

AtkinsRéalis



**Outline  
Waste  
Plan**

**Operational  
Management**

Shankill Property Investments Limited.

July 2025

0118265DG0011

# SEA GARDENS PHASE 1 BLOCK A



# Contents

<b>1.</b>	<b>Introduction</b> .....	<b>4</b>
1.1	Aim of the Plan.....	4
1.2	Methodology.....	4
1.3	List of Acronyms.....	5
1.4	Site Location and Surrounding Land Use .....	5
<b>2.</b>	<b>Project Description</b> .....	<b>7</b>
2.1	Location, Nature and Scale of the Development .....	7
2.2	Operational Phase Waste .....	9
<b>3.</b>	<b>Waste Management – Policies, Legislation and Guidance</b> .....	<b>10</b>
3.1	National Level .....	10
3.2	Regional Level .....	11
<b>4.</b>	<b>Waste Management</b> .....	<b>14</b>
4.1	Waste Generation .....	14
4.2	Waste Storage Requirements.....	14
<b>5.</b>	<b>References</b> .....	<b>22</b>

## Tables

Table 2-1 - Summary List of LoW Codes which may be relevant to the site during the Operational Phase (EPA, 2018).....	9
Table 4-1 - Annual Waste Quantities for the Operational Phase of the Proposed Development (Block A and 9no. houses) .....	14
Table 4-2 - Wheeled Bin Storage Requirements for the A Block Apartments.....	16

## Figures

Figure 1-1 - Site Location (showing red-line application / site boundary for the Coastal Quarter) (blue-line denotes overall ownership boundary).....	6
Figure 2-1 - Proposed Site Layout Plan (showing red-line application / site boundary for Sea Gardens Block A) (blue-line denotes overall ownership boundary).....	8
Figure 3-1 - Accepted Best Practice Waste Hierarchy (EPA, 2018) .....	10
Figure 4-1 - Refuse Layout for the proposed development (Howells, 2025).....	17
Figure 4-2 - Recycling Centres and Bring Banks within the vicinity of the proposed scheme (Repak.ie, 2021; MyWaste, 2025).....	19



# 1. Introduction

This Outline Operational Waste Management Plan (OWMP) has been prepared by AtkinsRéalis on behalf of Shankill Property Investments Limited (the applicant) as part of the supporting documents required for a planning application for the Sea Gardens Phase 1 Block A (“the proposed development”) in Bray, Co. Dublin.

Shankill Property Investments Limited (the applicant) is seeking permission from Dún Laoghaire-Rathdown County Council (DLRCC) for the proposed Large-scale Residential Development at lands off the Dublin Road within the former Bray Golf Course lands, Bray, Co. Dublin. The development will complete Phase 1 of the wider Sea Gardens development – the first part of which (Shoreside Park as permitted under ABP-311181-21) is nearing completion and occupation.

The proposed development will consist of the provision of 159 no. residential units over/around a shared 2-level podium comprising of: 9 no. 4-bedroom, 3 and 4-storey terraced houses with associated private gardens / terraces; and 150 no. apartments in 2 no. blocks ranging in height from 6 to 10-storeys (Block A1) and 7 to 11-storeys (Block A2) and consisting of a total of 48 no. 1-bedroom units, 58 no. 2-bedroom units, 44 no. 3-bedroom units, all with private balconies or terraces. The blocks will also include communal lounge areas; a communal gym in Block A1; refuse storage areas; and associated plant. The shared 2-level podium will include car, motorcycle and bicycle parking, with additional car parking provided within the curtilage of 5 no. of the proposed townhouses. The proposed development will also include: public open space including play areas; communal open space within the central podium courtyard; pedestrian / cycle linkages with adjoining existing and permitted developments; associated connections to the surrounding road network; all associated landscaping and public lighting; an ESB substation; drainage arrangements; utility connections; and all site development works.

The principal objective of this Outline OWMP is to provide a framework for the provision of waste management facilities for the operational phase of the proposed development.

## 1.1 Aim of the Plan

The aim of the plan is to calculate the quantities of waste that may be generated during the operational phase of the proposed development and to ensure that adequate waste storage facilities are incorporated into the design of the development to meet all relevant waste management requirements.

## 1.2 Methodology

This document has been prepared in accordance with the relevant industry standard guidance documents:

- Environmental Protection Agency (EPA) National Waste Statistics: Guidance for estimating quantity of waste generated on-site (EPA, 2020);
- Waste Storage Guide for Northern Ireland (Building Control Northern Ireland, 2010);
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (Department of Housing Planning and Local Government, 2023);
- Organic Waste Management in Apartments prepared for the EPA (Carey. C., Phelan., W. and Boland., B. 2008); and,
- BS 5906:2005 Waste Management in Buildings – Code of Practice

In addition, the following relevant best practice guidance documents and Development Plan have also been consulted:



- Design out Waste: Preparation of Waste Reduction Factsheets for Design Teams' (EPA, 2015);
- Dún Laoghaire-Rathdown County Council Development Plan 2022-2028 (DLRCC, 2022);
- EPA National Waste Statistics Summary Report 2020 (EPA 2020); and,
- Guidance Notes for Waste Management in Residential and Commercial Developments (DLRCC 2020).

