

Kinsale Road LRD, Kinsale Road, Cork

**Outline Operational Waste Management
Plan**

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1 Operational Waste

This Operational Waste Management Plan (OWMP) estimates the type and quantity of waste to be generated from the proposed Large-scale Residential Development (LRD) at the former Vita Cortex site on Kinsale Road, in Ballyphehane, Cork during the operational phase and provides recommendations for management of different waste streams.

At present there are no specific guidelines in Ireland for the preparation of OWMP's. Therefore, consideration will have to be given to the requirements of national and regional waste policy, legislation and other guidelines.

Assuming all municipal waste means household waste as well as commercial and other waste that, because of its nature or composition, is similar to household waste. It excludes municipal sludges and effluents.

In the context of this report municipal waste consists of three main elements - household, commercial (including non-process industrial waste), and street cleansing waste (street sweepings, street bins and municipal parks and maintenance waste, litter campaign material).

Typical municipal waste streams are expected to be produced during operation of the proposed development. This includes:

1. Food wastes
2. Cardboard and Paper
3. Plastics (including bottles and other containers)
4. Glass (including green, brown and clear)
5. Metals (including aluminium cans and tin cans)

Periodic maintenance and repair activities will generate small quantities of wastes such as green waste, inert building materials (e.g. textiles) and certain chemicals (cleaning products, paints, pesticides, etc.). The site location is shown in Figure 1-1 below.

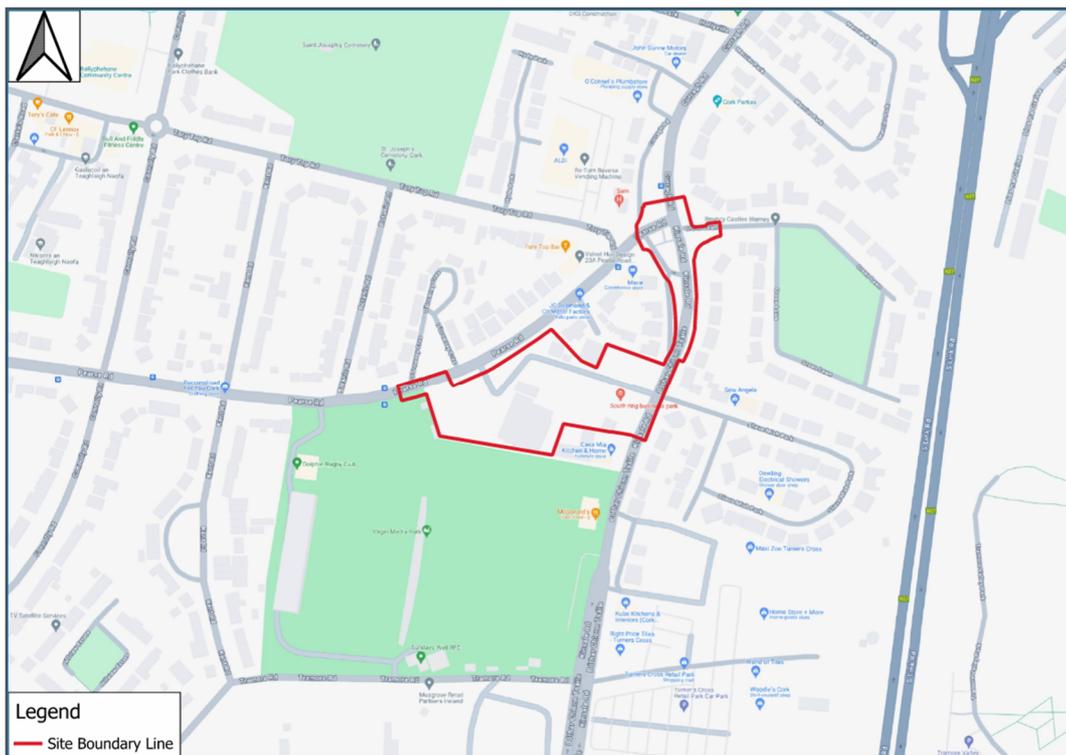


Figure 1-1: Site Location of the Proposed Development

2 Waste Control Strategy

The property management company will be responsible for the collection and disposal of all waste.

