Guideance Notes

for

Waste Management

in

Residential and Commercial Developments

February 2020

Introduction

The objective of this advice is to provide good practice guidance for the storage and collection of waste for new build high density developments to allow developers to demonstrate to local planning and waste management authorities that they have considered how the design and operation of waste management services will enable the occupiers and managing agents of new developments to manage waste arising through the lifetime of the development.

It is recommended that this guidance be followed for all new developments.

The document is designed to assist developers in considering measures required to maximise the reuse, recycling and recovery of waste in the operational lifetime of the development and give specific reference to best practice and associated legislation including minimising the carbon footprint of occupiers and services provided.

The final outcomes should have regard to the European Commission's proposal to introduce 70% re-use and recycling targets for municipal waste by 2030 and provide for waste management solutions that have sufficient flexibility to support future targets and legislative requirements.

It is recommended that engagement with the local authority team responsible for waste management is conducted at the earliest opportunity and ideally prior to submitting a pre-planning application.

Stages of waste management that require to be considered in the design of waste management systems

Stage 1 Occupier Separation

- How the occupier of the development will segregate and manage materials in their own living or working space

Stage 2 Occupier Deposit and Storage

- How the segregated materials will be removed from occupier units to any communal storage areas

Stage 3 Collection / Bulking method

- How the materials will be bulked/collected and by whom and where they will be stored prior to on-site treatment or removal off site for reuse, recycling, recovery or disposal

Stage 4 Removal / Onsite treatment method

- How the materials will be removed from or treated on site

Stage 5 End Destination

- What the end destination of the materials will be, including targets for reuse, recycling, recovery and disposal.

Types of waste that need to be considered

The typical hazardous and non-hazardous wastes that may be generated by large residential and commercial developments will include the following:

Waste types generated on a daily basis

- Paper - including newspapers, magazines, brochures, confidential paper
- Cardboard and Plastic Packaging
- Metal Cans
- Plastic Bottles
- Aluminium Cans
- Tetrapak Cartons
- Glass
- Organic Waste, including segregated food waste and house plants
- Textiles
- General Non-Recyclable Waste

Additional waste types generated occasionally or in smaller quantities include:

- Furniture, Carpets and other bulky items
- Batteries
- Printer Toners and Cartridges
- Waste Electrical and Electronic Equipment
- Chemicals including paints, detergents, pesticides, etc.
- Waste Cooking Oil and Engine Oil
- Waste from Grease Separators
- Healthcare Risk Waste
- Construction and Demolition Waste
- Landscaping Waste

Design Considerations

Standards for Residential Developments/Apartments

The requirements set out in the Dún-Laoghaire Rathdown County Council Segregation, Storage & Presentation of Household and Commercial Waste Bye-Laws 2019, or any revision thereof, must be adhered to and, in particular, the requirement in the bye-laws to segregate waste into separate fractions to facilitate the collection of dry recyclables, organic kitchen/garden waste and residual waste in line with Waste Management (Food Waste) Amendment Regulations 2015 (S.I. 190 of 2015) and the European Union (Household Food Waste and Bio-waste) Regulations 2015 (S.I. 191 of 2015), Waste Management (Food Waste) Regulations 2009 (S.I. 508/2009) and the Eastern-Midlands Regional Waste Management Plan 2015 – 2021.

Waste storage issues should be considered at the initial apartment design stage, to ensure access for all (including people with disabilities) in a brightly lit, safe and well-signed area, spacious enough for easy manoeuvrability, 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.

The following are also requirements:

A Common Waste Storage Areas design

1. A defined pedestrian route from apartment areas to the nearest waste storage area
2. Waste storage areas should not present any safety risks to users
3. A non-slip surface within the waste storage area
4. Adequate ventilation to avoid the creation of stagnant air or foul odours
5. Appropriate sensor controlled lighting
6. Suitable wastewater drainage points and water supply points should be installed in the bin storage area for cleaning and disinfecting
7. Provision of appropriate graphical signage to inform residents of their obligation to reduce waste, segregate waste and in the correct bin.
8. Measures to control and monitor access to waste storage areas
9. 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
10. Worst case sizing of waste storage containers with reference to BS 5906:2005.Waste Management in Buildings – Code of Practice

B Requirements within Residential Units

1. Provision of sufficient space for the storage of general domestic waste, dry recyclable waste and organic/food waste.
2. Each apartment shall include individual waste storage bins which shall be sized to allow their easy manual handling to be brought to the common waste storage area

C Initial Waste Management

1. Provision of a full waste collection service from the date of first occupation of units in the development.
2. Provision of a guidance document to all occupants from the date of first occupation of units in the development.

D Waste Collection system

1. Identification of a suitable location within the curtilage of the development where the waste bins can be left out for collection
2. Access for waste collection trucks, including design of turning circles and headroom requirements.
3. Avoidance of traffic hazard
4. Avoidance of environmental pollution, including visual pollution
5. Avoidance of environmental nuisance and litter
6. Door access to bin area that allows for 1100litre bins plus 20% over width
7. Robust design of doors to bin area incorporating steel sheet covering where appropriate

Standards for Commercial/Industrial Developments

The requirements set out in the Dún-Laoghaire Rathdown County Council Segregation, Storage & Presentation of Household and Commercial Waste Bye-Laws 2019 or any revision thereof must be adhered to and, in particular, the requirement to segregate waste into separate fractions to facilitate the collection of dry recyclables, organic kitchen/garden waste and residual waste in line with Waste Management (Food Waste) Regulations 2009 (S.I. 508/2009) and the Waste Management (Food Waste) Amendment Regulations S.I. 190 of 2015, and the Eastern-Midlands Region Waste Management Plan 2015 – 2021.

The following are also requirements:

A. Common Waste Storage Areas design

1. A defined pedestrian route from areas at which waste is generated to the nearest waste storage area
2. Waste storage areas should not present any safety risks to users
3. A non slip surface within the waste storage area
4. Adequate ventilation to avoid the creation of stagnant air or foul odours
5. Appropriate sensor controlled lighting
6. Suitable wastewater drainage points and water supply points should be installed in the bin storage area for cleaning and disinfecting
7. CCTV cameras to allow monitoring of the patterns of use of the storage facilities
8. Measures to control access to waste storage areas
9. Conservative sizing of waste storage containers, to avoid overfilling of containers
10. Provision of appropriate graphical signage to inform residents of their obligation to reduce waste, segregate waste and in the correct bin.

B. Waste Collection system

1. Identification of a suitable location within the curtilage of the development where the waste bins can be left out for collection
2. Access for waste collection trucks, including design of turning circles and headroom requirements.
3. Avoidance of traffic hazard
4. Avoidance of environmental pollution, including visual pollution
5. Avoidance of environmental nuisance and litter
6. Door access to bin area that allows for 1100litre bins plus 20% over width
7. Robust design of doors to bin area incorporating steel sheet covering where appropriate