## 1.3 List of Acronyms

The following list of abbreviations have been used within this document;

- AOD – Above Ordnance Datum
- C&D – Construction and Demolition
- DLRCC - Dún Laoghaire-Rathdown County Council
- DoCCAIE – Department of Communication, Climate Action and Environment.
- DoHLGH – Department of Housing, Local Government and Heritage
- DoECLG – Department of Environment, Community and Local Government
- DoEHLG – Department of Environment, Health and Local Government
- DoHPLG – Department of Housing, Planning and Local Government
- EC – European Commission
- EPA – Environmental Protection Agency
- EWC – European Waste Catalogue
- GPP – Green Public Procurement
- LoW – List of Waste
- NWCPO – National Waste Collection Permit Office
- PSCS – Project Supervisor Construction Stage
- PSDP – Project Supervisor for the Design Process
- RWMP – Regional Waste Management Plan
- SDC – Safety Data Sheet
- LoW – List of Waste
- WAC – Waste Acceptance Criteria
- WMP – Waste Management Plan

## 1.4 Site Location and Surrounding Land Use

The ca. 1.38 hectare subject site is located within the former Bray Golf Club lands north of the Dargle River and Bray town centre. To the north of the subject site is the Corke Abbey Valley Park through which Rathmichael Stream flows in an easterly direction through wooded and grassland areas which have formalised public pathways throughout. There is a belt of woodland planting along the northern boundary which provides a strong landscape backdrop. The Dublin to Rosslare railway line runs along the eastern boundary of the subject site, with a coastal strip and the Irish sea located beyond this. To the south, the site is bound by the administrative boundary between DLRCC and WCC, with undeveloped lands located beyond this (future location of Sea Gardens - Block B). To the west, is Shoreside Park which was permitted under ABP-311181-21. This development is under construction and nearing completion, with several units already occupied. Coláiste Ráithín and Ravenswell Primary School are located further to the west of this new development.

The subject infill site contains remnants of its former use as a golf course and is primarily covered in grass and mixed vegetation. There is an existing pedestrian link to Corke Abbey Valley Park at the northern boundary of the site which



was provided as part of the permitted development under ABP-311181-21 (Shoreside Park) and agreed through compliance with relevant conditions on the grant of permission. The site topography is generally flat with the only exceptions being a small decrease in elevation toward the southern end of the site and a small ridge rising toward the eastern boundary. The site location and red line boundary can be seen in Figure 1-1.

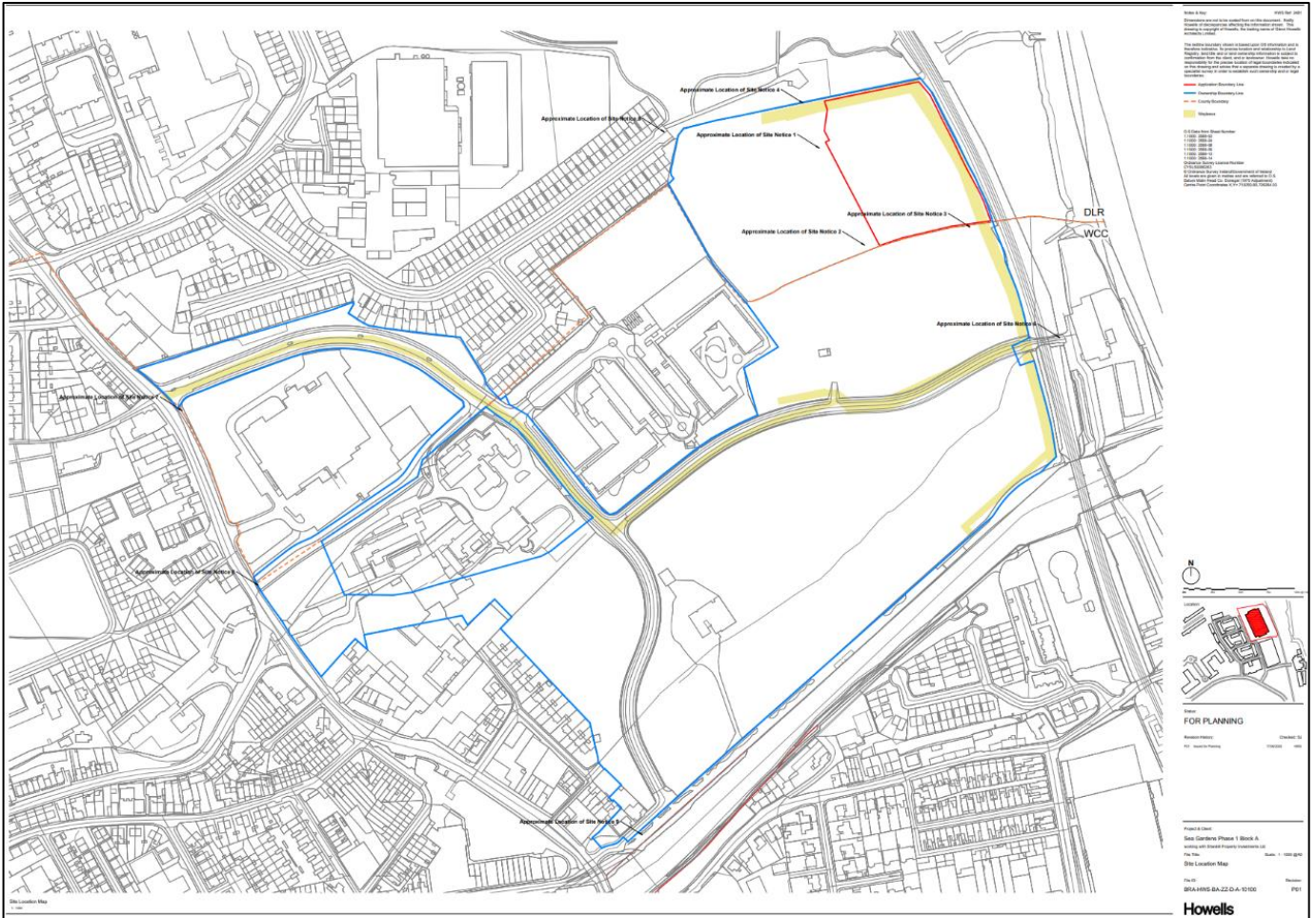


Figure 1-1 - Site Location (showing red-line application / site boundary for the Coastal Quarter) (blue-line denotes overall ownership boundary).