Dedicated waste storage areas (WSA) will be located two at basement level southwest of Block 2 and southwest of Block 3, and the remaining will be located one at ground level northeast of Block 1 and three north of Block 4. This will allow for ease of access from Kinsale Road for waste collection vehicles. Refer to the architects' drawings regarding the layout and location details relating to WSA. (Refer also to Punch drawing no. 214130-PUNCH-XX-XX-DR-C-0601 for AutoTrack swept path analysis for a waste collection vehicle). The waste collection bins in the waste storage area will be segregated into the following categories:

1. General Waste
2. Recycling material (e.g. glass, plastic, cardboard, paper)
3. Organic (food) waste

Residents, office staff, crèche staff, and retail employees will transfer waste from their respective areas to the WSA. Waste and recycling bins from the dedicated WSA will be collected directly from the WSA by the waste contractor or staff member (depending on operational agreements), taken to the designated collection point and immediately returned to the WSA after emptying. Bins will not be moved to the waste collection point in advance of collection times and will be removed immediately on emptying.

Bins/containers will be clearly labelled, and colour coded to avoid cross contamination of the different waste streams. Signage will be posted above or on the bins to show exactly which wastes can be put in each.

2.1 Mitigation Measures

To minimise the disposal of waste material to landfill, the mantra of “reduce, reuse, recycle” will be promoted throughout the development. In addition, the following mitigation measures will be employed:

- Suitable waste materials will be stored in bins in designated, easily accessible locations.
- Waste leaving the site will be transported by suitable permitted contractors and taken to suitably permitted/licensed facilities.

Waste from the development will be segregated and stored in designated centralised waste storage areas on the basement level, north of Block 1, and north of block 4 with access from Kinsale Road.

These mitigation measures will ensure the waste arising from the development is dealt with in compliance with the provisions of the Waste Management Act 1996 (as amended 2001), and associated Regulations, the Litter Act of 1997 and achieve optimum levels of waste reduction, re-use and recycling.

2.2 Location, Size and Scale of the Development

The proposed development will consist of a Large-Scale Residential Development (LRD), comprising 170 no. residential units (158 no. apartments and 12 no. townhouse apartments, to include 51 no. 1-bed units, 84 no. 2-bed units, 35no. 3-bed units) arranged in 4 no. blocks varying in height from four to nine storeys over ground. The proposed development also includes a crèche; café; management office; 4 no. retail units; car parking and cycle parking provided on surface and within an undercroft; the provision of private, communal and public open space and all associated site development, landscaping and drainage works on the site of the Former Vita Cortex Facility, Kinsale Road and Pearse Road, Cork.

2.3 Estimated Waste Arisings

A Waste Generation Model has been used to predict waste types, weights and volumes arising from the operation of the proposed development. The Model incorporates building area and use and combines these with other data including BS 5906 waste generation rates and Irish EPA waste generation rates.

The waste generation from the development has been modelled using a waste production rate per use. Operational waste generation rates, based on BS 5906 for domestic and shopping centres, are detailed in Table 2-1 below:

Table 2-1 Summary of Development Arisings

Building Type	Equation for weekly waste arisings (litres)	Size of Concern	Weekly Waste Arisings (litres)	1,100 litre wheelie bin equivalent
Domestic	Number of dwellings x {(volume arising per bedroom [70 l] x average number of bedrooms) + 30}	Number of dwellings = 170 Average Number of bedrooms = 2	$170 * \{(70 * (2) + 30)\}$ = 28,900 Litres	26.27 Therefore, 27 no. 1,100 litre wheelie bins per week
Office	volume arising per employee [50 l] x number of employees	Number of employees = 30 No.	$50 * (30)$ = 1,500 Litres	1.363 Therefore, 2 no. 1,100 litre wheelie bins per week
Supermarket (small)	volume per m ² of sales area [100 l] x sales area	Square meterage = 850m ²	$10 * (850)$ = 8,500 Litres	7.72 Therefore, 8 no. 1,100 litre wheelie bins per week
Crèche*	Volume arising per m ² of sales area [10l] x square meterage	Square meterage = 290m ²	$10 * (290)$ = 2,900 Litres	2.64 Therefore, 3 no. 1,100 litre wheelie bins per week
		Total	41,800 litres	40 no. 1,100 litre wheelie bins per week

Note: This assumes maximum occupancy of the development

Based on the total weekly waste arisings figure above, there is a requirement for a total of 40 no. 1,100 litre wheelie bins per week.

A suitable division of these containers (general waste vs recyclables) will be developed by the operator to suit demand and to ensure that suitable arrangements are provided for communal waste containers for segregated waste.

