REPORT

Operational Waste Management Plan

Project Title: The Johnstown Estate, Johnstown (ED Innfield), Enfield, Co. Meath, A83 V070.

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1. INTRODUCTION

AWN Consulting, a Trinity Consultants Team, has prepared this Operational Waste Management Plan (OWMP) on behalf of Lefgem Limited. The development will principally consist of a hotel extension to include for an additional 90 no. guest bedrooms, a restaurant and modifications to the existing hotel to accommodate connections to the proposed extension at The Johnstown Estate, Johnstown (ED Innfield), Enfield, Co. Meath, A83 V070.

This OWMP has been prepared to ensure that the management of waste during the operational phase of the proposed Development is undertaken in accordance with the existing hotel waste strategy and with the current legal and industry standards including, the Waste Management Act 1996 as amended and associated Regulations [1], Environmental Protection Agency Act 1992 as amended [2], Litter Pollution Act 1997 as amended [3], *the* National Waste Management Plan for a Circular Economy 2024 - 2030 (NWMPCE) (2024) [4] and the Meath County Council (MCC) Waste Management (Segregation, Storage & Presentation of Household and Commercial Waste) Bye-Laws (2018) [5]. In particular, this OWMP aims to provide a robust strategy for the storage, handling, collection and transport of the wastes generated at Site.

This OWMP aims to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. The OWMP also seeks to provide guidance on the appropriate collection and transport of waste to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil or water resources). The plan estimates the type and quantity of waste to be generated from the proposed Development during the operational phase and provides a strategy for managing the different waste streams.

At present, there are no specific national guidelines in Ireland for the preparation of OWMPs. Therefore, in preparing this document, consideration has been given to the requirements of national and regional waste policy, legislation and other guidelines.

2. OVERVIEW OF WASTE MANAGEMENT IN IRELAND

2.1 National level

The Irish Government issued a policy statement in September 1998 entitled 'Changing Our Ways' [6], which identified objectives for the prevention, minimisation, reuse, recycling, recovery and disposal of waste in Ireland. A heavy emphasis was placed on reducing reliance on landfill and finding alternative methods for managing waste. Amongst other things, Changing Our Ways stated a target of at least 35% recycling of municipal (i.e. household, commercial and non-process industrial) waste.

A further policy document, 'Preventing and Recycling Waste – Delivering Change' was published in 2002 [7]. This document proposed a number of programmes to increase recycling of waste and allow diversion from landfill. The need for waste minimisation at source was considered a priority.

This view was also supported by a review of sustainable development policy in Ireland and achievements to date, which was conducted in 2002, entitled 'Making Irelands Development Sustainable – Review, Assessment and Future Action' [8]. This document also stressed the need to decouple economic growth and waste generation, again through waste minimisation and reuse of discarded material.

In order to establish the progress of the Government policy document Changing Our Ways, a review document was published in April 2004 entitled 'Taking Stock and *Moving Forward'* [9]. Covering the period 1998 – 2003, the aim of this document was to assess progress to date with regard to waste management in Ireland, to consider developments since the policy framework and the local authority waste management plans were put in place, and to identify measures that could be undertaken to further support progress towards the objectives outlined in *Changing Our Ways*.

In particular, *Taking Stock and Moving Forward* noted a significant increase in the amount of waste being brought to local authority landfills. The report noted that one of the significant challenges in the coming years was the extension of the dry recyclable collection services.

In September 2020, the Irish Government published a new policy document outlining a new action plan for Ireland to cover the period of 2020-2025. This plan *'A Waste Action Plan for a Circular Economy'* [10] (WAPCE), was prepared in response to the 'European Green Deal' which sets a roadmap for a transition to a new economy, where climate and environmental challenges are turned into opportunities, replacing the previous national waste management plan *"A Resource Opportunity"* (2012).

The WAPCE sets the direction for waste planning and management in Ireland up to 2025. This reorientates policy from a focus on managing waste to a much greater focus on creating circular patterns of production and consumption. Other policy statements of a number of public bodies already acknowledge the circular economy as a national policy priority.

