

**CONSTRUCTION PHASE & OPERATIONAL PHASE
WASTE MANAGEMENT PLAN**

FOR THE PROPOSED

GLENCAIRN SHD RESIDENTIAL DEVELOPMENT

GLENCAIRN, DUBLIN 18

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1.0 INTRODUCTION

This document presents the Waste Management Plan (WMP) for the control and management and monitoring of waste associated with the proposed Glencairn SHD residential development at Murphystown Way Dublin 18 during both the Construction and Operational Phases of the development.

The development will consist of a residential development of 341 no. residential units comprised of 243 no. apartments in 7 no. apartment buildings, 98 no. 2 and 3 story houses and a childcare facility with a GFA of 300 sq.m. on an overall area of 9.59 hectares.

The **Objective of this Waste Management Plan** is to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information services to the residents of the development.

The **Goal of this Waste Management Plan** is to achieve a residential recycling rate of 50% of managed municipal waste by 2020 in accordance with *The Eastern-Midlands Region Waste Management Plan 2015-2021*.

The Waste Management Plan shall be implemented throughout the construction phase and operational stage 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 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.
- The Waste Management Plan for the Operational Phase of the development which will ensure that users of the development are provided with sufficient facilities to store, segregate and recycle waste.

The proposed Waste Management Plan has been prepared to demonstrate how the Construction Phase will comply with the following relevant legislation and relevant Best Practice Guidelines:

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

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Waste Management Plan

The operational phase of the WMP has been prepared with regard to *British Standard BS 5906:2005 Waste Management in Buildings-Code of Practice* which provides guidance on methods of storage, collection, segregation for recycling and recovery for residential building.

Each section of the Waste Management Plan presents the potential environmental impacts, proposed monitoring methodologies, limit values where applicable, based on the concept of Best Practice and the proposed mitigation measures to be implemented at the development site. Reference to National and International Standards are also included where relevant.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT SITE ACTIVITIES

The range of development works to which this Waste Management Plan will be integrated into during the design phase, construction phase and operation phase of the site are summarised as follows:

- Ground preparation works
- Demolition of existing two story dwelling and out-buildings on site
- Development of site infrastructure
- Construction of buildings and hardstanding areas
- Landscaping of entire site including open soft landscaped areas
- Waste Management for the Operational Phase of the development

3.0 WASTE MANAGEMENT PLAN – CONSTRUCTION PHASE

Waste materials generated by construction 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
- 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

3.1 Waste Minimisation

Waste minimisation and prevention shall be the primary responsibilities of the Construction Project Manager who shall ensure the following:

- 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
- Sub contractors will be responsible for similarly managing their wastes

3.2 Programme of Waste Management for Construction Works

It is proposed that the construction Contractor as part of regular site inspection audits will determine the effectiveness of the waste management statement and will assist the project manager in determining the best methods for waste minimisation, reduction, re-use, recycling and disposal as the construction phase progresses and waste materials are generated.

3.3 Construction Waste Disposal Management

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.

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 Project Construction Project 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 Project Manager or his/her delegate 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 European Waste Catalogue (EWC) 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 Project, the Construction / Project Manager shall identify a permitted Waste Contractor who shall be employed to collect and dispose of all wastes arising from the project works. In addition, the Construction / Project Manager shall identify and 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 1st 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.

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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 1st 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.

Table 1 Typical Construction Waste Types

Description of Waste	Corresponding EWC Code
Concrete	17 01 01
Bricks	17 01 02
Tiles and Ceramics	17 01 03
Mixture of concrete, bricks tiles & ceramics	17 01 07
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 containing other than those mentioned in 17 03 01	17.03 02
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
Cables other than those mentioned in 17 04 10	17 04 11
Insulation and Construction Materials	17 06 04
Gypsum based construction material	17 08 02
Insulation materials containing asbestos	17 06 01*
Mixed Construction and Demolition Waste other than those mentioned in 17 09 01, 17 09 02, 17 09 03	17 09 04
Septic Tank Sludge	20 03 04
Paper and Cardboard	20 01 01
Wood other than that mentioned in 20 01 37	20.01 38
Soil and Stones	20 02 02
Mixed Municipal Waste	20 03 01

3.4 On-Site Waste Reuse and Recycling Management

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

Soils

As the subject development site is currently greenfield and in agricultural use with no evidence of historic dumping or industrial use, it is predicted that the top and subsoils will be characterised as being inert in accordance with *Landfill Directive (2003/33/EC)*. The classification of the soils shall be established by WAC testing and the results of which shall be included in the EIAR for the development.

