CLIENT: DUBLIN CITY COUNCIL

PROJECT: VOLUMETRIC BUNDLE 3

ST ANDREW'S COURT

RESOURCE WASTE MANAGEMENT PLAN

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Document Control Sheet

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Rev.	Date	By	Chk	Description
0	26.05.22	MS	PB	Planning Issue
1	09.09.22	MS	PB	Updated to Comments
2	21.06.24	GL	MS	Pre-Part 8 – Planning Issue
3	09.09.24	GL	MS	Planning Issue

Review

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Date:	09.09.2024
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Contents

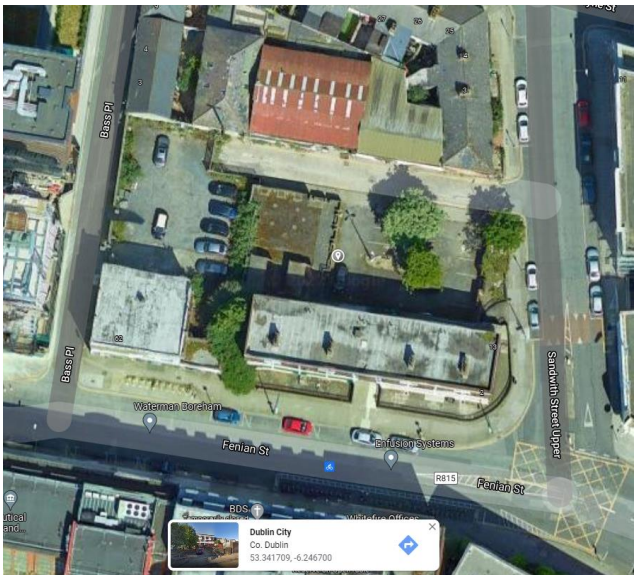
1.0 Introduction

1.1 As part of construction projects, the contractor is obliged to prepare a comprehensive waste management plan for the site phase of the development. The plan is to identify measures to carry out the works safely in compliance with relevant legislation and industry regulations and to minimise the effect of these works on the surrounding environment. This document is prepared at planning stage to inform this process.

1.2 The measures in this plan are subject to contractor agreement and will form the background to the contractors detailed Construction and Demolition Waste Management Plan to be prepared and submitted to Dublin City Council prior to commencement on site.

1.3 This plan prepared for the planning application stage of this project provides an overview of the management of waste arising from the works to ensure it complies with all relevant legislation, regulations and industry best practice. The likely construction and demolition material volumes based on the quantity of materials to be removed / delivered to the site are estimated.

1.4 A separate report on management of site access and traffic impacts is prepared to deal with these aspects of the proposed works.



