

**Popes Hill LRD, Popes Road  
Blackpool, Cork**

**Operational Waste Management Plan**

**244132-PUNCH-XX-XX-RP-C-005**

## Document Control

Document Number: 244132-PUNCH-XX-XX-RP-C-005

Status	Rev	Description	Date	Prepared	Checked	Approved
S3	P01	Draft Issue	24/07/2025	G. Souza	T. Horan	N. Cronin
S3	P02	Issued for S 32B	28/08/2025	G. Souza	T. Horan	N. Cronin
A0	C01	Planning Issue	12/03/2026	G. Souza	T. Horan	N. Cronin
A0	C02	Updated Planning Issue	24/03/2026	A Ní Shúilleabháin	G. Souza	T. Horan

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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 a site on Popes Hill, Popes Road, in Blackpool, 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.).

## 2 Waste Control Strategy

The waste control strategy for the proposed development is designed to ensure efficient, compliant, and sustainable handling of all waste streams during the operational phase. This strategy emphasizes waste reduction at source, supported by a system of segregation, waste storage area (WSA), and scheduled collection. All residents must ensure a permitted/licensed waste collection service for the collection and disposal of all waste.

The proposed waste segregation outlines that each unit must be equipped with separate color-coded bins for:

- General waste (e.g., black bin).
- Dry recyclables - paper, plastics, metals (e.g., blue bin)
- Organic waste - food and garden waste (e.g., green bin)

The bins must be stored in an area located within easy walking distance, with sufficient space for all waste types, easily accessed, ventilated to prevent odours and moisture buildup, lockable or gated to prevent unauthorized access and illegal dumping, pest-proofed through sealed containers and routine cleaning.

Waste Storage Areas WSA must be designed so that each bin within the storage area is accessible to occupants/employees of the development (including people with disabilities) and these bins must be able to be moved easily from the storage area to an appropriate collection point on the public street nearby (with no steps and a minimal incline ramp). Waste Storage Areas (WSA) must be adequately ventilated to minimise odours and potential nuisance from vermin/flies and considering the avoidance of nuisance for habitable rooms nearby.

Refer to the architects' drawings regarding the layout and location details relating to waste collection area. (Refer also to Punch drawing no. 244132-PUNCH-XX-XX-DR-C-0601 for AutoTrack swept path analysis for a waste collection vehicle).

Waste collection will follow a regular weekly schedule, in coordination with the private waste collection service. Each townhouse resident will be responsible for placing bins at the kerbside on collection days.

### 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. A combination of physical infrastructure, operational protocols, and resident education, ensures that waste is managed efficiently and sustainably.” In addition, the following mitigation measures will be employed:

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

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) on a site at Pope’s Hill, Pope’s Road, Blackpool, Cork City which will include the demolition of a terrace of 4no. existing dwellings, 3no. of which are derelict, and ancillary sheds and their replacement with 1no. single-storey 3-bed detached bungalow accessed via a modified private driveway; and the construction of 103no. dwellings to include 50no. townhouses and 53no. duplex apartments. A total of 104no. dwellings are proposed, accessed via Pope’s Road. The proposed development will also include a creche with rear garden and front set down area; 104no. car parking spaces and 128no. cycle spaces; internal roads and pathways; hard and soft landscaping, including boundary treatments; retaining walls; 2no. pedestrian connections with Glentrasna Park to the north; and all associated site development, landscaping and boundary treatment, and drainage works, including SuDS.