Top soils shall be retained on-site in managed stockpiles for landscaping use throughout the development. Excess soils shall be removed off-site throughout the development. Prior to being removed off-site the excess soils shall be characterised as being inert, non-hazardous or hazardous in accordance with *Landfill Directive (2003/33/EC)*. The classification of the soils shall be established by WAC testing which shall occur throughout the construction phase.

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 will 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 will be passed through a mobile crusher unit which will render the backfill material into a uniform shape and size which will allow for improved backfilling and compaction to required engineering standards.

All wood waste generated by site works will be inspected and examined and will be segregated as re-useable wood and scrap wood waste.

Hazardous Wastes

The management of all hazardous waste arisings if they occur, shall be coordinated in liaison with Health and Safety Management.

Asbestos if found in any of the buildings to be demolished shall be identified prior to demolition and removed from the building by a licenced asbestos removal contractor. Asbestos containing materials shall be appropriately sealed prior to removal off site by an appropriately permitted waste collection permit holder. The asbestos removal contractor shall conduct a clean air survey during and after the removal of the asbestos to ensure that residual asbestos fibres are not present in the air.

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

Japanese knotweed & Giant Hogweed

A competent and experienced ecologist shall survey the site prior to any works commencing to determine the presence of any invasive plant species, particularly Japanese knotweed (*Fallopia japonica*) & Giant Hogweed (*Heracleum mantegazzianum*).

The Contractor shall ensure proper site management to prevent the spread of Japanese knotweed.

The Contractor shall manage the site to prevent the spread of Japanese knotweed in accordance with:

Best Practice Management Guidelines: Japanese knotweed *Fallopia japonica*: Invasive Species Ireland. Published 2008.

<http://invasivespeciesireland.com/wp-content/uploads/2011/09/Japaneseknotweed-BPM.pdf>

Knotweed Code of Practice: UK Environment Agency. Published 16th January 2014.

<http://www.environment-agency.gov.uk/homeandleisure/wildlife/130079.aspx>

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Waste Management Plan

Guidelines on The Management of Noxious Weeds and Non-native Invasive Plant Species on National Roads: National Roads Authority. Published December 2010.

<http://www.nra.ie/environment/environmental-constructionguidelines/Management-of-Noxious-Weeds-and-Non-Native-Invasive-Plant-Species-on-National-Road-Schemes.pdf>

Japanese knotweed Management Plan

The Contractor shall treat and dispose of Japanese knotweed and any other invasive plant species identified on the site in accordance with the Local Authority's Invasive Species Protocols.

A full record of all treated and disposed Japanese Knotweed and Giant Hogweed shall be made available to the Local Authority to assist in the establishment of an Invasive Plant Species Database.

Record Keeping

It is the responsibility of the Project Manager or his/her delegate 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.

4.0 WASTE MANAGEMENT PLAN – OPERATIONAL PHASE

The Operational Phase of the Waste Management Plan has been prepared in accordance with *The Eastern-Midlands Region Waste Management Plan 2015-2021* which defines the following Waste Targets:

- 1% reduction per annum in the quantity of household waste generated per capita over the period of the plan.
- Achieve a recycling rate of 50% of managed municipal waste by 2020
- Reduce to 0% the direct disposal of unprocessed residual municipal waste to landfill