## 2. Project Description

### 2.1 Location, Nature and Scale of the Development

The proposed development will consist of the provision of 159 no. residential units over/around a shared 2-level podium comprising of: 9 no. 4-bedroom, 3 and 4-storey terraced houses with associated private gardens / terraces; and 150 no. apartments in 2 no. blocks ranging in height from 6 to 10-storeys (Block A1) and 7 to 11-storeys (Block A2) and consisting of a total of 48 no. 1-bedroom units, 58 no. 2-bedroom units, 44 no. 3-bedroom units, all with private balconies or terraces. The blocks will also include communal lounge areas; a communal gym in Block A1; refuse storage areas; and associated plant. The shared 2-level podium will include car, motorcycle and bicycle parking, with additional car parking provided within the curtilage of 5 no. of the proposed townhouses. The proposed development will also include: public open space including play areas; communal open space within the central podium courtyard; pedestrian / cycle linkages with adjoining existing and permitted developments; associated connections to the surrounding road network; all associated landscaping and public lighting; an ESB substation; drainage arrangements; utility connections; and all site development works.

The ca. 1.38 hectare site all within the administrative area of Dún Laoghaire-Rathdown County Council is generally bounded to the north by existing public open space at Corke Abbey Valley Park, to the east by the Irish Rail Dublin-Wexford/ Rosslare main rail line, to the south by undeveloped lands and to the west by Shoreside Park

The layout of the proposed development is presented in Figure 2-1. Further details of the proposed development are presented in the planning documents and drawings submitted as part of this planning application. No demolition works will be required on this project.



Figure 2-1 - Proposed Site Layout Plan (showing red-line application / site boundary for Sea Gardens Block A) (blue-line denotes overall ownership boundary)



## 2.2 Operational Phase Waste

### 2.2.1 Details of the Non-Hazardous Wastes to be Produced

Waste materials generated during the Operational Phase will primarily comprise household waste (including dry recyclables (paper, plastic etc.), glass, food and organic waste, domestic refuse) and occasional maintenance waste (including general waste and green waste). It is assumed that the majority of waste produced during the Operational Phase will be non-hazardous.

In the event that any hazardous materials are brought to site for maintenance purposes, the volumes of paints, varnishes, glues, adhesives etc. will be minor and will be removed offsite and disposed of appropriately by the relevant maintenance contractor. Hazardous wastes (such as waste fuel, oil or chemicals) will therefore not be generated onsite during the Operational Phase.

### 2.2.2 Summary of Potential Waste Streams (LoW/EWC Codes)

A summary of the main non-hazardous waste streams which could arise during the Operational Phase is presented below, along with the relevant List of Waste (LoW) code. The LoW code (also referred to as European Waste Catalogue (EWC) code) serves as a common method of characterising various waste streams. Assignment of waste codes will determine how and where the generated waste can be disposed of. LoW codes must be selected for each waste type – a full description of each code is available on the EPA website. It should be noted that the summary list presented in Table 2-1 is a non-exhaustive list and it will be the Developers responsibility to ensure all waste streams generated onsite during the Operational Phase of the development are appropriately characterised, managed and disposed of in accordance with all relevant waste management legislation.

**Table 2-1 - Summary List of LoW Codes which may be relevant to the site during the Operational Phase (EPA, 2018)**

<b>Municipal Waste Material</b>	<b>LoW Code</b>
Paper and Cardboard	20 01 01
Plastic	20 01 39
Wood	17 02 01
Metals	20 01 40
Mixed Municipal Waste	20 03 01
Glass	20 01 02
Biodegradable Kitchen Waste	20 01 08
Biodegradable garden and park waste	20 02 01
Textiles	20 01 11
Bulky wastes	20 03 07

# 3. Waste Management – Policies, Legislation and Guidance

## 3.1 National Level

The implementation of the Waste Management Act in 1996 provided a legal basis for waste management, practice and infrastructure in Ireland. Following the implementation of this Act government policy moved from primarily relying on landfill disposal towards a more sustainable system of waste treatment through the promotion of recycling and recovery. The policy document entitled ‘Changing our ways’ (DoEHLG, 1998) set specific targets for recycling and consolidated the now familiar waste hierarchy of prevention, minimisation, reuse/recycling, energy recovery and disposal. This approach was supported by subsequent legislation. In 2002, the policy statement ‘Preventing and Recycling Waste: Delivering Change’ (DoEHLG, 2002) specifically focused on waste prevention and recycling. This document emphasised the importance of adopting a hierarchical approach, with prevention highlighted as the most desirable option. Various national waste prevention programmes and best practice guidance documents were subsequently delivered by the government.

In 2011 the revised EU Waste Framework Directive was transposed into Irish law by the European Commission (Waste Framework Directive) Regulations 2011 (SI 126 of 2011) (EC, 2008). The Waste Framework Directive focussed on sustainable and efficient materials management strategy and provides a legal basis for the waste hierarchy. Therefore, the waste hierarchy presented in Figure 3-1 should be applied as a priority in Ireland.

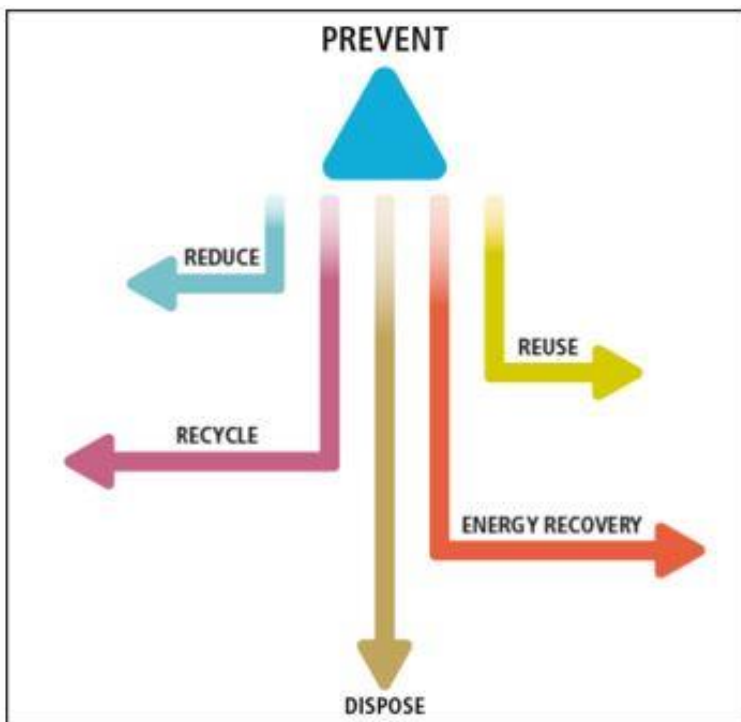


Figure 3-1 - Accepted Best Practice Waste Hierarchy (EPA, 2018)

