

Waste Management Form

Applicant Details	Development	Mixed-use development at lands known as "RB Central" at Rockbrook, Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18.
	Site name and address	"RB Central" at Rockbrook, Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18.
	Project Team	<ul style="list-style-type: none"> • Planning Consultants – Tom Philips and Associates • Architects – TOT Architects • Engineers – CST Group • Environmental Consultants (Waste, Air, Noise) – AWN Consulting Ltd. • Biodiversity – Scott Cawley
	Waste Expert	Elaine Neary (BA MAppIsc MCIWM) Associate, AWN Consulting Ltd.
Summary of development	Residential units	<p>As of April 2019</p> <p>428 no. units:</p> <p>Apartments:</p> <ul style="list-style-type: none"> • 32 no. Studio • 122 no. 1-bed • 251 no. 2-bed • 24 no. 3-bed <p>More detailed breakdown available in the Planning Application prepared by Tom Philips and Associates</p>
	Commercial units	<p>As of April 2019</p> <p>Retail/café units: 860 m².</p> <p>Creche – 486 m².</p>
	Specialist Units	Multipurpose residential space
Waste Generated	Types of waste	<p>Typical waste types which will be generated on a daily basis:</p> <ul style="list-style-type: none"> • Mixed Non-Recyclable (MNR) / General Waste – includes domestic non-recyclable waste and nappies from creche • Dry Mixed Recyclables (DMR) – includes cardboard, paper, plastic

		<p>packaging and bottles, aluminium cans, tins and Tetra Pak cartons</p> <ul style="list-style-type: none"> • Organic (food) waste • Glass <p>Other waste types which will be generated less frequently:</p> <ul style="list-style-type: none"> • Green/garden waste may be generated from external landscaping; • Batteries (both hazardous and non-hazardous); • Waste electrical and electronic equipment (WEEE) (both hazardous and non-hazardous); • Printer cartridges/toners; • Chemicals (paints, adhesives, resins, detergents, etc.); • Light bulbs; • Textiles (rags); • Waste cooking oil (if any generated by the residents or commercial tenants); • Furniture (and from time to time other bulky wastes); and • Abandoned bicycles.
	<p>Quantities of waste</p>	<p>Using Table 1 in <i>BS5906:2005 Waste Management in Buildings – Code of Practice</i>, the total weekly waste quantities for the apartments will be c. 64m³ per week. Whereas the AWN waste generation model estimates c. 78m³ per week from the residential units. AWN’s modelling methodology is based on data from recent published data and data from numerous other similar developments in Ireland and based on AWN’ experience it is a more representative estimate of the likely waste arisings from the development.</p> <p>The Code of Practice does not provide a specific methodology for estimating waste arisings from retail or creche uses. AWN have estimated that the retail units will generate 5.4m³ per week and the creche unit will generate 2.82m³ per week.</p> <p>A detailed breakdown of the estimated waste arisings is provided in Table 4.1 of the Operational Waste Management Plan</p>

		(OWMP) prepared by AWN for the development.
Waste Storage	Local storage	<p>The layout and sizing of the apartment and housing units is sufficient to allow residents to furnish their own units with separate containers for mixed non-recyclables (MNR), dry mixed recycles (DMR), organic waste and glass waste. The locations, sizes and quantity of these bins within each individual unit (kitchen, bathrooms, en-suite, bedrooms etc.) will be at the discretion of the residents.</p> <p>Similarly, the retail units and creche unit are sufficient to provide space for MNR, DMR, organic and glass waste storage. The locations, sizes and quantity of these bins within the units will be at the discretion of the tenants and will be subject to detailed fit-out design.</p>
	Shared Storage	<p>The strategy for waste storage is described in detail in the OWMP.</p> <p>In summary, the residential units will share a communal Waste Storage Area (WSA) at basement level -02. The location of the WSA is illustrated in the planning application drawings. The WSA has been appropriately sized to accommodate the estimated waste arisings for the residential units as set out in Table 4.1 of the OWMP based on a suitable collection frequency and the provision of the appropriate waste management equipment, correctly laid out and efficiently managed.</p> <p>The retail units and creche will store segregated waste within their units as described in the OWMP.</p>
	Management System	<p>The strategy for waste movement and collection is described in detail in the OWMP and is summarised below.</p> <p><u>Residential Waste</u></p> <p>Compacted waste (in FIBC's) will be transferred by the nominated waste contractor from the communal residential WSA to the waste collection truck via the basement ramps using a Moffit pallet truck. The waste collection truck will use the designated loading bay on Carmanhall</p>