The policy document contains over 200 measures across various waste areas including circular economy, municipal waste, consumer protection and citizen engagement, plastics and packaging, construction and demolition, textiles, green public procurement and waste enforcement.

One of the first actions to be taken was the development of the Whole of Government Circular Economy Strategy 2022-2023 'Living More, Using Less' (2021) [11] to set a course for Ireland to transition across all sectors and at all levels of Government toward circularity and was issued in December 2021. It is anticipated that the Strategy will be updated in full every 18 months to 2 years.

The Circular Economy and Miscellaneous Provisions Act 2022 [12] was signed into law in July 2022. The Act underpins Ireland's shift from a "take-make-waste" linear model to a more sustainable pattern of production and consumption, that retains the value of resources in our economy for as long as possible and that will to significantly reduce our greenhouse gas emissions. The Act defines Circular Economy for

the first time in Irish law, incentivises the use of recycled and reusable alternatives to wasteful, single-use disposable packaging, introduces a mandatory segregation and incentivised charging regime for commercial waste, streamlines the national processes for End-of-Waste and By-Products decisions, tackling the delays which can be encountered by industry, and supporting the availability of recycled secondary raw materials in the Irish market, and tackles illegal fly-tipping and littering.

Since 1998, the Environmental Protection Agency (EPA) has produced periodic 'National Waste (Database) Reports' which as of 2023 have been renamed Circular Economy and Waste Statistics Highlight Reports [13] detailing, among other things, estimates for household and commercial (municipal) waste generation in Ireland and the level of recycling, recovery and disposal of these materials. The 2024 National Circular Economy and Waste Statistics web resource, which is the most recent study published, along with the national waste statistics web resource (2024) reported the following key statistics for 2022:

- Generated – Ireland produced 3,190,000 t of municipal waste in 2022. This is a slight increase since 2021. Of this, 55% came from households and 45% came from commercial and public service sources.
- Managed –In 2022, a total of 1.76 million Household waste collected and treated by the waste industry.
- Unmanaged – An estimated 36,970 tonnes of household waste was unmanaged waste i.e., not disposed of in the correct manner in 2022.
- Recovered – A rounded 1.3 million tonnes of Ireland's municipal waste went for incineration with energy recovery in 2022. This tonnage is 43% of municipal waste managed and a marginal increase on the 42% achieved in 2021.
- Recycled –Some 1.3 million tonnes of municipal waste generated in Ireland was recycled in 2022, resulting in a recycling rate of 41% . This indicates that we face significant challenges to meet the upcoming EU recycling targets for 2025 to 2035
- Of the municipal waste recycled in 2022, over 825,000 tonnes went for material recycling (approximately the same as 2021) and over 480,000 tonnes were treated by composting/anaerobic digestion (approximately the same as 2021 but up 37% on 2020). The large increase of composted/anaerobically digested biowaste from 2020 is mainly due to a change in our way of estimating home composting.
- Disposed – Ireland's landfill rate for municipal waste managed was 15% in 2022. This is a 1% decrease from 2021's rate of 16%.
- Reuse – 54,800 tonnes of second-hand products we estimated by the EPA to have been reused in Ireland in 2021. The average annual Reuse rate per person in Ireland is 10.6 kg per person.

2.2 Regional Level

The proposed development is located in the Local Authority administrative area of Meath County Council (MCC).

The Eastern Midlands Region (EMR) Waste Management Plan 2015 – 2021, which previously governed waste management policy in the MCC area, has been superseded as of March 2024 by the NWMPCE 2024 – 2030, the new national waste management plan for Ireland.

The NWMPCE does not dissolve the three regional waste areas. The NWCPCE sets the ambition of the plan to have a 0% total waste growth per person over the life of the Plan with an emphasis on non-household wastes including waste from commercial activities and the construction and demolition sector.