In 2013 the Government published a new policy document entitled ‘A Resource Opportunity Waste Management Policy in Ireland’ (DoECLG, 2013). This document sets out the steps to be implemented on a national scale in order to make further progress on resource efficiency and seeking the elimination of landfilling of municipal waste in Ireland. This approach is further supported by subsequent guidance including the EPA publication

'Green Procurement Guidance for the Public Sector' (EPA, 2021), which clearly states the following Core Green Public Procurement (GPP) Criteria for the Construction sector:

- Construction environmental management plan;
- Staff training;
- Management of fuel and hazardous substances;
- Use of secondary aggregate and recycled materials; and
- Waste Management.

In 2022 the Government published the document 'Design Standards for New Apartments Guidelines for Planning Authorities' (DoHLGH, 2022). This document states that provision should be made for storage and collection of waste within apartment schemes.

*'Refuse facilities shall be accessible to each apartment stair/lift core and designed with regard to the projected level of waste generation and types and quantities of receptacles required. Within apartments, there should be adequate provision for the temporary storage of segregated materials prior to deposition in communal waste storage and in-sink macerators are discouraged as they place a burden on drainage systems'.*

The document highlights the fact that design considerations need to consider refuse storage facilities as follows:

- "Sufficient communal storage area to satisfy the three-bin system for the collection of mixed dry recyclables, organic waste and residual waste;
- In larger apartment schemes, consideration should also be given to the provision of separate collection facilities for other recyclables such as glass and plastics;
- Waste storage areas must be adequately ventilated so as to minimise odours and potential nuisance from vermin/flies and taking account the avoidance of nuisance for habitable rooms nearby;
- Provision in the layout for sufficient access for waste collectors, proximity of, or ease of access to, waste storage areas from individual apartments, including access by disabled people;
- Waste storage areas should not present any safety risks to users and should be well-lit;
- Waste storage areas should not be on the public street and should not be visible to or accessible by the general public. Appropriate visual screening should be provided, particularly in the vicinity of apartment buildings;
- Waste storage areas in basement car parks should be avoided where possible, but where provided, must ensure adequate manoeuvring space for collection vehicles;
- The capacity for washing down waste storage areas, with wastewater discharging to the sewer" (DoHLGH, 2022).

The Department of Communication, Climate Action and Environment recently published 'A Waste Action for a Circular Economy' report in September 2020. This document was prepared in response to the 'European Green Deal' and sets out a roadmap for a transition to a new economy where climate and environmental challenges are turned into opportunities. This report replaces the previous National Waste Management Plan 'A Resource Opportunity Waste Management Policy in Ireland' (2012). The 'Waste Action for a Circular Economy' report focuses on transition to a circular economy.

## 3.2 Regional Level

The relevant Regional Waste Management Plan for Dún Laoghaire-Rathdown County Council (DLRCC) is the Eastern-Midlands Region Waste Management Plan 2015-2021. The regional plan, which was launched in May 2015, provides the framework for waste management up to 2021 and sets out a range of policies and actions in order to meet mandatory and performance targets. It is noted that this Eastern-Midlands Region Waste Management Plan



has now been replaced by the National Waste Management Plan for a Circular Economy 2024-2030<sup>1</sup>. The key objectives of this plan are as follows:

- Promote Sustainable Consumption and Prevent Waste
- Strengthen National Waste Collection and Treatment Capacity
- Support the Transition to a Circular Economy
- Deliver Action through Collaboration and Shared Ownership

As the National Waste Management Plan for a Circular Economy 2024-2030 had not yet been established, the overarching objectives of the Eastern-Midlands Region Waste Management Plan 2015-2021 have been incorporated into the latest development plan pertinent to this site, i.e., Dún Laoghaire-Rathdown County Development Plan 2022-2028 (DLRCC, 2022). The Dún Laoghaire-Rathdown County Development Plan 2022 - 2028 specifically states the following with regards to Resource Management and the Circular Economy approach to construction and demolition waste management:

### **Policy Objective EI11: Resource Management –**

It is a Policy Objective to implement the Eastern-Midlands Region Waste Management Plan 2015-2021 and subsequent plans, in supporting the transition from a waste management economy towards a circular economy, to enhance employment and increase the value recovery and recirculation of resources.

### **Policy Objective EI12: Waste Management Infrastructure, Prevention, Reduction, Reuse and Recycling (Circular Economy approach)**

It is a Policy Objective:

- To support the principles of the circular economy, good waste management and the implementation of best international practice in relation to waste management in order for the County and the Region to become self-sufficient in terms of resource and waste management and to provide a waste management infrastructure that supports this objective.
- To aim to provide a supporting waste management infrastructure in the County for the processing and recovery of waste streams such as mixed municipal waste in accordance with the proximity principle.
- To ensure new developments are designed and constructed in line with the Council's Guidelines for Waste Storage Facilities.
- To aim to provide a supporting waste management infrastructure in the County for the processing and recovery of waste streams such as mixed municipal waste in accordance with the proximity principle.
- To provide for civic amenity facilities and bring centres as part of an integrated waste collection system in accessible locations throughout the County and promote the importance of kerbside source segregated collection of household and commercial waste as the best method to ensure the quality of waste presented for recycling is preserved.
- To ensure any waste amenity facilities adhere to the Waste Regional Offices Waste Management Infrastructure siting guidelines.
- To develop a County wide network of multi material recycling centres, bring centres and a re-use centre and to require the provision of adequately-sized recycling facilities in new commercial and large-scale residential development, where appropriate.
- To require the inclusion of such centres in all large retail developments to maximise access by the public.