***Similar types of waste are also generated from areas such as childcare centres, nurseries, schools, offices, shopping malls.**

3 Waste Storage & Collection

3.1 Waste Storage

All waste generated will be stored in a Waste Storage Area (WSA). The WSA is proposed to be located in a safe and secure location within the basement, north of Block 1, and north of block 4 with access from Kinsale Road. Bins within the WSA will be distinctly labelled and colour-coded so that minimal contamination occurs, i.e. only recyclable waste is placed in the recyclable bins. Separate storage will be provided for the varying waste streams:

1. General Waste
2. Recycling material (e.g. glass, plastic, cardboard, paper)
3. Organic (food) waste

All waste generated will be segregated as specified and stored in a designated area. Wastes will be stored in appropriate containers, which are not overloaded and with lids securely closed (where applicable). Nominated personnel will be responsible for the upkeep and cleanliness of the WSA.

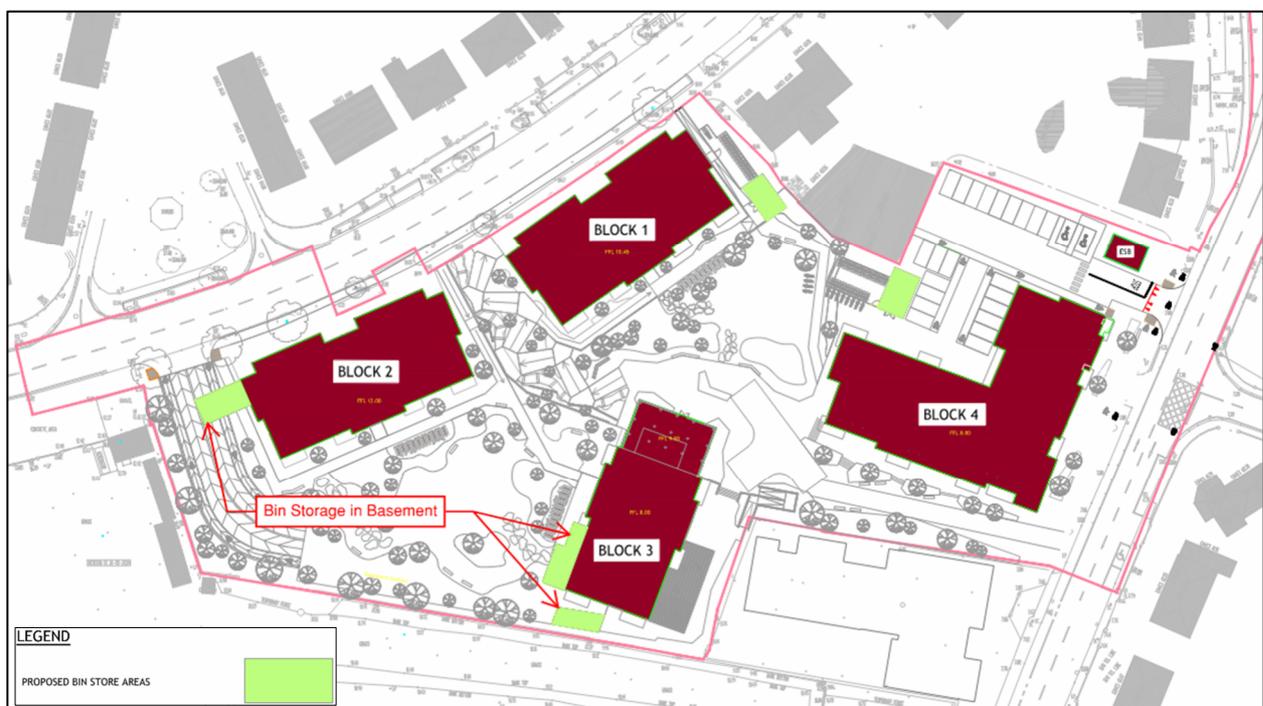


Figure 3-1 Waste Storage Area Locations

Prior to scheduled waste collection the facility operator will transport the bins from the WSA within the hotel to the designated waste collection area.

3.2 Waste Collection

Private contractors provide commercial waste collection in Cork City. Any waste contractors servicing the proposed development must hold the appropriate permit in order to collect waste from the site and all waste collected must be transported to a permitted/licensed facility only. A record of each waste load removed will be retained at the site.

Waste and recycling bins from the dedicated WSA will be collected directly from the WSA by the waste contractor or staff member (depending on operational agreements), taken to the designated collection point and immediately returned to the WSA after emptying. Bins will not be moved to the waste collection point in advance of collection times and will be removed immediately on emptying.