This Plan seeks to influence sustainable consumption and prevent the generation of waste, improve the capture of materials to optimise circularity and enable compliance with policy and legislation.

The national plan sets out the following strategic targets for waste management in the country that are relevant to the development:

National Targets

- 1A. (Residual Municipal Waste) 6% Reduction in Residual Municipal Waste per person by 2030
- 2A. (Contamination of Materials) 90% of Material in Compliance in the Dry Recycling Bin
- 2B. (Material Compliance Residual) 10% per annum increase in Material Compliance in the residual bin. (90% by the end of 2030)
- 3A. (Reuse of Materials) 20kg Per person / year – Reuse of materials like cloths or furniture to prevent waste.

Municipal landfill charges in Ireland are based on the weight of waste disposed. In the Leinster Region, charges are approximately €140-160 per tonne of waste, which includes a €85 per tonne landfill levy introduced under the *Waste Management (Landfill Levy) Regulations* 2015 (as amended) [14]. *The Circular Economy (Waste Recovery Levy) Regulations 2024* [15] will also a e levy of €10 per tonne to waste accepted for recovery.

The *Meath County Development Plan 2021 – 2027* [16] sets out a number of policies and objectives for Meath in line with the objectives of the regional waste management plan. Waste policies and objectives with a particular relevance to this development are:

Policies:

- INF POL 61: To facilitate the implementation of National Waste legislation and National and Regional Waste Management Policy.
- INF POL 62: To encourage and support the provision of a separate collection of waste throughout the County in accordance with the requirements of the Waste Management (Household Food Waste) Regulations 2009, the Waste Framework Directive Regulations, 2011, the Waste Management (Commercial Food Waste) Regulations 2015 and other relevant legislation to meet the requirements of the Regional Waste Management Plan.
- INF POL 64: To encourage and support the expansion and improvement of a three bin system (mixed dry recyclables, organic waste and residual waste) in order to increase the quantity and quality of materials collected for recycling in conjunction with relevant stakeholders.
- INF POL 65: To adopt the provisions of the waste management hierarchy and implement policy in relation to the County's requirements under the current or any subsequent Waste Management Plan. All prospective developments in the County shall take account of the provisions of the regional waste management plan and adhere to the requirements of the Plan. Account shall also be taken of the proximity principle and the inter-regional movement of waste.

Objectives:

- INF OBJ 54: To facilitate the transition from a waste management economy to a green circular economy to enhance employment opportunities and increase the value recovery and recirculation of resources.
- INF OBJ 56: To support developments necessary to manage food waste in accordance with the requirements of the current Waste Management (Food Waste) Regulations and the regional Waste Management Plan.
- INF OBJ 68: To support the development of facilities to cater for commercial waste not provided for within the kerbside collection system such as the WEEE, C & D type waste and hazardous materials in accordance with the requirements of the Eastern Midlands Regional Waste Management Plan.

2.3 Legislative Requirements

The primary legislative instruments that govern waste management in Ireland and applicable to the proposed Development are:

- *Waste Management Act 1996 as amended;*
- *Environmental Protection Agency Act 1992 as amended;*
- *Litter Pollution Act 1997 as amended;*
- *Planning and Development Act 2000 as amended* [17]*;*
- *Circular Economy and Miscellaneous Provisions Act 2022.*

These Acts and subordinate Regulations transpose the relevant European Union Policy and Directives into Irish law.

One of the guiding principles of European waste legislation, which has in turn been incorporated into the Waste Management Act 1996 as amended and subsequent Irish legislation, is the principle of "Duty of Care". This implies that the waste producer is responsible for waste from the time it is generated through until its legal disposal (including its method of disposal). As it is not practical in most cases for the waste producer to physically transfer all waste from where it is produced to the final disposal area, waste contractors will be employed to physically transport waste to the final waste disposal site.