Site location

Existing Building on the site

2.0 Background

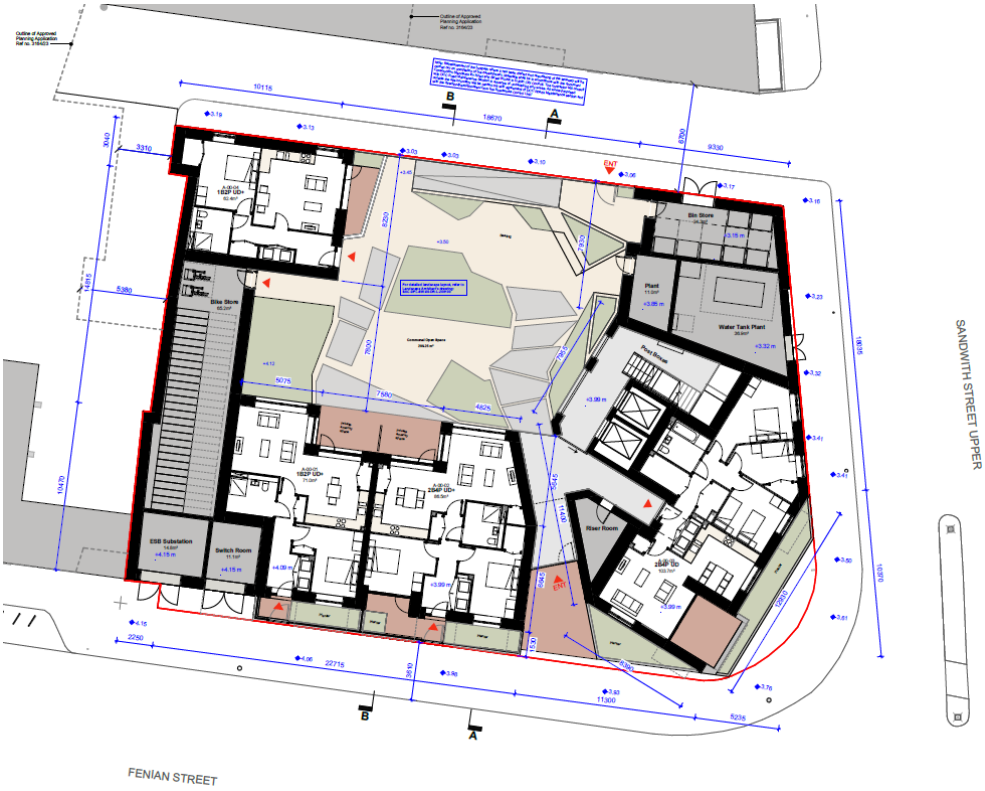
The Development

The site of the proposed development has a single 3-storey residential block at present with some surface car parking and amenity areas. It is approximately 1200m^2 in area and is bounded on three sides by public streets.

To facilitate the construction of the proposed 33 No. Units of Residential Accommodation, demolition of existing block complete with associated site clearance works is required.

The proposed development consists of a 7-storey corner block, with a 4-storey wing to the north, a 7-storey wing to the south west, and a single 1-bedroom unit to the north west, all providing residential accommodation

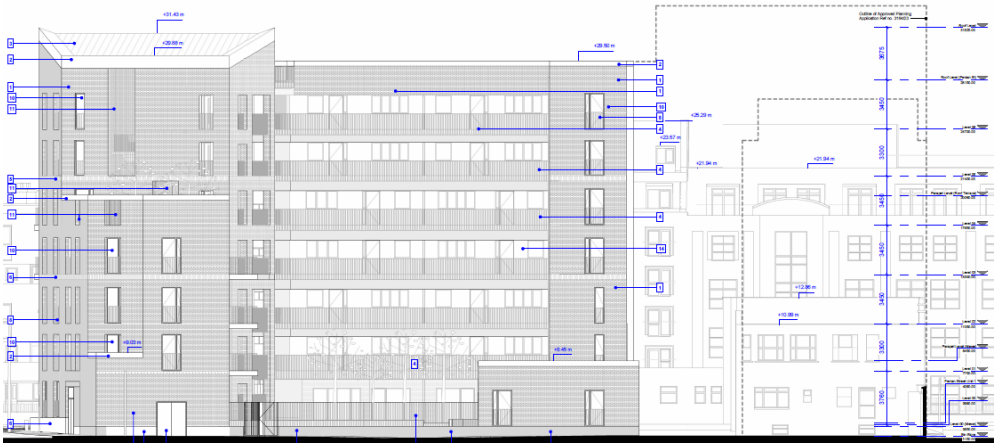
generally located in St. Andrew's Court, Fenian Street/Sandwith Street Upper, Dublin 2.