Key Aspects to achieve Waste Targets

- All residential units shall be provided with information on the segregation of waste at source and how to reduce the generation of waste by the Facilities Management Company.
- All waste handling and storage activities shall occur in the dedicated communal apartment waste storage areas or within the curtilage of individual houses.
- The development's Facility Management Company shall appoint a dedicated Waste Services Manager to ensure that waste is correctly and efficiently managed throughout the development.
- The Operational Phase of the Waste Management Plan is defined by the following stages of waste management for both the residential and commercial aspects of the development:

Stage 1	Occupier Source Segregation
Stage 2	Occupier Deposit and Storage
Stage 3	Bulk Storage and On-Site Management
Stage 4	On-site treatment and Off-Site Removal
Stage 5	End Destination of wastes

4.1 Residential Units Domestic Waste Management

The Facilities Management Company shall be responsible for the implementation of all aspects of the Domestic Waste Management Plan which are detailed as follows.

The Facilities Management Company shall employ an appropriately qualified and experienced staff member who will be responsible for all aspects of waste management at the development.

All private residential and student accommodation units shall be provided with a Waste Management Information document, prepared by the Facilities Management Company, which shall clearly state the methods of source waste segregation, storage, and recycling initiatives that shall apply to the Management of the development. This Information document shall be issued to all residential units on an annual basis.

Houses

Individual houses shall have a single grey mixed municipal waste 110 litre bin, a green 110 litre recyclable waste bin and a brown 110 litre organic waste bin. which shall be stored within the curtilage of each house. Residential houses shall be served by private waste collection contractor.

Apartments

The design of residential apartment units shall provide sufficient internal space for the storage of up to 10kg of general domestic waste, green recyclable waste and organic waste. Each apartment / unit shall include waste storage bins which will be of such a size that will allow their easy manual handling to be brought to the communal waste storage areas.

It shall be the responsibility of the Facilities Management Company to ensure that appropriate signage is provided in each apartment lobby/entrance hall notifying apartment residents of their obligations to recycle domestic waste items in accordance with the requirements of the contracted Waste Collection contractor and to inform residents of the location of the local Ballyogan Civic Amenity Centre.

It shall be the responsibility of the Facilities Management Company to ensure that all domestic waste generated by apartment residents is managed to ensure correct storage prior to collection by an appropriately waste permitted waste collection company on a weekly basis.

Common Waste Storage Areas

The residential apartment blocks shall be served by common waste storage areas and shall include clearly visible guidelines on the appropriate segregation of different waste types.

Signage to inform residents indicating the location of the local Ballyogan Civic Amenity Centre located c. 2km from the development and the nature of waste materials that can be brought and deposited there shall also be installed in the communal waste storage areas.

Signage to inform residents of their obligations to reduce waste, segregate waste and dispose of waste in the correct bin will be clearly posted within the waste storage area.

All waste storage bins shall be clearly labelled with exactly what type of waste materials may be deposited within them.

The common waste storage area shall be designed to include the following aspects:

- A defined pedestrian route shall be marked from the apartment buildings to the waste storage area.
- A non-slip surface shall be provided within the waste storage area.
- The waste storage shall be ventilated mechanically or passively.
- The waste storage area shall be fitted with sensor lighting.
- The waste storage area shall be fitted with CCTV cameras and associated signage.
- The waste storage area shall be designed to provide safe access from the apartment units and student accommodation units by mobility impaired persons.
- A dedicated and clearly labelled area shall be provided in which mobility impaired persons may place wastes into receptacles at a lower level which will be subsequently transferred to the bulk storage bins on a daily basis by the Facilities Management Company.
- The waste storage area shall include ground drainage to allow for its regular cleaning and disinfection.
- The Facilities Management Company shall engage a mobile bin cleaning service provider to clean waste bins on a monthly basis.
- Sufficient domestic waste storage areas shall be provided throughout the development.
- Each communal waste storage area shall contain a brown organic waste bulk bin. Appropriate signage shall be placed on all brown bins informing residents of the exact nature of organic waste that can be placed in the bin. Signage will also state that all organic waste must be placed within biodegradable bags before placing in the bulk bin.
- Each communal waste storage area shall contain a biodegradable waste bag dispenser which will facilitate and encourage residents of apartments and duplexes to separately segregate food and organic waste within their apartments in a dedicated bin.