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<sup>1</sup> <https://mywaste.ie/wp-content/uploads/2024/05/National-Waste-Management-Plan-for-a-Circular-Economy-Executive-Summary.pdf>

### **Policy Objective EI13: Hazardous Waste**

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



# 4. Waste Management

## 4.1 Waste Generation

The proposed development will consist of the provision of 159 no. residential units over/around a shared 2-level podium comprising of 9 terraced houses, 150 no. apartments in 2 no. blocks from 6 to 10-storeys (Block A1) and 7 to 11-storeys (Block A2) and these blocks will also include communal lounge areas; a communal gym in Block A1; refuse storage areas; and associated plant, summarised as follows:

- 9 no. 4-bedroom, 3 and 4-storey terraced houses
- 150 no. apartments in 2 blocks; 69 units in Block A1 and 81 units in Block A2, divided into 48 no. 1-bedroom units, 58 no. 2-bedroom units, 44 no. 3-bedroom units

The estimated annual waste which will be generated during the Operational phase is presented in Table 4-1.

**Table 4-1 - Annual Waste Quantities for the Operational Phase of the Proposed Development (Block A and 9no. houses)**

Waste Type	Total (Kg / annum per waste type)
Residual (Kg/ annum)	60750
Dry Recyclable (Kg/ annum)	70875
Organic Waste (Kg/ annum)	70875
Total (Kg/ annum)	202500

## 4.2 Waste Storage Requirements

The waste storage areas will not be visible to the public and have been designed taking account of the requirements of BS 5906: 2005 – Waste Management in Buildings – Code of Practice. This Code of Practice which states that *'to calculate the storage, containment and equipment requirements for effective waste management, the following should be considered:*

- *Need for a temporary designated collection point;*
- *Volume and composition of waste;*
- *Frequency of collection;*
- *Degree of waste segregation required;*
- *Degree of container separation required; and*
- *Type of on-site treatment proposed'.*

### 4.2.1 Residential

#### 4.2.1.1 Housing

Individual houses will have their own storage areas for waste bins and therefore there is no necessity to calculate the area required for waste storage at individual houses.



It is expected that residents with external access to the front of the property will store the wheeled bins to the front of the houses. Each house will have storage capacity for 2no. 240L wheeled bins for residual waste and dry recyclable waste and 1no. 140L wheeled bin for organic waste. Waste will be collected on a one collection per fortnight basis as per the collection schedule of local waste collection companies within the Dublin region.

The Dún Laoghaire-Rathdown County Development Plan 2022 - 2028 states that “Waste storage issues should be considered at the initial design and pre planning stage, to ensure access for all (including people with disabilities), in a brightly lit, safe and well-signed area, spacious enough for easy manoeuvrability, with good ventilation and ready access if required for the control of potential vermin. Where storage is provided in a basement area, sufficient access and egress must be provided to enable receptacles to be moved easily from the storage area to an appropriate collection point on the public street nearby”.

However, it is noted that the waste service providers within the area of the proposed development do not provide domestic glass collection, and there is an extensive network of “Bring Bank” facilities (including recycling glass facilities) within the immediate area. Therefore, sufficient refuse storage will be required for the following waste streams and sizes of wheeled bins for each house (3no. wheelie bins per house in total):

- Residual waste - will be collected in 1no. 240L wheeled bins;
- Dry recyclable waste - will be collected in 1no. 240L wheeled bins; and,
- Organic waste - will be collected in 1no. 140L wheeled bins.

#### 4.2.1.2 Apartment Blocks

The following section outlines the waste storage requirements at the 2no. apartment blocks (Blocks A1 and A2). The Department of Housing Planning and Local Government (2022) Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities guidance states:

*“The following general design considerations should be taken into account in the provision of refuse storage facilities:*

- *Sufficient communal storage area to satisfy the three-bin system for the collection of mixed dry recyclables, organic waste and residual waste; and,*
- *In larger apartment schemes, consideration should also be given to the provision of separate collection facilities for other recyclables such as glass and plastics;*
- *Waste storage areas should not be on the public street and should not be visible to or accessible by the general public. Appropriate visual screening should be provided, particularly in the vicinity of apartment buildings”.*

However, as previously noted, the waste service providers within the area of the proposed development do not provide domestic glass collection, and there is an extensive network of “Bring Bank” facilities (including recycling glass facilities) within the immediate area. Therefore 3no. separate bins will be required for the following waste streams for the apartments:

- Residual waste;
- Dry recyclable waste; and,
- Organic waste.

The 3no. separate bin system is in line with the DoHPLG (2022) guidelines as there will be sufficient communal storage area for the 3no. bin collection of mixed dry recyclables, organic waste and residual waste. The following assumptions have been made in relation to the calculated areas required for the storage of bins and are in line with Carey. C., Phelan., W. and Boland., B. (2008) ‘Organic Waste Management in Apartments’ report prepared for the EPA and the Dún Laoghaire-Rathdown County Council (2020) ‘Guidance Notes for Waste Management in Residential and Commercial Developments’ for both the apartment blocks:

- Waste is collected on a one collection per week basis as per the collection schedule of local waste collection companies within the Dublin region;
- Residual waste will be collected in 1100L wheeled bins;
- Dry recyclable waste will be collected in 1100L wheeled bins;
- Organic waste will be collected in 240L wheeled bins; and,
- The wheeled bin storage areas will be organised in an opposing row layout within each core per block and will be organised such that each bin can be moved without having to move an adjacent bin.

## 4.2.2 Bin Storage Requirements

Based on the relevant design criteria and assumptions presented in section 4.2.1 bin storage requirements for Block A apartments are presented in Table 4-2 below.