		<p>Road. This waste will only be transferred at the time of collection (and not before).</p> <p>Wheeled bins (of organic and glass waste) will be transferred from the WSA to ground level by personnel nominated by the building management company or waste contractor (depending on arrangement). They will be temporarily stored on the footpath adjacent to the designated loading bay immediately prior to the agreed collection time. Once emptied, they will be promptly returned to the WSA. They will be positioned on the footpath so as not to obstruct pedestrian traffic.</p> <p>All waste bins/FIBCs will be transferred from storage areas to the closest and safest points for collection by the appointed waste contractor(s).</p> <p>Depending on the contractual agreement with a waste contractor, the wheelie bins may be transferred from the communal WSA to the street edge for collection by an employee of the waste contractor or by an employee from the building management company. It is not possible at this time to specify which person(s) will transfer these bins from the storage areas to the collection points.</p> <p>The retail and creche unit tenants employees will be responsible for presenting their own waste for collection on the footpath adjacent to the designated loading bay on Carmanhall Road. Once emptied, they will be promptly returned to the units. They will be positioned on the footpath so as not to obstruct pedestrian traffic.</p>
	Contingency System	<p>The communal residential WSA is sufficient in space such that it would allow for storage of empty wheelie bins as a contingency measure in the event of missed collections.</p> <p>In the case of a missed collection due to a public holiday, the waste contractor will typically issue advice on alternative day(s) for waste collection where required and residents/commercial operators will be</p>

		made aware of this by the building management company(s).
Legal	Tenant Obligations	<ul style="list-style-type: none"> • All residents and commercial tenants are required to comply with the requirements of <i>Dun Laoghaire-Rathdown County Council Storage, Presentation and Collection of Household and Commercial Waste Bye-Law 2009</i> in relation to storage, separation at source and presentation of waste materials. • All apartment residents are required to deposit their waste, segregated in accordance with the building management company requirements, in the appropriate bins in their allocated Waste Storage Area. • No waste shall be placed on the ground in the Waste Storage Areas – only in the provided bins. • The retail and crèche tenants must provide the developer with proof of the agreed contract with a waste service provider.
	Management provision for handling waste arising	<p>Upon completion of the development, the developer will appoint a management company to look after the apartment blocks and communal facilities.</p> <p>The building management company will appoint employees to clean and maintain the communal residential WSA on a regular basis and to transfer the wheelie bins from the WSA to the street to the collection point on Carmanhall Road on the agreed days and times. Depending on agreement with the waste service provider, employees from the waste contractor may transfer the wheelie bins to the collection vehicle at the time of collection.</p> <p>The management company will ensure the communal residential WSA is suitably secured with access for residents, building management personnel and the nominated waste contractor(s) only by use of a key or a fob. They will also ensure there is clear signage for residents on waste types which can be placed in each bin. The detailed design phase of the development will</p>

		<p>include provision to make sure the WSA is suitably ventilated and provided with lighting and wastewater drainage.</p>
	<p>Monitoring and follow-up</p>	<p>The building management company will post waste generation data from the waste service providers in the communal residential WSA on a regular basis to inform residents of the quantities of MNR, DMR, organic and glass waste being generated. Rolling trends of waste quantities will highlight to residents when waste generation increases/decreases throughout the year and will give the apartment residents a sense of ownership.</p> <p>The management company will actively encourage maximum segregation of waste by regularly reviewing waste management fees and decreasing fees in line with decreasing costs from waste service providers.</p> <p>The developer will provide each apartment in the scheme with ventilated organic food waste caddies to encourage segregation of food waste within each unit.</p>