It is, therefore, imperative that the operator, the operators staff and/or facilities management company undertake on-site management of waste in accordance with all legal requirements and that the facilities management company employ suitably permitted / licenced contractors to undertake off-site management of their waste in accordance with all legal requirements. This includes the requirement that a waste contactor handle, transport and reuse / recover / recycle / dispose of waste in a manner that ensures that no adverse environmental impacts occur as a result of any of these activities.

A collection permit to transport waste must be held by each waste contractor which is issued by the National Waste Collection Permit Office (NWCPO). Waste receiving facilities must also be appropriately permitted or licensed. Operators of such facilities cannot receive any waste, unless in possession of a Certificate of Registration (COR) or waste permit granted by the relevant Local Authority under the Waste Management (Facility Permit & Registration) Regulations 2007, as amended, or a Waste Licence granted by the EPA. The COR / permit / licence held will specify the type and quantity of waste able to be received, stored, sorted, recycled, recovered and / or disposed of at the specified site.

2.3.1 Meath County Council Waste Management Bye-Laws

The MCC *"Meath County Council Waste Management (Storage, Presentation and Segregation of Household and Commercial Waste) By-Laws (2018)"* came into effect in 2018. These by-laws set a number of enforceable requirements on waste holders with regard to storage, separation and presentation of waste within the MCC functional area. Key requirements under these by-laws of relevance to the development include the following:

- Kerbside waste presented for collection shall not be presented for collection earlier than 6.00pm on the day immediately preceding the designated waste collection day;
- All containers used for the presentation of kerbside waste and any uncollected waste shall be removed from any roadway, footway, footpath or any other public place no later than 8:00am on the day following the designated waste collection day;
- 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 Meath County Council;
- Adequate access and egress onto and from the premises by waste collection vehicles is maintained; and
- Written information is provided to each resident or other occupier about the arrangements for waste separation, segregation, storage and presentation prior to collection.

The full text of the waste by-laws is available from the MCC website.

2.4 Regional Waste Management Service Providers and Facilities

Various contractors offer waste collection services for the residential sector in the MCC region. Details of waste collection permits (granted, pending and withdrawn) for the region are available from the NWCPO.

Thorntons Recycling are currently the nominated waste contractors for the Johnstown Estate. It is proposed that the same waste contractor would also service the additional waste arising from this proposed extension to the hotel.

As outlined in the regional waste management plan, there is a decreasing number of landfills available in the region. Only three municipal solid waste landfills remain operational and all are operated by the private sector. There are a number of other licensed and permitted facilities in operation in the region including waste transfer stations, hazardous waste facilities and integrated waste management facilities. There are two existing thermal treatment facilities, one in Duleek, Co. Meath and a second in Poolbeg in Dublin.

A copy of all CORs and waste permits issued by the Local Authorities are available from the NWCPO website and all Waste Licenses issued are available from the EPA.

3. DESCRIPTION OF THE DEVELOPMENT

3.1 Location, Size and Scale of the Development

The proposed development is located at The Johnstown Estate, Johnstown (ED Innfield), Enfield, Co. Meath, A83 V070.

The proposed development will consist of:

- Construction of a three-storey extension to the rear of the existing hotel comprising 90 no. guest bedrooms with an area of plant at roof level of the extension;
- Creation of opening in rear façade of the existing hotel at ground floor level with the omission of one existing guest bedroom to allow for a new single-storey connection to the proposed extension;
- Modifications to the existing floor plan of the tenor suite at the ground floor level of the existing hotel to provide for a new restaurant, extend the existing kitchen, provide bathrooms and to separate the restaurant from the spa and gym;
- provision of single-storey extension to the proposed restaurant at ground floor and a new entrance to the existing leisure centre;
- provision of extension to the basement level to the north-west corner of the existing hotel and provision of storeroom;
- removal of existing external escape staircase from ground floor level to basement level and provision of a new entrance and reception area to gym;
- provision of new replacement external staircase from ground floor level to basement level and alterations to existing openings and partition walls;
- modifications to 6 no. car parking spaces comprising the provision of 4 no. accessible spaces to serve the restaurant and relocation of the remaining 2 no. spaces. Car parking numbers remain the same;
- provision of 14 no. additional bicycle parking spaces for staff;
- provision of 2 no. external signs above new restaurant and gym entrances;
- The development also includes all other associated engineering works, landscaping, lighting, and ancillary works necessary to facilitate the development. The subject property is within the curtilage of a Protected Structure (MH048-103).