**Table 4-2 - Wheeled Bin Storage Requirements for the A Block Apartments**

Waste Type	Block A1		Block A2	
	No. of Bins	Area (m2)	No. of Bins	Area (m2)
Residual (1100l Bin)	4	14.1	4	14.1
Dry Recyclable (1100l Bin)	10	35.2	11	42.2
Organic Waste (240l Bin)	6	5	7	6.7
<b>Total</b>	<b>20</b>	<b>54.30</b>	<b>22</b>	<b>63</b>

The location of the bin storage for Block A can be seen in the below refuse layout Figure 4-1.



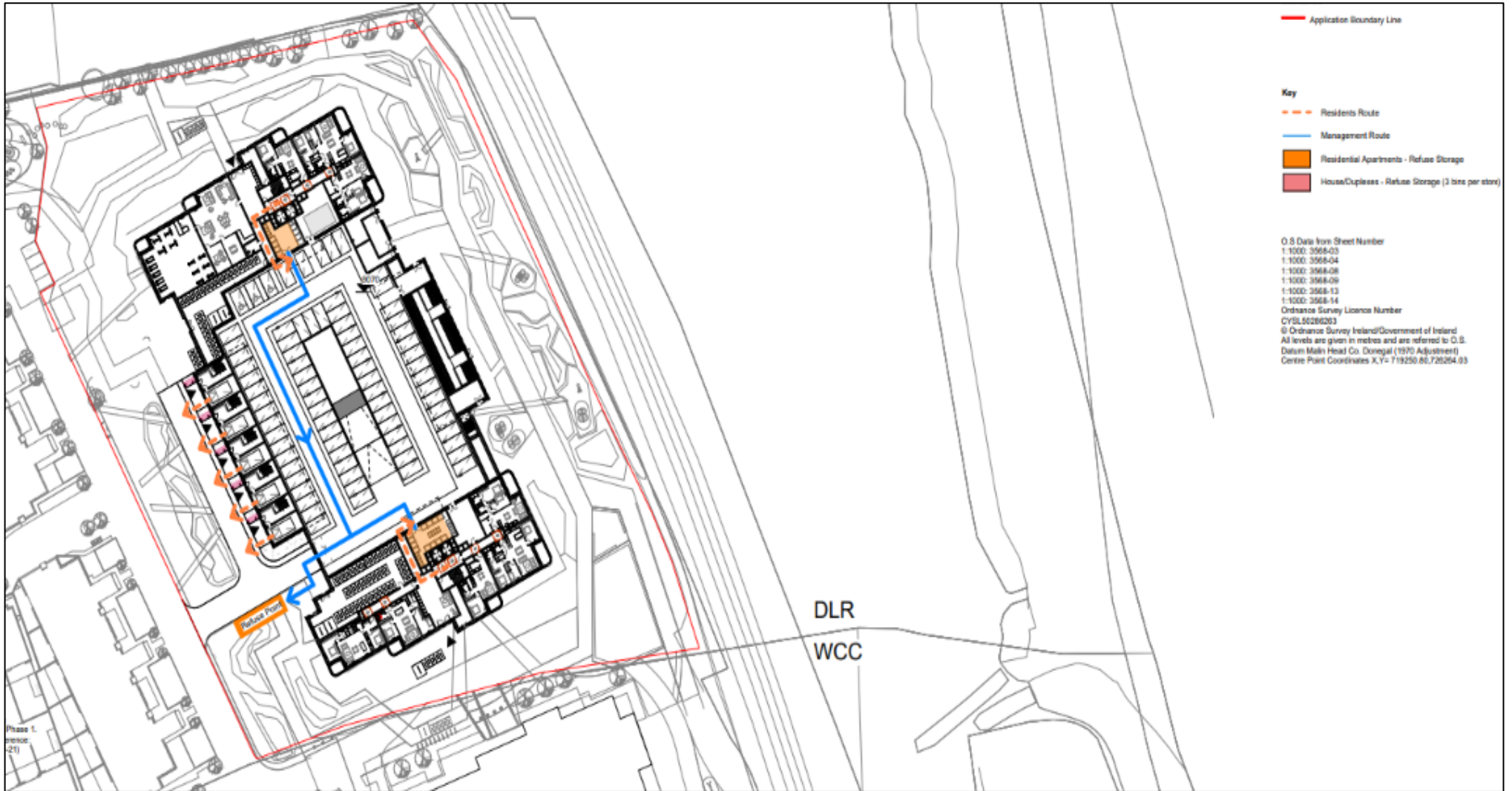


Figure 4-1 - Refuse Layout for the proposed development (Howells, 2025)

## 4.2.3 Local Recycling/Bring Centre Facilities

Dún Laoghaire-Rathdown County Council and Wicklow County Council manages an extensive network of “Bring Bank” facilities across the County areas for recycling glass, cans and textiles. These include sites at shopping centres and public car parks, that are all provided free of charge to the public.

The closest bring bank centre is Greenstar bring bank located, in Fassaroe, Bray in Co. Wicklow. This facility is located ca. 2km southeast of the proposed development.<sup>2</sup> Greenstar bring bank is open Monday to Friday from 8am – 6pm, and closed Saturday and Sunday. Materials accepted include wood, clean cardboard, newsprint, magazines, plastic bottles, glass, drink cans, textiles, beverage cartons. The closet civic amenity site to the proposed development is Bray Recycling Centre located in 21 Beechwood Close, Kilruddery Demesne East, Bray in Co. Wicklow. This facility is located ca. 2.4km south of the proposed development.<sup>3</sup> Bray Recycling Centre is open Monday to Friday from 10am – 4pm, and Saturday from 10am – 1.45pm. Materials accepted, include clean cardboard, newsprint, magazines, plastic bottles, glass, drink cans, textiles and beverage cartons. Power City in Bray is a WEEE recycling point, which is located ca. 2.4km south of the proposed development<sup>4</sup> and Woodies DIY in Bray is a lightbulb drop off point which is located ca. 3.6km south of the proposed development.<sup>5</sup>

In Dún Laoghaire-Rathdown the closest 2no. bring centres to the proposed development is in Lidl Car Park in Shankill, Dublin and within the Dart Station at Rathsalagh Park in Shankill, Dublin which are both located ca. 2.60km north of the proposed development. Materials accepted include clean cardboard, newsprint, magazines, plastic bottles, glass, drink cans, textiles and beverage cartons. Ballyogan Recycling Park in Ballyogan is the main recycling and disposal facility within Dún Laoghaire-Rathdown Council lands. Ballyogan Recycling Park is located ca. 7.00km north of the proposed development and accepts a wide range of household waste types; kitchen appliances, light bulbs, gas cylinders, fire extinguishers, waste oils, WEEE, metals, sheet/plate glass, wood, bulky items, general waste, green garden waste, household hazardous waste. The facility is open to the public 7 days a week, with several waste streams accepted free of charge.

