



Preliminary Construction Waste Management Plan



New House at site adjacent to 57 Reuben Street

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57a Reuben Street, Part 8 Planning Application

1.0 Introduction

The site is a vacant brownfield/infill site adjacent to no. 57 Reuben Street, Rialto, Dublin 8. It is located within an urban block bound to the north by two storey residential dwellings and to the south by Earls court mixed use development at the Corner of Reuben Street and Dolphins Barn Street comprising 3, 4, 6 and 10 storey sections over basement onto Reuben Street. A new two storey single dwelling house is proposed



Figure 1 – Site Location

2.0 Background to Construction Waste Management

This outline plan will provide an indicative overview of what is expected in terms of waste materials generated from the proposed project. A more detailed plan will be required from the appointed Contractor.

The purpose of the Outline CWMP is to provide information on how the management of waste produced by the site may be carried out and also how it should be in accordance with all current legal and industry standards including;

- Waste Management Act 1996 and amendments and subordinate regulations;
- Litter Pollution Act 1997 and amendments and subordinate regulations;
- The Planning & Development Act 2000 and amendments and subordinate regulations;
- The Environmental Protection Act 1992 and amendments and subordinate

regulations;

- The Dublin City Development Plan 2016-2022.
- Eastern-Midlands Region Waste Management Plan 2015-2021;
- Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition;
- Best Practice Guidelines on the preparation of waste management plans for construction and demolition projects, Department of the Environment and local Government 2006;
- Construction and Demolition waste management - A hand book for contractors and site managers, FAS and the construction industry federation 2002;

These documents cover issues to be addressed at the pre-planning stage right through to project completion and these include;

- Predicted Construction wastes;
- Waste disposal/recycling of wastes at the site;
- List of sequence of operations to be followed;
- Provision of training for waste managers and site crew;
- Details of proposed record keeping system;
- Details of waste audit procedures and plans;
- Details of consultation with relevant stakeholders.

3.0 National, Regional and Legislation Requirements

At Regional level this development is located in the area of Dublin City Council which is covered by the Eastern-Midlands Region Waste Management Plan 2015-2021.

The primary objective of this outline plan is to achieve more sustainable waste management practices through increased recycling, use of source separation and use of industry code to regulate collection and treatment of waste. The plan, as a minimum, shall include a provision for the management of all construction waste arising on site, shall make provision for the recovery or disposal of this waste to authorized facilities by authorized collectors. Where appropriate, the use of excavated material from development sites is to be re-used and proposed for landscaping, land restoration or for preparation for development.'

Current legislation implies that the waste producer is responsible for waste from the time it is generated to point of legal disposal. Waste contractors must comply with the Waste Management Act 1996 and associated amendments and subordinate regulations. A permit to transport waste issued by Dublin City Council must be obtained and requires contractor to handle, transport and dispose waste in a manner which ensures no adverse environmental impacts occur as a result of these activities. Likewise, the facilities receiving waste must hold the appropriate licence under Waste Management (Facility Permit & Registration)

regulations 2007 or by EPA. This Permit will include information such as type of waste that can be received along with stored, sorted, recycled and or disposal materials at the site.

4.0 Description of the Proposed Development

4.1 Existing Site

The site is a vacant brownfield/infill site adjacent to no. 57 Reuben Street. It is located within an urban block bounded to the north by two storey residential dwellings and to the south by Earls court mixed use development at the Corner of Reuben Street and Dolphins Barn Street comprising 3, 4, 6 and 10 storey sections over basement onto Reuben Street.

The site is approximately 0.02 hectares in size. It is characterized as waste ground with varying levels of vegetative growth across the site. There are remnants of old foundations also present. Dumped rubbish and domestic waste at the site shall be cleared by Dublin City Council in advance of the proposed redevelopment.

The Coombe hospital is located 100m to the east of the site.



Figure 2 – View of site looking East



Figure 3 – View of site looking West

4.2 Proposed Development

The proposed scheme involves a new single two storey dwelling at the 57a Reuben Street site. Refer to architect's drawings for details. Any existing foundations of structures on the site will be removed and all existing redundant services will be removed insofar as this is practicable. Proposals for abandonment of the recommissioned surface water sewer shall be agreed by the Contractor in writing with DCC Drainage Division prior to commencement.

The site is bounded by fencing on the western, northern and southern boundaries. The eastern boundary of the site is enclosed by an existing wall which is proposed to remain unchanged.

Due to the presence of soft and compressible made ground deposits the proposed construction is envisaged to consist of piled foundations and conventional pavement make up with some local excavations for services and plant. The floor slab may be suspended and also supported on the building piles to be determined at detailed design stage.

4.3 Outline Construction Management Plan

It is anticipated that the works of the appointed Contractor will consist of the following non-exhaustive activities:

- Securing site with installation of hoarding
- Setting up site facilities
- Review of services location and carrying out works to protect retained services
- Initial clearing of site
- Grubbing up of hard standing areas and existing foundations
- Construction of new dwelling house
- Preparation of site for top soiling
- Final finishes and removal of hoarding
- Demobilisation

4.4 Site Access

The proposed access for the development is off Reuben Street. A wheel wash shall be located inside the entrance/exit gates to prevent any dirt being carried out from the site to the public roads. A road sweeper shall be employed if necessary, to keep surrounding public access roads clean.