The proposed site layout is illustrated in Figure 3.1

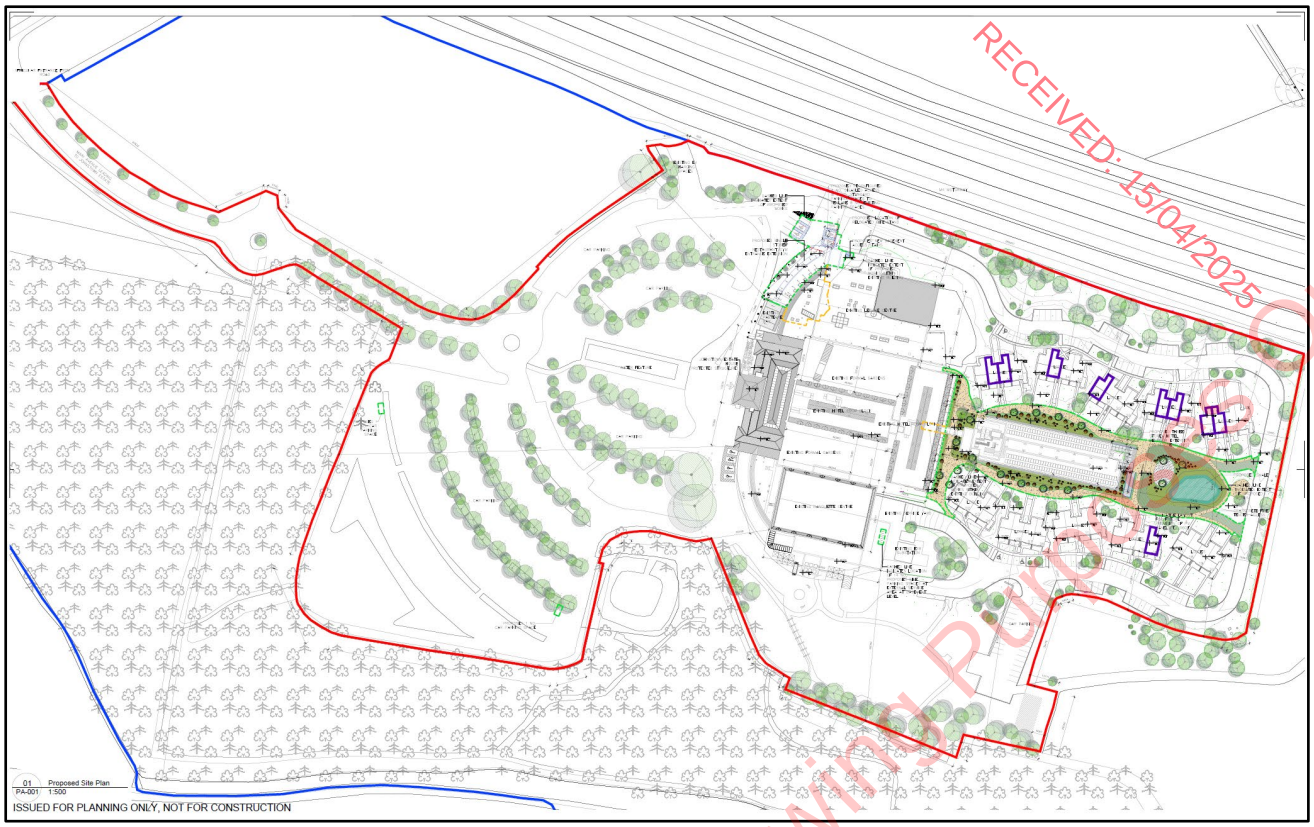

Figure 3.1 Proposed Site Layout

3.2 Typical Waste Categories

The typical non-hazardous and hazardous wastes that will be generated at the proposed Development will include the following:

- Dry Mixed Recyclables (DMR) - includes waste paper (including newspapers, magazines, brochures, catalogues, leaflets), cardboard and plastic packaging, metal cans, plastic bottles, aluminium cans, tins and Tetra Pak cartons;
- Organic waste – food waste and green waste generated from internal plants / flowers and landscaping;
- Glass; and
- Mixed Non-Recyclable (MNR)/General Waste.