Existing bring bank, civic amenity sites, lightbulb drop-off and WEEE recycling points within the general vicinity of the proposed development are illustrated in Figure 4-2.

Having regard to the scale of the development, the potential to provide a local bring centre as part of the scheme was considered during the preliminary design stage. However, taking account of the existing Bring Centres, Civic Amenity and Recycling Centre facilities already in place in Bray, and within Dún Laoghaire-Rathdown, and the proximity of the proposed development to these facilities (which many are open to the public six days a week) it is considered that sufficient facilities are already well established, with easy access available to the residents of the proposed development. Therefore, the provision of an onsite Recycling Centre (for textiles, drink cans, electrical items, batteries etc.) is not warranted as part of the proposed development.

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<sup>2</sup> <https://mywaste.ie/dispose-waste/at-home/where-you-can-take-your-recycling-waste/service/bring-bank-162/>

<sup>3</sup> <https://mywaste.ie/dispose-waste/at-home/where-you-can-take-your-recycling-waste/service/bring-bank-137/>

<sup>4</sup> <https://mywaste.ie/dispose-waste/at-home/where-you-can-take-your-recycling-waste/service/powercity-bray/>

<sup>5</sup> <https://mywaste.ie/dispose-waste/at-home/where-you-can-take-your-recycling-waste/service/woodies-diy-bray/>

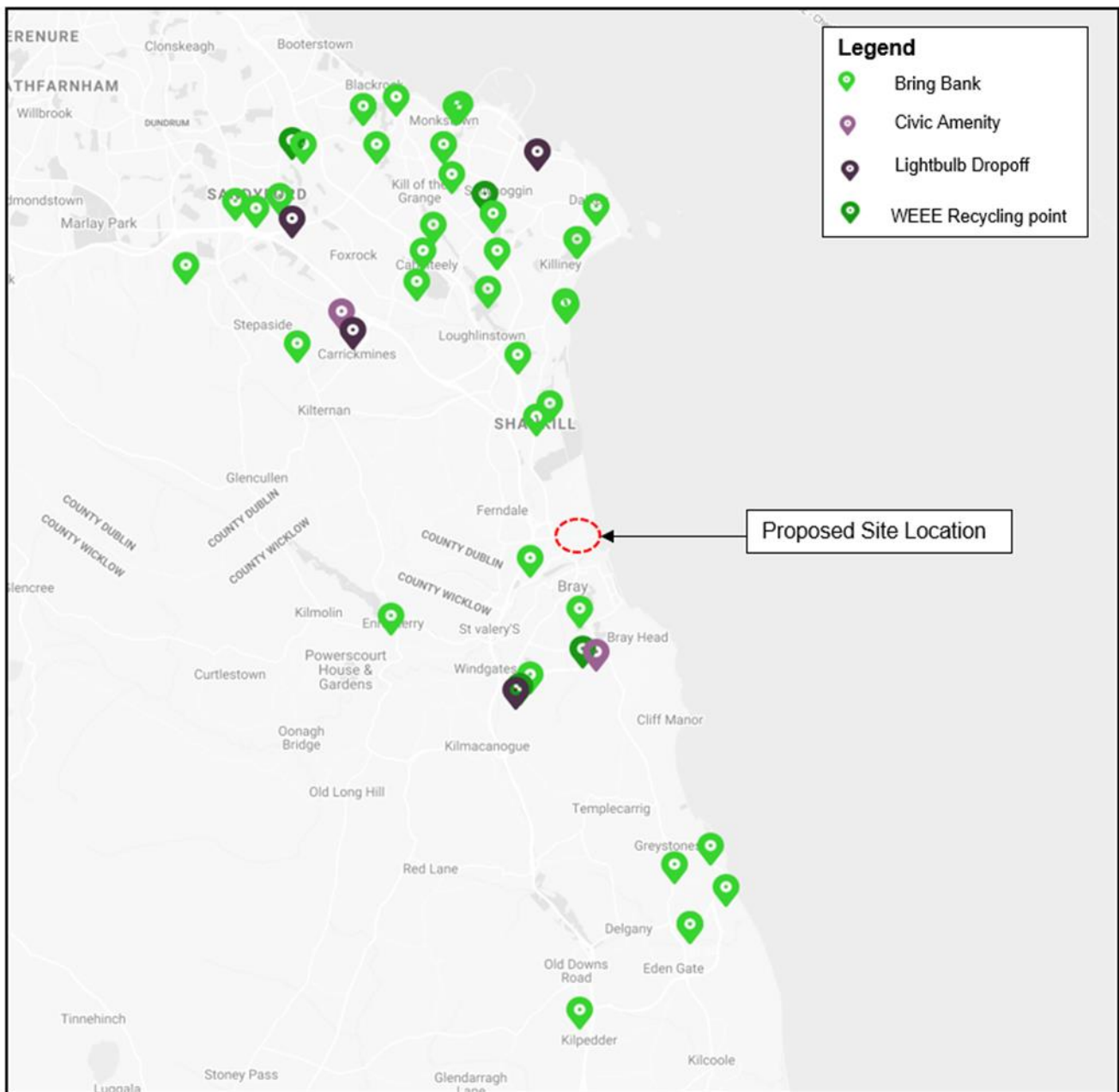


Figure 4-2 - Recycling Centres and Bring Banks within the vicinity of the proposed scheme (Repak.ie, 2021; MyWaste, 2025)

#### 4.2.4 Proposed Management Strategy for each Waste Stream Option

Waste materials will be segregated onsite into the various waste streams, via. dedicated bins and storage areas as outlined in Table 4-2. All residents will be required to separate waste into different waste categories, as follows;

- Residual Waste;
- Dry Recyclables; and,
- Organic waste.