The Facilities Management Company shall conduct daily inspections of the waste storage areas and shall sign a daily check list which shall be displayed within the area.

The Facilities Management Company shall ensure that an adequate supply of biodegradable organic waste bags are in place at all times.

It shall be the responsibility of the Facilities Management Company to maintain and ensure the cleanliness of all waste storage areas to prevent odours and the attraction of vermin.

The Facilities Management Company shall engage a specialist cleaning contractor on a quarterly basis to clean and sterilise all communal waste storage areas.

It is expected that a single Waste Collection contractor shall be engaged to remove all mixed domestic waste and recyclable wastes from the waste storage areas and from individual houses on a weekly basis. The name of the waste collection contractor(s) once appointed shall be forwarded to the Environment Department of DLRCC.

Waste Management & Record Keeping

The Facilities Management Company shall maintain a weekly register detailing the quantities and breakdown of general mixed domestic waste, recyclable waste and organic waste wastes removed from the development. Supporting documentation shall be provided by the Waste Collection Contractor on a monthly basis. This will allow for waste recycling targets to be tracked to achieve the 50% recycling target.

The Facilities Management Company shall prepare an annual information report for all residential units detailing the quantities and waste types generated by the development for the previous year. The report shall include reminder information on the correct segregation at source procedures and the correct placement of wastes in the waste storage area. Other aspects of ongoing waste management continuous improvement shall also be stated. This annual report shall also be submitted to DLRCC Environment Department.

Annual Bulky Waste & WEEE Collections

The Facilities Management Company shall provide a bulky waste and WEEE collection and transport service to the Ballyogan Civic Amenity Centre on an annual basis which will allow residents to have bulky items such as appliances and furniture removed from their houses and apartments and transported to a licenced facility. This initiative will also reduce the potential for fly-tipping in the local area.

Bottle & Aluminium can Bring Bank

It is proposed that a green, clear and brown glass bottle and aluminium can recycling bring bank shall be located within the development (Refer to drawings submitted with planning application) to encourage the recycling of glass and to reduce the quantity of glass in domestic waste bins. The bring bank area will be located in an accessible location for collection trucks and will include appropriate signage informing residents that all bags and cardboard boxes shall not be left at the bring bank. The Facilities Management Company shall be responsible for ensuring that the bring banks are emptied on a regular basis and are not allowed to overflow.

4.2 Waste Types & Quantities

The residential component of the development consists of 98 No. houses and 243 No. apartments.

Houses shall have a 3-bin system (grey, green and brown) which shall be stored within the curtilage of each house.

Basement level communal bin storage areas are proposed for apartment blocks with associated over-ground bin collection areas.

The 2016 EPA Publication, *National Waste Prevention Programme, 2015 Annual Report*, states,

“The household waste per person in Ireland has been decreasing over the period 2006 to 2012 from 470 kg/person in 2006 to 344 kg/person in 2012. This indicates success in national campaigns and awareness as regards waste minimisation – though effects of reduced consumption are also likely to have contributed. In addition, it suggests an economy and society that are improving the efficiency of consumption patterns with respect to waste generation.”

A value of 0.942Kg of waste generated per person per day has been therefore assumed for the purposes of this report to estimate the volume of waste to be generated at the proposed residential development as detailed below in Tables 2 & 3.