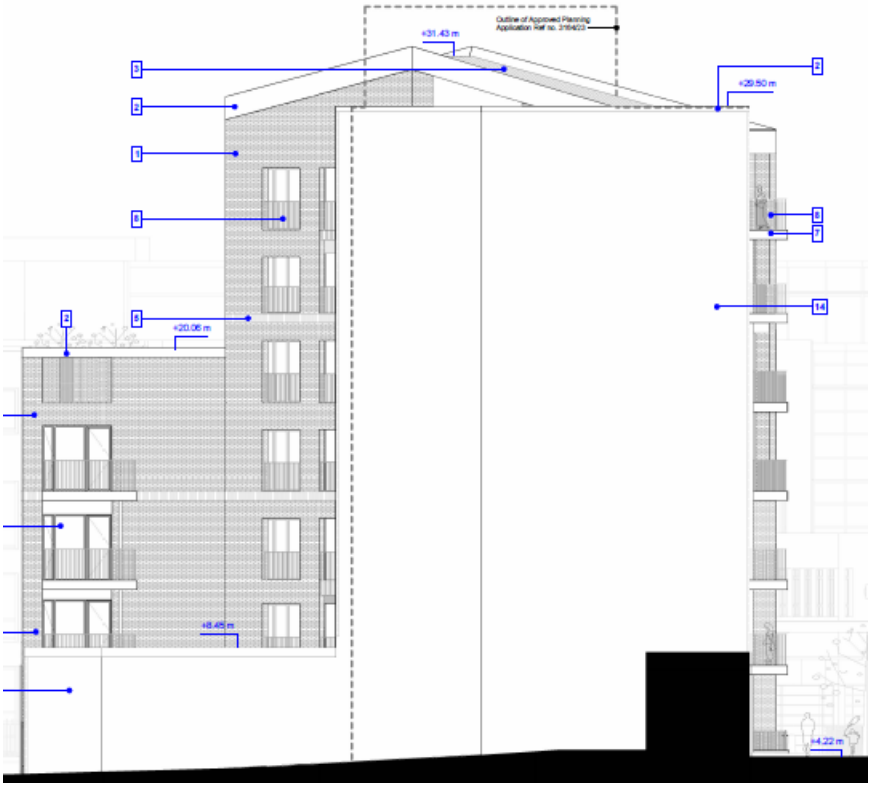
PROPOSED DEVELOPMENT GROUND LEVEL PLAN

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

Development Drawings – See Appendix A

3.0 Construction and Demolition Waste Management Plan

3.1 Introduction

The contractor for the works will be obliged to prepare a detailed Construction and Demolition Waste Management Plan for submission to Dublin City Council. The purpose of the plan is to demonstrate compliance with statutory requirements relating to waste management and disposal. It will deal with the following items: -

- Method Statement, sequences and Health, Safety and Training
- Waste Segregation and Disposal / Recycling including permits / licences and records
- Hazardous Materials
- Audit and Consultation Procedures

3.2 Outline Method Statement

A secure contractor compound will be required for general storage of equipment and plant, and for workforce welfare facilities. The proposed location of the works compound will be agreed with the contractor prior to commencement on site.

The sequence of work will be determined by the works site arrangement and site access points to be used. Existing building and site access gates will be used. Materials to be removed from site will be sorted and grouped for dedicated removal transport to their recycling or disposal destination.

The works programme will be developed to ensure a safe work flow with limited impact on the local environment in terms of noise, vibration and traffic.

Removal of any hazardous materials identified will be carried out initially. A complete site asbestos survey will be made available to the demolition

contractor. Any asbestos cement containing materials identified will be removed by specialist contractors and transported for disposal in suitable licenced facilities. The Health and Safety Authority (HAS) will be notified of the handling of the asbestos material and all work will comply with the relevant legislation and guidelines for dealing with asbestos material.

Soft Strip will then be carried out to remove all building services and contents including ceilings piping, services, stud walling, floor and wall coverings. These will be separated into Timber, Clean Concrete Rubble, Scrap Metal and Mixed Demolition Waste for removal to suitable off site locations.

Soft Strip will be carried out using hand tools – hammers, crow bars and electrical cutting equipment – with access from mobile platforms or scaffolds as required.

Sub soil excavation or removal required at the site is limited to that required for new ground beam and pile construction – no accommodation is proposed below ground level. Landscape soil and materials will also be removed from the site. No hazardous material has been identified in soil samples taken from trial pits at the site and laboratory tested for contaminants. Suitable provision for separation and storage of small quantities of hazardous materials that may be encountered will be made for items such as: Electrical and Electronic Components, Batteries and Liquid Fuels. These will then be dealt with in conformity with relevant guidelines and legislation.

On removal of all hazardous material and the soft strip items the elements of the existing building structures to be removed will be taken down in a planned progressive sequence. These works are within the existing site boundaries and will not impact structurally on neighbouring buildings. The building structure materials will then be separated to Timber, Steel / Metal, Concrete and some Mixed Demolition Waste. These materials will be stockpiled for removal from the sites for recycling and disposal in compliance with all relevant legislation, regulation and industry best practice requirements.

The existing building is generally a block masonry and reinforced concrete structure and the main building structure demolition work will be carried out as follows:

All demolition will be carried out in a controlled manner to ensure all materials remain on the site footprint. Detailed method statements for the works will be prepared by the contractor to ensure that all remaining structures not being demolished at a particular time remain structurally stable.