In addition to the typical waste materials that will be generated at the development on a daily basis, there will be some additional waste types generated less frequently / in smaller quantities which will need to be managed separately including:

- Green / garden waste may be generated from external landscaping;
- Batteries (both hazardous and non-hazardous);
- Waste electrical and electronic equipment (WEEE) (both hazardous and non-hazardous);
- Printer cartridges / toners;
- Chemicals (paints, adhesives, resins, detergents, etc.);
- Light bulbs;
- Textiles;
- Waste cooking oil (if any generated by the operator); and
- Furniture (and, from time to time, other bulky wastes).

Wastes should be segregated into the above waste types to ensure compliance with waste legislation and guidance while maximising the re-use, recycling and recovery of waste with diversion from landfill wherever possible.

3.3 List of Waste Codes

In 1994, the *European Waste Catalogue* [18] and *Hazardous Waste List* [19] were published by the European Commission. In 2002, the EPA published a document titled the *European Waste Catalogue and Hazardous Waste List* [20], which was a condensed version of the original two documents and their subsequent amendments. This document has recently been replaced by the EPA '*Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous*'[21] 2018. This waste classification system applies across the EU and is the basis for all national and international waste reporting, such as those associated with waste collection permits, COR's, permits and licences and EPA National Waste Database.

Under the classification system, different types of wastes are fully defined by a code. The List of Waste (LoW) code for typical waste materials expected to be generated during the operation of the proposed development are provided in Table 3.1 below.

Table 3.1 Typical Waste Types Generated and LoW Codes

Waste Material	LoW Code
Paper and Cardboard	20 01 01
Plastics	20 01 39
Metals	20 01 40
Mixed Non-Recyclable Waste	20 03 01
Glass	20 01 02
Biodegradable Kitchen Waste	20 01 08
Oils and Fats	20 01 25
Textiles	20 01 11
Batteries and Accumulators*	20 01 33* - 34
Printer Toner/Cartridges*	20 01 27* - 28
Green Waste	20 02 01
WEEE*	20 01 35*-36
Chemicals (solvents, pesticides, paints & adhesives, detergents, etc.) *	20 01 13*/19*/27*/28/29*30
Fluorescent tubes and other mercury containing waste*	20 01 21*
Bulky Wastes	20 03 07

** Individual waste type may contain hazardous materials*

4. ESTIMATED WASTE ARISING

A waste generation model (WGM) developed by AWN has been used to predict waste types, weights and volumes expected to arise from the proposed development. The WGM incorporates building area and use and combines these with other data, as well as Irish and US EPA waste generation rates.

The estimated quantum / volume of additional waste that will be generated from the new hotel bedrooms and restaurant has been estimated based on the floor area usage and predicted occupation rates (m^2).

The estimated additional waste generation for the proposed Development for the main waste types is presented in Table 4.1.

Table 4.1 Estimated additional waste generation for the proposed development extension

Waste Type	Waste Volume (m^3 / week)
Organic Waste	1.07
DMR	2.07
MNR	2.46
Glass	0.98
Total	6.57

BS5906:2005 Waste Management in Buildings – Code of Practice [21] has been considered in the calculations of waste estimates. AWN's modelling methodology is based on recently published data and data from numerous other similar developments in Ireland and is based on AWN's experience, it provides a more representative estimate of the likely waste arisings from the proposed Development.

