed, a full list of Waste Collection Permit NWCPO Numbers shall be sent to the Waste Management Section of Dublin City Council.

Once a construction, demolition and groundworks contractors have been appointed, a full list of the Authorised Facilities that all wastes shall be sent to the Waste Management Section of Dublin City Council.

Once a construction, demolition and groundworks contractors have been appointed, signed letters from the waste acceptance facility detailing the volumes of material to be accepted shall be sent to the Waste Management Section of Dublin City Council.

The appointed construction, demolition and groundworks contractor's vehicles exporting material off-site will operate under a valid Waste Collection Permit.

The appointed construction demolition and groundworks contractors vehicles shall transport waste materials from the site to appropriately permitted / licenced facilities.

All vehicles leaving the site containing waste including rock and soils shall be inspected by the gate man to ensure that they display on the side of the vehicle a Waste Collection Permit#. Where a Waste Collection Permit# is not displayed the C&D Waste & Resource Manager shall be notified and the vehicle shall be instructed to return the waste load to the specific area on the site.

Copies of all relevant Waste Collection Permits and Waste Facility Permits / Waste Licences shall be maintained by the C&D Waste & Resource Manager and issued to The Waste Management Section of WCC. prior to the commencement of site works.

Pending the appointment of the demolition and groundworks contractors, copies of the relevant Waste Collection Permits and Waste Facility Permits / Waste Licences shall be issued to Dublin City Council.

All monthly waste logs shall include the gate receipt from the facility accepting the waste load. These receipts shall be traceable to each waste load removed from site



## APPENDIX I

### Example of Waste Log Record

Waste Source	Waste Type	LoW Code	Haulier	Acceptance Facility Permit #	Tonnage	Date	Vehicle Reg NWCPO#
Coosan Athlone	Inert Soil & Stone	17 05 04	Premier Engineering	Bord na Mona W0131-02	20	10.10.21	07TS8297 NWCPO-14-11444-02