Initially all necessary temporary support works will be installed. Elements will be taken down in sequence from roof level down to ground level. Concrete will be disconnected from supporting elements, cut into movable sections and lowered in sections to the ground for cutting into sections for transport and recycling. Water jetting will be used in a managed and controlled way to remove some sections of concrete where reinforcement needs to be maintained in place.

The vertical structures – walls and columns will then be taken down in sections following separation from adjoining sections by hand. Concrete columns and beams will be mechanically cut and broken into sections to be lowered to the ground within the building footprint. Concrete will be further broken to a suitable size and grading for transport and recycling / reuse as fill material.

The condition of all adjacent existing buildings and structures will be recorded in 'Dilapidation Survey Schedules' carried out prior to commencement of the site demolition works.

Measures to limit effects of the demolition work on neighbouring structures include but are not limited to:

- The noise and vibration limiting measures listed above.
- Hand dismantling of buildings at their connection to adjoining buildings.
- Formation of full height vertical separation slots in building walls to isolate sections and prevent lateral transmission of vibration through walls.
- Formation of horizontal separation of sections of concrete floor slabs to prevent lateral transmission of vibration.
- Minimisation of drop heights of any freefalling materials in the demolition works.

These measures should be employed as normal Safety and Health mitigation measures where adjoining buildings are present. Our client advises that all adjoining buildings are to be demolished. The sequence and timing of demolition will determine the relevant measures required to safely separate adjoining structures.

3.3 Waste Generated

The table below identifies the estimated volumes of materials to be removed from the site in the strip out and demolition phase of the works.

The contractor will generate accurate material volumes in his detailed Demolition and Construction Waste Management Plan.

All primary waste materials – Concrete, Metal and Timber will be separated for transport to suitable recycling facilities. Materials unsuitable for salvage or recycling will be stored separately and disposed of at a suitable facility.

Location	**Material**	Concrete /Masonry m^3 / tonne	Steel/Metal m^3 / tonne	Timber m^3/tonne	Other m^3/tonne	Total m^3/tonne
Saint Andrews Court	Demolition	1,545 / 3,245	77/ 608	154/ 92	1,480 / 1,776	3,256 / 5,721
	Construction	16 / 41	5 / 41	69 / 41	41 / 41	131 / 164
Total		1,561 / 3,286	82 / 649	221 / 133	1,521 / 1,817	3,387 / 5,885

3.4 Mitigation Measures for Environmental effects of Construction and Demolition Works

Noise and Vibration

Suitable methods of work and equipment will be used to minimise noise and vibrations from the demolition works and emissions will comply with the relevant Codes and legal regulations. Working hours will be strictly enforced to ensure disruption from noisy work is limited.

Note: The contractor's construction management plan shall be written having regard to the Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition:

https://www.dublincity.ie/residential/environment/air-quality-monitoring-and-noise-control-unit/good-practice-guide-construction-and-demolition

All work will be carried out in accordance with:

- BS 5228-1:2009 Code of Practice for Noise and Vibration Control on Construction and Open sites: Noise
- BS 5228-2:2009 Code of Practice for Noise and Vibration Control on Construction and Open sites: Vibration
- Environmental Protection Agency Act 1992 Section 106-108
- Dublin City Council specific requirements

Where appropriate the following minimum measures to minimise noise and vibration levels will be adopted.

a) Employ only modern, quiet and well-maintained equipment (all equipment must comply with the EC Directives and UK Regulations set out in Annex A of BS 5228: Part1).
b) Utilise low impact techniques, such as hydraulic breakers, light rotary percussive or hydraulically-operated rigs.
c) Using electrically powered equipment run from the mains supply, or when this is not available, 'super silent' generators.
d) Use of screws and drills rather than nails for fixing noise screens.

e) Avoidance of unnecessary noise (such as engines idling between operations, shouting, loud radios or excessive revving of engines) by effective site management.
f) The distance between noise and vibration sources and neighbours should be maximised and the sound path obstructed, where practical by:
   i. considerate siting of stationary plant and loading/unloading areas
   ii. set up impervious hoardings, of at least 5 kg/m2 surface density, where possible higher than the line of sight to neighbours.

The Contractor will undertake noise and vibration monitoring throughout the duration of the works sufficient to demonstrate compliance with the specification.

Air Quality / Dust

Arrangements to minimise release of dust from the site to the atmosphere will be put in place. Ongoing dust monitoring will be put in place over the period of the works to ensure compliance with relevant standards. In particular water hosing of dry material when conditions are likely to cause dust emission will be carried out.