Table 2 Calculated domestic waste generation

Type	Bedrooms #	Units #	# bedrooms #	Occupants/unit #	Total Occupants per house type	Waste/day/house type Kg	Waste per Week Kg	Waste per Week litres
1 bed apartment	1	45	45	2	90	85	593	3150
2 bed apartments	2	174	348	4	696	656	4589	24360
3 bed apartments	3	24	72	5	120	113	791	5040
	0	0	0	0	0			0
	0	0	0	0	0			0
	0	0	0	0	0			0
	0	0	0	0	0			Total l / week
	0	0	0	0	0			32550
					0			
5 bed houses	5	10	50	6	60	57	396	3500
4 bed houses	4	52	208	5	260	245	1714	14560
3 bed houses	3	36	108	5	180	170	1187	7560
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
Totals for development		341	831		1406	1324	9271	58170

Table 3 Calculated domestic waste composition

Waste Type	% Waste	Kg/day	m3/day	m3/week
Organic waste	30.6	405	0.67	4.71
Paper	12.5	166	0.75	5.26
Cardboard	3.6	48	0.22	1.56
Composites	1	13	0.05	0.35
Textiles	15.5	205	1.91	13.35
Plastics	13.6	180	4.49	31.40
Glass	3.4	45	0.06	0.39
Metals	3.1	41	0.46	3.23
Wood	1.2	16	0.18	1.25
Hazardous municipal waste	0.9	12	0.04	0.31
Unclassified combustables	1.4	19	0.07	0.48
Unclassified incombustables	1.2	16	0.06	0.41
Fines	11.7	155	0.58	4.05
Bulky Waste & WEEE	0.3	4	0.01	0.10
Totals	100	1324	10	67

Table 4 Calculated Crèche waste generation

Commercial Type	# Units	Occupants/unit	Waste/day/Crèche
	#	#	Kg
Crèche	1	c.50 Children & 15 staff	24
Totals	1	0	24

Table 5 Calculated Crèche waste composition

Waste Type	% Waste	Kg/day	m3/day	m3/week
Organic waste	30.6	7	0.01	0.08
Paper	12.5	3	0.01	0.09
Cardboard	3.6	1	0.00	0.03
Composites	1	0	0.00	0.01
Textiles	15.5	4	0.03	0.24
Plastics	13.6	3	0.08	0.56
Glass	3.4	1	0.00	0.01
Metals	3.1	1	0.01	0.06
Wood	1.2	0	0.00	0.02
Hazardous municipal waste	0.9	0	0.00	0.01
Unclassified combustibles	1.4	0	0.00	0.01
Unclassified incombustibles	1.2	0	0.00	0.01
Fines	11.7	3	0.01	0.07
Bulky Waste & WEEE	0.3	0	0.00	0.00
Totals	100	24	0.17	1.2

Crèche

The Crèche shall have designated commercial waste bins for both general and recyclable waste which shall be stored within the boundaries of the Crèche building.

5.0 CONCLUSIONS

The proposed Glencairn residential development shall be constructed and developed to minimise the generation of construction waste. During the Construction Phase, construction waste shall be stored and segregated in dedicated waste storage areas which shall optimise the potential for off-site reuse and recycling. All construction waste materials shall be exported off-site by an appropriately permitted waste contractor.

The **Objective** of this Waste Management Plan is to maximise the quantity of waste recycled by residents by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information services to the residents of the development.

The **Goal** of this Waste Management Plan is to achieve a residential recycling rate of 50% of managed municipal waste by 2020.

Residents will be provided with waste recycling and proper waste disposal information by the site's Facility Management Company who will be responsible for providing clean, safe and mobility impaired accessible communal waste storage areas. The Facility Management Company shall maintain a register of all waste volumes collected including a break-down of green recyclable waste and where necessary shall introduce initiatives to further encourage residents to maximise recycling. They shall also provide an annual bulky waste and WEEE collection service for all residents.

The development shall be designed to provide adequate domestic waste storage areas for common residential areas (apartments blocks) and for individual houses. This will promote the appropriate segregation at source of domestic generated waste from all residential units at the development. Communal waste bin storage areas shall be designed in a manner to ensure that appropriate signage for the correct waste disposal and recycling is available for residents.

A bottle and aluminium can bank shall be located within the development to encourage residents to recycle glass and aluminium cans and divert waste glass from domestic waste bins.

The childcare facility shall have designated commercial waste bins for both general and recyclable waste which shall be stored within the boundaries of the building areas.

Green and Grey wastes shall be collected on a weekly basis by an appropriately permitted commercial waste contractor.