



**Guidance 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 and require consideration for 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 And Presentation Of Household And Commercial Waste) Bye-Laws, 2019 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.

### **Multi-user Buildings, Apartment Blocks**

The Dún Laoghaire-Rathdown County Council (Segregation, Storage And Presentation Of Household And Commercial Waste) Bye-Laws, 2019 require the following

#### ***9. Provisions affecting Multi-user Buildings, Apartment Blocks, etc.***

***A management company, or an other person if there is no such company, who exercises control and supervision of residential and/or commercial activities in multi-unit developments, mixed-use developments, flats or apartment blocks, combined living/working spaces or other similar complexes shall ensure that:***

***(a) separate receptacles of adequate size and number are provided for the proper segregation, storage and collection of recyclable kerbside waste, residual kerbside waste and food waste,***

***(b) the receptacles referred to in paragraph (a) are located both within any individual apartment and at the place where waste is stored prior to its collection,***

***(c) any place where waste is to be stored prior to collection is secure, accessible at all times by tenants and other occupiers and is not accessible by any other person other than an authorised waste collector,***

***(d) written information is provided to each tenant or other occupier about the arrangements for waste separation, segregation, storage and presentation prior to collection,***

***(e) an authorised waste collector is engaged to service the receptacles referred to in this section of these bye-laws, with documentary evidence, such as receipts, statements or other proof of payment, demonstrating the existence of this engagement being retained for a period of no less than two years. Such evidence shall be presented to an authorised person within a time specified in a written request from either that person or from another authorised person employed by Dún Laoghaire-Rathdown County Council,***

***(f) receptacles for kerbside waste are presented for collection on the designated waste collection day,***

***(g) adequate access and egress onto and from the premises by waste collection vehicles is maintained.***

Waste storage issues should be considered at the initial apartment design stage, taking full account of the Dún-Laoghaire Rathdown “Guidance Notes for Waste Management in Residential Developments”, 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 within the curtilage of the development in accordance with Dún Laoghaire-Rathdown County Council (Segregation, Storage And Presentation Of Household And Commercial Waste) Bye-Laws, 2019, Section 9.

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

### **C. Requirements within Non-Apartment Residential units**

Identification of sufficient space for the secure storage of general domestic waste, green recyclable waste and organic waste and provision for leaving out of waste for collection