Note: The contractor's construction management plan shall be written having regard to the Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition:

https://www.dublincity.ie/residential/environment/air-quality-monitoring-and-noise-control-unit/good-practice-guide-construction-and-demolition

Safety of Structures

Detailed and particular Risk Assessments and Method Statements will be in place before each demolition operation starts. These will identify in particular measures and work sequences required to ensure the ongoing stability and safe dismantling of structures during the demolition works.

Hazardous Materials

Asbestos as identified in the Asbestos Surveys will be removed and disposed of safely from the buildings in accordance with all legal requirements. Small quantities of any other hazardous materials will be separated and stored for safe disposal in accordance with relevant guidelines.

Vermin Control

The Demolition Contractor will operate rodent and vermin control measures. These will be implemented by a specialist firm with suitable experience in this area. Measures will be identified following site assessments of current rodent and vermin status and the likely migration following commencement of demolition works. Periodic monitoring during the period of the works to confirm the effectiveness of the measures in place or to identify modifications will be carried out.

Traffic and Roads

Detailed arrangements for site access and egress will be developed with suitable vehicle transit routes to minimise the impact of the works traffic on neighbours, the local environment and other road users. Refer to separate Construction Management Plan – Traffic prepared for the proposed development.

Suitable road signage will be put in place to ensure effective implementation of the traffic management plan.

Road and vehicle cleaning equipment will be in place and in use to limit the deposit of material on the adjoining roads and ensure any deposits are swiftly and effectively removed.

3.5 Records and Monitoring

The contractor will maintain records of all documentation for materials leaving the sites including transport and disposal licences and permits. Records for all qualifications and training of personnel carrying out the works shall also be maintained to demonstrate competency. Relevant consultations and engagements with stakeholders shall also be recorded and notices displayed at suitable locations for information as necessary. These records should be audited as part of an independently approved quality audit system.