As previously noted, bin stores are included in the proposed design for all apartments and townhouses. Each of the bins within the dedicated bin stores will be clearly labelled and colour coded to ensure that cross contamination of materials does not occur. These bins will be collected on a fortnightly basis for residential units and duplexes, and on a weekly basis for apartment blocks, as previously detailed. Bin storage areas for the apartments will be communal facilities which will be locked (ensuring that only residents have access) to prevent the contamination of waste and any unauthorised dumping.

The document '*Organic Waste Management in Apartments*' prepared for the EPA (Carey. C. et al., 2008) recommends the following general management considerations for communal bins, specifically in relation to organic waste:

- An underground car park is not a preferred waste storage area in which to store organic waste, for a number of reasons, including health and safety, access and potential odour and vermin.
- Waste storage areas should be adequately vented to minimise odours and potential vermin/flies.
- Ground-level bin storage bays/sheds should be adequately fenced or screened off to reduce visual impact.
- Communal external areas on ground level are preferable although other issues such as access and security should be considered.
- Purpose-built deep collection waste bin systems may be appropriate in certain circumstances. These alternative bins are above and below ground with about two-thirds of the bin's capacity stored underground. These types of bin units have been seen to work successfully especially where space constraints are an issue. A space footprint of 5 m<sup>2</sup> can provide enough storage capacity for four different waste bins and serve 50–80 apartments. The servicing of these bins is relatively straightforward. The bin unit or internal bag is lifted out of the ground using a mechanical hoist arm attached to the waste collection vehicle. The bin or bag is held over the collection vehicle and the waste emptied into the vehicle. The emptied bag or bin is then fixed back into its position and the bin secured (Carey. C. et al., 2008).

In addition to the typical waste materials which are generated on a daily basis from residential and commercial developments, some additional waste types will also be created on an infrequent basis. As previously outlined there are sufficient recycling / waste disposal facilities within the immediate vicinity of the proposed development for correct waste management of the following waste streams.

#### **4.2.4.1 Waste Electrical and Electronic Equipment (WEEE)**

Under the WEEE Directive 2002/96/EC and associated European Communities (Waste Electronic Equipment) Regulations, retailers are required to accept WEEE from their customers. WEEE can also be disposed of by the residents of the proposed development at the nearest recycling centre / Local Authority centre (e.g., Bray Recycling Centre and Ballyogan Recycling Park).

##### **4.2.4.1.1 Batteries**

Arising from the Waste Management (Batteries and Accumulators) Regulations 2014 (as amended), a recovery service for waste batteries and accumulators is in place; the producer of the battery is responsible for the financing of the separate collection for recycling and recovery of these products. Batteries can be disposed of by the residents of the proposed development at the nearest recycling centre / Local Authority centre (e.g., Bray Recycling Centre and Ballyogan Recycling Park).

##### **4.2.4.1.2 Fluorescent Tubes**

Fluorescent tubes can be disposed of by the residents of the proposed development at the nearest recycling centre / Local Authority centre (e.g., Bray Recycling Centre and Ballyogan Recycling Park).



#### 4.2.4.1.3 Furniture

Furniture and other bulky waste items which may arise occasionally can be brought by the residents of the proposed development to the nearest recycling centre / Local Authority centre for recycling (e.g., Bray Recycling Centre and Ballyogan Recycling Park).

#### 4.2.4.1.4 Chemicals

Any chemicals used on site will be generated by external contractors who carry out any maintenance works. These contractors will be responsible for the off-site removal and disposal of any waste materials that may be generated in accordance with all relevant waste management legislation.

#### 4.2.4.1.5 Textiles

Waste textiles should be recycled or donated to a charity organisation for reuse where possible. In addition waste textiles can be brought by the residents of the proposed development to the nearest recycling centre / Local Authority centre for recycling (e.g., Bray Recycling Centre, Tesco car park in Bray, Dart Station car park in Shankill, and Ballyogan Recycling Park).

Dún Laoghaire-Rathdown County Council have issued Guidance Notes for Waste Management in Residential and Commercial Developments (DLRCC, 2020). According to this guidance the following elements should be included in the design of a common waste storage area:

- A defined pedestrian route from apartment areas to the nearest waste storage area;
- Waste storage areas should not present any safety risks to users;
- A non-slip surface should be provided within the waste storage area;
- Adequate ventilation should be provided to avoid the creation of stagnant air or foul odours;
- Appropriate sensor controlled lighting;
- Suitable wastewater drainage points and water supply points should be installed in the bin storage area for cleaning and disinfecting;
- Provision of appropriate graphical signage to inform residents of their obligation to reduce waste, segregate waste and in the correct bin;
- Measures to control and monitor access to waste storage areas;
- Identification of space required for separate storage of waste segregated into general mixed waste, dry recyclable waste, organic/food waste, glass and in the case of larger developments, WEEE and hazardous waste, as appropriate, based on weekly collection of the main waste streams; and
- Worst case sizing of waste storage containers with reference to BS 5906:2005.Waste Management in Buildings – Code of Practice.

## 4.2.5 Tracking Documentation Procedures for Off-site Waste

All waste transport and disposal / recovery must be carried out in accordance with all relevant waste management legislation and any subsequent future legislation which may apply. All of the appointed waste collection providers during the Operational Phase must hold a valid waste collection permit for the waste type they will be collecting. The facilities that these contractors use to dispose of the municipal waste must be a registered waste facility with a valid waste permit / waste licence. All waste disposal / recycled records should be maintained by the Developer/appointed maintenance company.

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