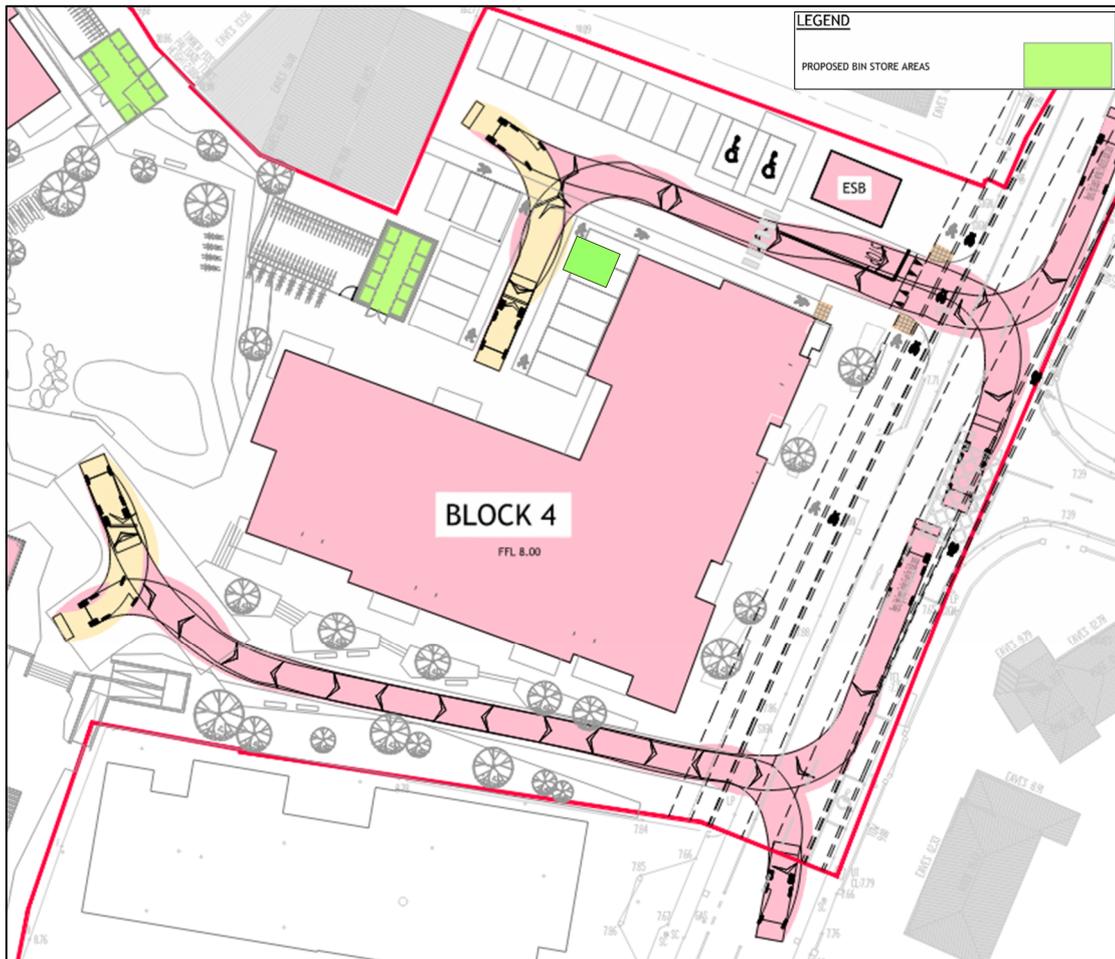


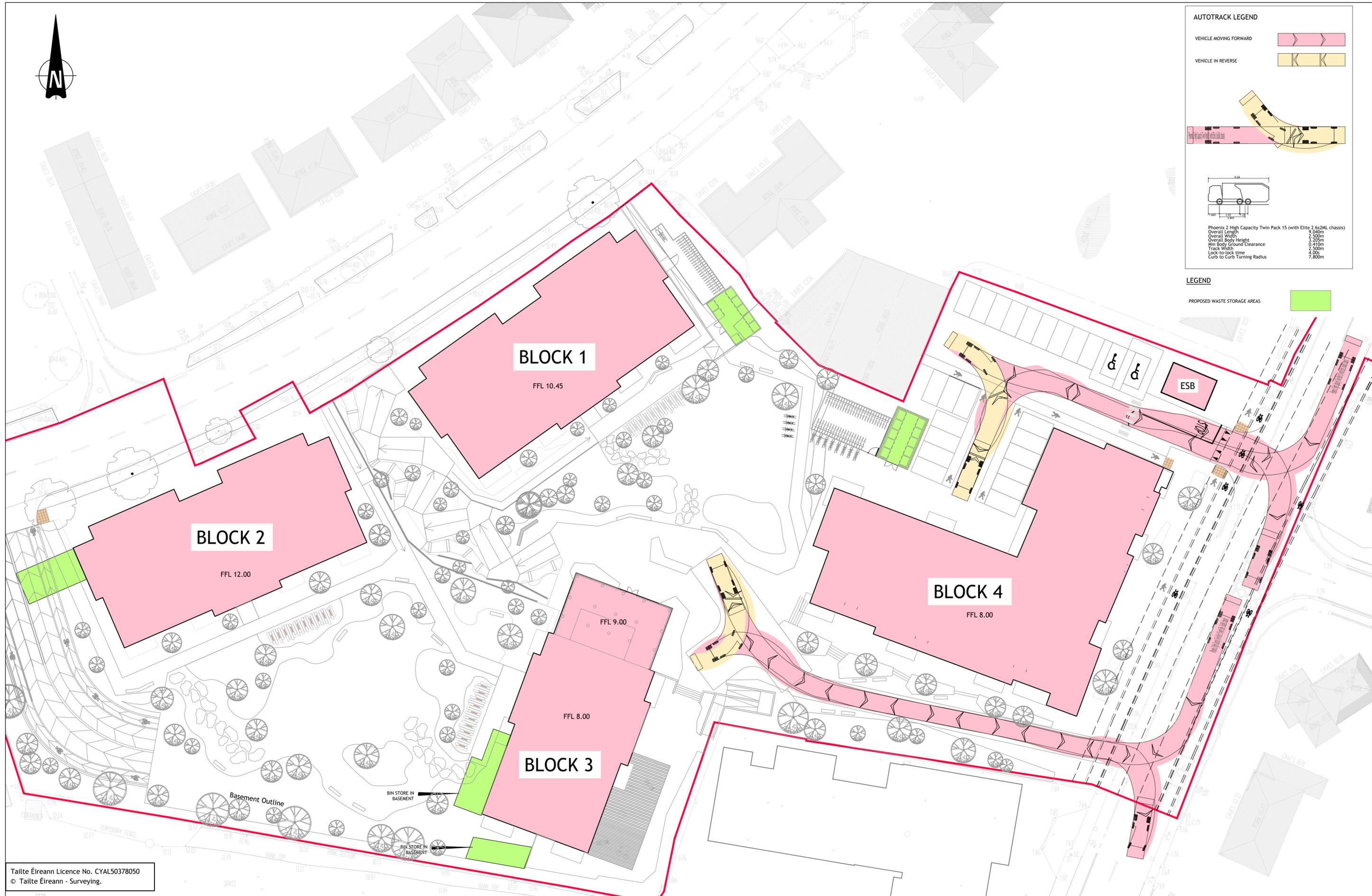
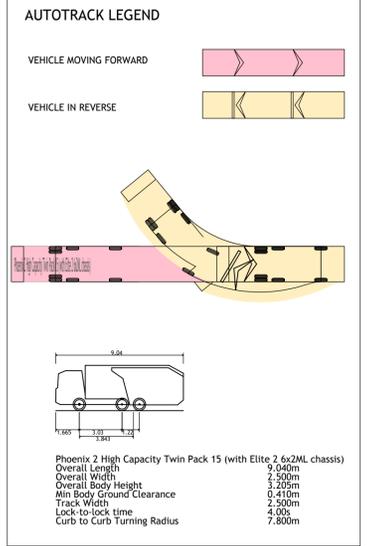
Figure 3-2 Waste Collection Vehicle Swept Path

4 Predicted Impacts of the Proposed Development

As with the construction phase, waste material will be generated during the operational phase of the proposed development. Again, careful management of these, including segregation at source, will help ensure applicable local and national waste targets are met. It is expected that some waste (e.g. mixed non-recyclables) will still be required to be disposed of to landfill. Assuming appropriate on-site storage is provided, environmental impacts (e.g. litter and to a lesser extent contamination of soil or water, etc.) arising from waste storage are expected to be minimal. A bin store will be located within the site. The use of suitably licensed waste contractors will ensure compliance with the relevant legal requirements and appropriate off-site management of waste.

In summary, if the Operational Phase Management Plan is implemented and a high level of due diligence is carried out at this site, it is envisaged that the environmental impact of the operational phase of the proposed site will be long-term and slight with respect to waste management.

Appendix A Waste Storage Locations



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