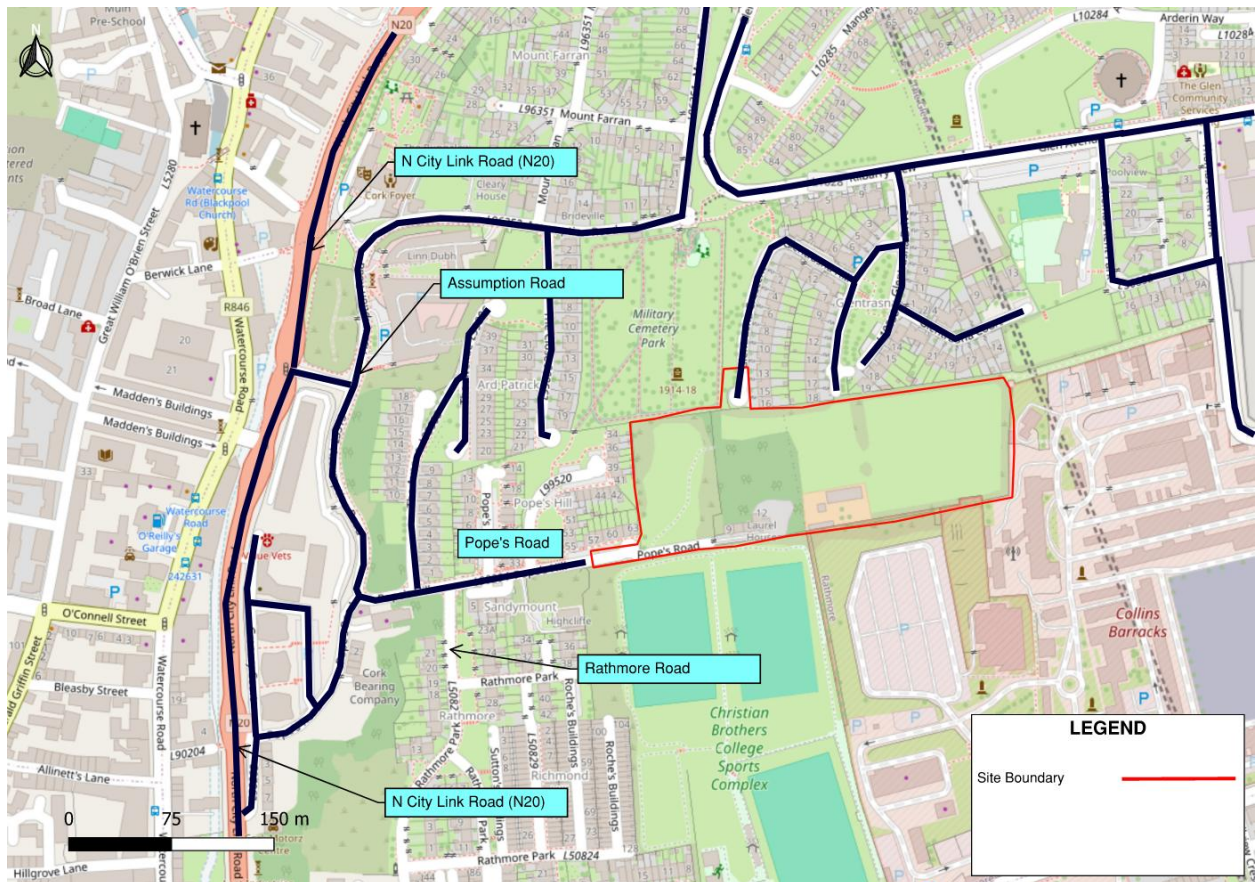


Figure 2-1: Site Location of the Proposed Development

## 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- 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 = 104  Average Number of bedrooms = 2.5	$104 * \{(70 * (2.5) + 30)\}$  = 21320 Litres	19.38  Therefore, 20 no. 1,100 litre wheelie bins per week
Crèche*	Volume arising per m <sup>2</sup> of sales area [10l] x square meterage	Square meterage = 171.3m <sup>2</sup>	$10 * (171.3)$  = 1713 Litres	1.56  Therefore, 2 no. 1,100 litre wheelie bins per week
		<b>Total</b>	<b>23238 litres</b>	<b>22 no. 1,100 litre wheelie bins per week</b>

**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 22 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.

### 3 Waste Storage & Collection

#### 3.1 Waste Storage

All residential properties will be equipped with their own bins with a maximum capacity 240 litres. The typical dimensions of the bins are given in the figure below. All the residents will store their waste bins in their properties; the rear garden is of adequate size to easily facilitate three bins which will have a plan area of approximately 1.8m x 0.75m. The residents are responsible to place their bin outside their dwellings, so they can be easily accessed by a waste removal vehicle.