It may be necessary to temporarily modify existing public footpath and on street parking through the installation of a dropped kerb or similar and temporary suspension/restriction of parking to be agreed with Dublin City Council. Co-ordination of vehicle movements will be required to avoid traffic congestion.

4.5 Segregation of Materials

Waste generated on site must be identified and segregated accordingly. Any reusable materials should be set aside in a designated area of the site for transport to a licensed recycling facility. All non-reusable material should be segregated and disposed into specific skips located on a designated area of the site.

Waste skips (if required) shall be located to the west side of the site where the skips can be collected easily. The appointed Contractor may opt to use grab lorries due to limited space requirements. Collection frequency would be anticipated daily or every few days. The skips will exit the site via the main entrance and out onto Reuben Street.

It will be a requirement of the appointed contractor to provide monthly reports regarding the management of the waste during the works and will be required to forward these reports to the Waste Enforcement Section of Dublin City Council.

The source-separation of all materials on site for recycling is generally more cost effective than disposal of mixed materials to a waste facility.

4.6 Waste Arising

From reviewing the planning drawings a total amount of waste can be estimated. Table 1 below outlines the amount of waste and the anticipated amount of trucks which will be

required to remove off site.

European Waste Code	Waste Material Description	Estimated Quantity	No. of Skips/Trucks
17.08.02	Plasterboard	2T	1
17.09.04	Mixed C&D Waste		
17.02.01	Timber	0.1m3	1
17.01.07	Concrete, Block & Brick	112T	9
17.04.05	Iron & Steel		
17.06.05	Asbestos – Non Friable		
20.01.21	Fluorescent Tubes		
	Earth/Soil/stones	165T	13
	Insulation	1m3	<1
	PVC	4T	<1
	Bituminous	18T	<1
Total (estimated)			25

The figure for estimated number of trucks is doubled to estimated truck movements i.e entry and exit. It is anticipated that there will be in the region of 25 truck movements over the lifetime of the project. The above figure is only an estimate and it is likely to vary depending on the appointed contractor's works proposals.

In terms of how many trucks and other construction vehicles will access and exit the site it can be estimated that one truck can take 4 - 5 loads per day dependant on how far the recycling facility is located. Truck movements will fluctuate during the project and it is anticipated that there will be peak times during the construction. It could be estimated that during the peak period of construction the truck movements may increase slightly but the inverse is also true i.e. the truck movements will be reduced over certain periods. The duration of the peak period will depend on how the appointed contractor resources the project. It is difficult to calculate accurately the number of truck movements for the proposed works but the above table gives an indication on the potential number of truck movements anticipated.

5.0 Proposals for Minimisation, Reuse, Recycling and Management of Waste

5.1 Waste Handling

Waste should only be treated or disposed of at facilities that are licensed to carry out that specific activity (e.g. recycling, landfill, incineration etc) for a specific waste type. Records of all waste movements and documents should be held on site and issued to Dublin City Council if required.

5.2 Primary Waste Streams

A brief overview of the potential methods to manage the primary waste streams expected is presented below. The main types of construction waste produced is expected to be:

Concrete, Blocks and Bricks

Waste concrete, blocks and brick will arise during the construction phase. Where possible, this waste will be removed off site to a remote facility and recycled for reuse.

Metals

Where possible all steel and non-ferrous metals will be transported to a metal processing facility for recycling. Skips are generally provided for the storage of scrap metal on site and once full will be removed by the contractor and transposed to a metal recycling processing facility.

Timber

Timber waste will be stored separately as it is readily contaminated by other wastes and if it is allowed to rot will reduce the recyclability of the other stored wastes. Offcuts/pallets etc should be reused and/or recycled. Any timber waste will be removed off site to a remote facility and recycled for reuse

Plasterboard

Waste plasterboard from the construction phase will be segregated and stored on site prior to transportation to a recycling facility.

Plastics

Waste plastic from the construction phase will be segregated and stored on site prior to transportation to a recycling facility.

Glass

Glass from the construction phase will be segregated and stored on site prior to transportation to a recycling facility.

Insulation

Insulation from the construction phase will be segregated and stored on site prior to transportation to a recycling facility.

Other Wastes (Residual)

Waste materials other than those outlined above can constitute a significant proportion of the total waste generated by a construction site. This waste is normally made up of residual non-recyclable waste such as soiled paper, cloth, cardboard or some plastics. This material should be stored in dedicated waste containers. The size, type and collection frequency should be assessed and reviewed throughout the site.

Waste Arising's from Excavations

The proposed construction will require the excavation of existing foundations and the grubbing up of any hard standing areas. Excavated material will generally require disposal

off-site to a licensed facility. The excavated material should be carefully stored and segregated at a designated staging area prior to the removal off site.

6.0 Assignment of Responsibilities and Training

The appointed Contractor should ensure that a Construction Waste Manager is appointed who has overall responsibility for the management of waste on site. The Construction Waste Manager should be responsible for educating all site staff.

All site personnel and sub-contractors are to be provided with a copy of the Waste Management Plan and also informed of the responsibilities which fall upon them.

Staff training should be carried out throughout the duration of the project.

7.0 Waste Recording and Auditing

7.1 Waste Records

Details of the construction waste discarded from the site will be recorded during all stages of the project. Each consignment of construction waste removed from the site will be documented to ensure full traceability of the material to its final destination. All records should be retained on site and made available for auditing of the waste management plan

7.2 Waste Auditing

The appointed Contractor should implement an auditing process to ensure the quality, effectiveness and efficiency of the environmental management system.