Appendix A Drawings

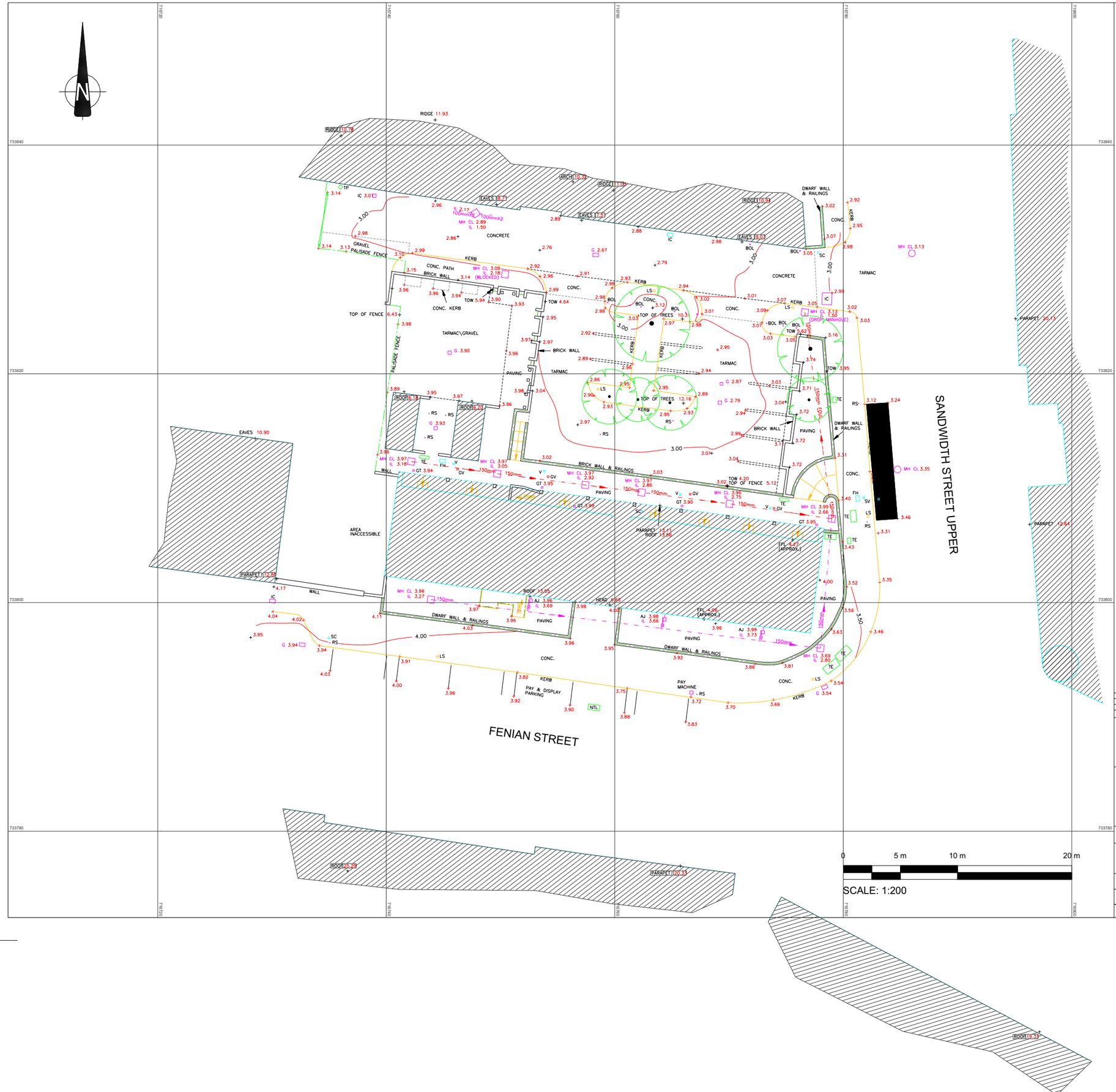
Architectural Plans

– Site Survey and sample proposed building floor levels and building elevations.

Precision Surveys – Topographic Survey DRG. NO. 11267

O'Donnell and Tuomey Architects Drawing Nos:

SAC-ODT-XX-00-DR-A-080100	Planning Level 00
SAC-ODT-XX-05-DR-A-080105	Planning Level 05
SAC-ODT-XX-00-DR-A-080201	Planning South Elevation
SAC-ODT-XX-00-DR-A-080202	Planning East Elevation



LEGEND TOPOGRAPHIC & BUILDING SURVEYS

ESB	ELECTRICITY SUPPLY BOARD	UTO	UNABLE TO OPEN
LS	LAMP STANDARD	DC	DRAINAGE CHANNEL
EP	ELECTRICITY POLE	TOW	TOP OF WALL
TL	TRAFFIC LIGHT	UB	UNDER BEAM
TE	EIRCOM	FFL 22.00	FINISH FLOOR LEVEL
CATV	COMMUNAL AERIAL TELEVISION	SVP	SOIL VENT PIPE
TP	TELECOM POLE	RWP	RAIN WATER PIPE
FH	FIRE HYDRANT	TR	TRAFFIC COVER
M	WATER METER	ER	EARTH ROD
V	VALVE	TREES	
SC	STOP COCK		
SV	SLUICE VALVE	LINETYPES:	
AV	AIR VALVE	WALL	
UPC	CABLE TELEVISION	FENCE	
MH	MANHOLE	BANK	
IC	INSPECTION COVER	KERB	
G	ROAD GULLY	BUILDING	
AJ	ARMSTRONG JUNCTION	CONCRETE	
GT	GULLY TRAP	SURFACES	
BS	BUS STOP	ELEC CABLES	
RS	ROAD SIGN	ROAD CENTRE	
CB	CONTROL BOX	RIDGE LINE	
EB	ESB MINI PILLAR	STUD	
BOL	BOLLARD	HEDGE	
CL	COVER LEVEL	CONTOUR INDEX	
IL	INVERT LEVEL	CONTOUR REGULAR	
CH	CILL TO HEAD	BRAMBLES/ OVERGROWN	
FC	FLOOR TO CILL	BUILDING HATCH	
UND	UNDEFINED		
ST	SURVEY CONTROL STATION		
GATE	GATE		

Rev.	Date	By	Description

NOTE:
HORIZONTAL(ITM) AND VERTICAL(MALIN HEAD)
CONTROL OBTAINED BY G.P.S.
PLEASE NOTE CONTOURS (IF ANY) ARE COMPUTER GENERATED.
PHYSICAL BOUNDARIES SHOWN MAY NOT BE THE LEGAL BOUNDARIES.
SEWER PIPE SIZES SHOWN IF ANY ARE ESTIMATED BY EYE.
UNDERGROUND SERVICES ARE ASSUMED TO RUN IN A STRAIGHT LINE BETWEEN POINTS SURVEYED.