#### Specifications

- Weights:- Rated maximum load 96kg. Dead weight 14.2kg
- Dimensions:-

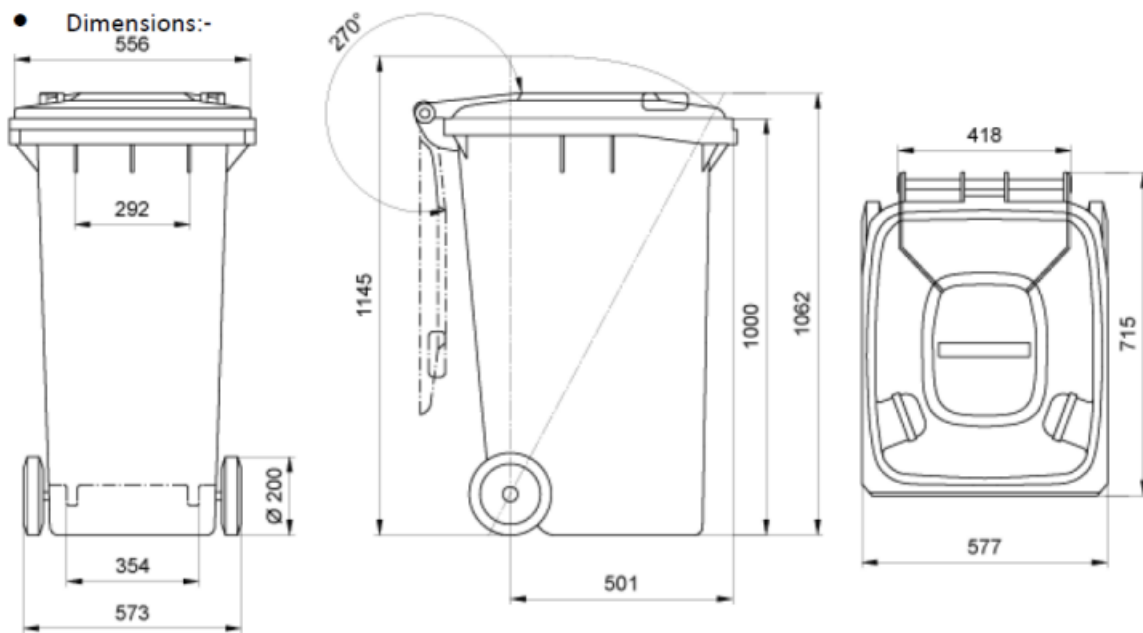


Figure 3-1 Dimension of a 240 ltr. Wheelie bins

The crèche shall have designated commercial waste bins which will be contained within the building with external access. All waste generated by the crèche will be segregated as specified and stored in a designated area in appropriate containers, which are not overloaded and with lids securely closed (where applicable). Nominated staff will be responsible for the upkeep them and cleanliness of the WSA.

### 3.2 Waste Collection

Only companies who are approved and hold waste collection permits from Cork City Council will be considered for the collection of the wastes generated by the development. This will ensure the wastes are collected and disposed at a permitted/licensed facility only.

All waste storage bins will be presented for collection in a manner that will not create a hazard to traffic. The movement will be closely co-ordinated to ensure bins are presented for a short period only as not create an excessive odour nuisance or generate litter.

A dedicated waste collection area will be located at ground level on the western side of the site, near Block A, servicing eight dwellings. This will allow for ease of access from Popes Road for waste collection vehicles. A Waste Collection Vehicle Swept Path is shown in the figure 3-2 below extracted from Punch drawing no. 244132-XX-XX-DR-C-0601 included with the Planning Submission.

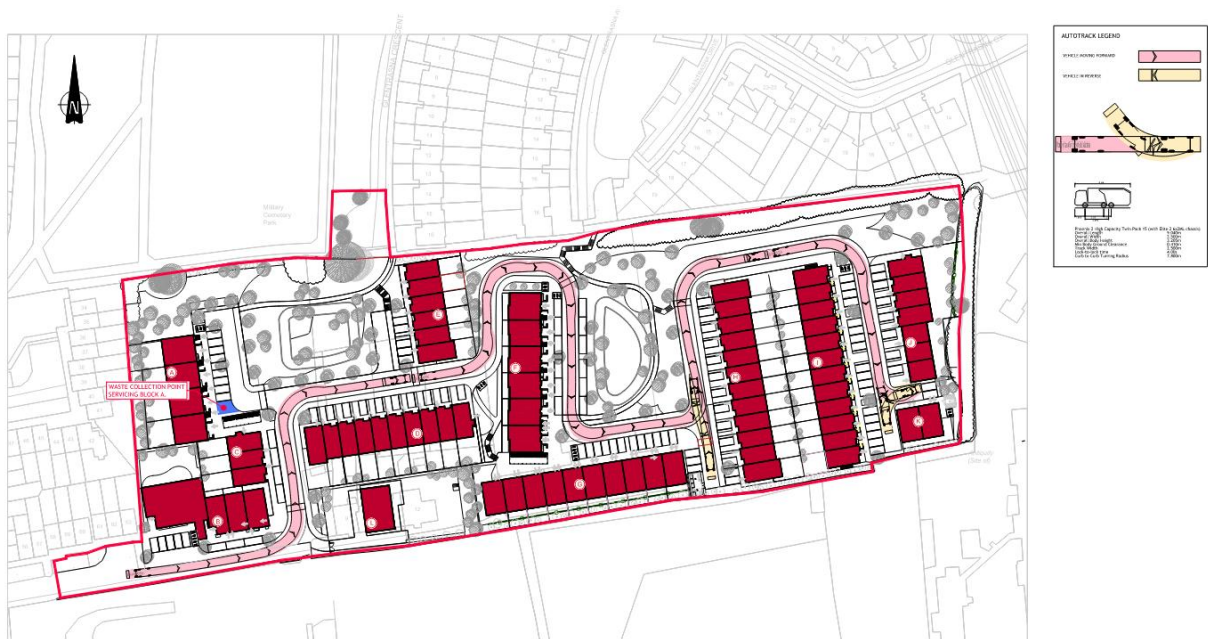


Figure 3-2 Waste Collection Vehicle Swept Path Analysis

Waste and recycling bins from their dedicated WSA's will be collected directly from the outside the crèche. The waste contractor or staff member (depending on operational agreements) will take 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 after emptying.

## **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.