MEMBERSHIP NO. 363

Precision Surveys
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www.precisionsurveys.ie
info@precisionsurveys.ie
Unit 7, Redleaf Business Park, Turvey, Donabate, Co. Dublin Ph.01.8406252

TITLE	TOPOGRAPHIC SURVEY		
PROJECT	ST. ANDREWS COURT FLATS FENIAN STREET DUBLIN 2	GRID	ITM
		DATUM	MALIN HEAD
CLIENT		SCALE	1:200
DRAWN: S.B.	DATE: 14.07.2016	SHEET: A2	DRG.NO. 11267

KEY:

N

REV	DATE	DESCRIPTION	CKD
DCC	09.09.24	Part 8 Issue	CMcC

USE FIGURED DIMENSIONS ONLY
DO NOT SCALE OFF DRAWINGS
CHECK ALL DIMENSIONS ON SITE

NOTES:

- Site boundary
- Entrance
- Soft Landscaping / Planting
- Brick paving
- Concrete, exposed aggregate
- Roof Mounted Photovoltaics

O'Donnell+Tuomey
20A Camden Row,
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telephone +353 1 475 2500
email info@odonnell-tuomey.ie

PROJECT:
A174
St Andrews Court

PROJECT STATUS:
Stage (iii)

ISSUE DATE:
09.09.2024

SCALE:
1 : 100 @A1

DRAWN BY:
DF/CMcC

DRAWING TITLE:
Proposed Level 00 Floor Plan

DRAWING NO:
SAC-ODT-XX-00-DR-A-080100

SUITABILITY

REVISION
P01

KEY:

N

REV	DATE	DESCRIPTION	CKD
DCC	09.09.24	Part 8 Issue	CMcC

USE FIGURED DIMENSIONS ONLY
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ISSUE DATE:
09.09.2024

SCALE:
1 : 100 @A1

DRAWN BY:
DF/CMcC

DRAWING TITLE:
Proposed Level 05 Floor Plan

DRAWING NO:
SAC-ODT-XX-05-DR-A-080105

SUITABILITY

REVISION
P01

Material Type Legend

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3. STANDING SEAM METAL ROOF
4. PAINTED STEEL RAILING DECK
5. SELECTED BRICKWORK SOLDIER COURSE
6. PRE-CAST CONCRETE ELEMENT
7. PRE-CAST CONCRETE BALCONY
8. PAINTED STEEL RAILING
9. GREEN ROOF
10. SELECTED METAL WINDOW SECTION
11. FULL HEIGHT PAINTED STEEL GUARDING
12. PAINTED/GALVANISED STEEL FENCE
13. FULL HEIGHT PAINTED STEEL SCREEN
14. RENDER

No 61, 62 Fenian Street | Proposed Development | Sandwith St. Upper

1 Planning - South Elevation

1 : 100

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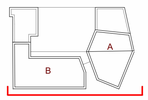

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DCC	09.09.24	Part 8 Issue	CMcC

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Stage (iii)

SCALE:
1 : 100 @A1

ISSUE DATE:
09.09.2024

DRAWN BY:
DF/CMcC

DRAWING TITLE:
Proposed South Elevation

DRAWING NO:
SAC-ODT-XX-XX-DR-A-080201

SUITABILITY

REVISION
P01

Material Type Legend

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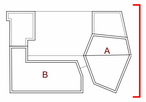
11. FULL HEIGHT PAINTED STEEL GUARDING
12. PAINTED/GALVANISED STEEL FENCE
13. FULL HEIGHT PAINTED STEEL SCREEN
14. RENDER

1 Planning - East Elevation

1 : 100

KEY:



REV	DATE	DESCRIPTION	CKD
DCC	09.09.24	Part 8 Issue	CMcC

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St Andrews Court

PROJECT STATUS:
Stage (iii)

ISSUE DATE:
09.09.2024

SCALE:
1 : 100 @A1

DRAWN BY:
DF/CMcC

DRAWING TITLE:
Proposed East Elevation

DRAWING NO:
SAC-ODT-XX-XX-DR-A-080202

SUITABILITY

REVISION
P01