In the unlikely event of additional waste being generated on occasion, then additional waste collections can be accommodated by the nominated waste contractor, if needed.

5. WASTE STORAGE AND COLLECTION

This section provides information on how the additonal waste generated from the extension to the hotel will be stored and collected. This has been prepared with due consideration of the existing hotel facilities, and the proposed layout as well as best practice standards, local and national waste management requirements, including those of MCC. In particular, consideration has been given to the following documents:

- BS 5906:2005 Waste Management in Buildings – Code of Practice,
- The NWMPCE (2024);
- MCC, Meath County Council Development Plan 2021 – 2027; and
- MCC, *'Waste Management (Segregation, Storage and Presentation of Household & Commercial Waste) Bye-Laws' (2018);*

Waste Storage Areas

Locations of all existing Waste Storage Areas (WSAs) can be viewed on the drawings submitted with the planning application under separate cover and in appendix A of this report. It is not envisaged to create additional WSAs as the existing WSAs are already currently operating effectively and it has been established that they can accommodate the estimated additional waste that will be generated from the extension to the hotel.

The existing four WSAs are located externally at ground floor level and currently segregate DMR, MNR, cardboard, organic waste and glass. Three WSAs are located adjacent to the service yard, while the fourth WSA is located further east near the self-service apartments.

The existing WSA are located on suitable hardstand, are well lit, have adequate circulation area and provide good access and egress to allow bins to be transferred easily from the WSA's to the waste contractors vehicles.

The waste receptacles will be collected directly from the WSAs by the nominated waste contractor (currently Thorntons Recycling) and emptied. The collection points are such that it will not obstruct traffic or pedestrians (allowing a footway path of at least 1.8m, the space needed for two wheelchairs to pass each other) as is recommended in the *Design Manual for Urban Roads and Streets* (2019) [22].

Using the estimated waste generation volumes in Table 4.1, above, the waste receptacle requirements for MNR, DMR, cardboard & paper, plastic, confidential paper organic waste and glass have been established for the WSAs. It is envisaged that all waste will be collected on a weekly basis while the confidential paper will be collected as required. In the unlikely event of additional waste being generated on occasion, then additional waste collections can be accommodated by the nominated waste contractor, if needed.

Waste Storage Requirements

Estimated additional waste storage requirements arising from the extension to the hotel are detailed in Table 5.1, below.

Table 5.1 Waste storage requirements for the proposed development

Area/Use	Bins Required			
	MNR[1]	DMR[2]	Glass	Organic
Hotel Extension / Restaurant Requirements	2 no. 1100 L	3 no. 1100 L	4 no. 240 L	5 no. 240 L

Note: 1 = Mixed Non-Recyclables
2 = Dry Mixed Recyclables

The waste receptacle requirements have been established from distribution of the total weekly waste generation estimate into the holding capacity of each receptacle type.

Waste storage receptacles as per Table 5.1 above (or similar appropriate approved containers) will be provided in the existing WSAs.

5.1 Operational Phase Waste Storage

The hotel operator will continue to segregate their waste within the development into the following main waste types:

- Organic waste;
- DMR;
- Glass; and
- MNR.

The waste will be managed as per the current waste strategy which is outlined as follows.

Nominated personnel will continue to bring the segregated waste materials to the existing WSAs located within close proximity of the service area of the development.

Suppliers for the development will be requested by the hotel operator to make deliveries in reusable containers, minimize packaging or to remove any packaging after delivery where possible, to reduce waste generated by the development.

Signage is erected above internal bins and in the WSAs to identify what waste types should be placed into each bin as appropriate. Bins/containers are labelled and colour coded to avoid cross contamination of the different waste streams.

The majority of waste materials collected in bins in the hotel rooms, common areas etc. are not segregated and are managed as MNR waste. Housekeeping and hotel cleaning staff segregate waste, where possible, during cleaning by using segregated containers on their cleaning trolleys. Waste is transferred from the cleaning carts to the appropriate bins in the WSAs via the lifts.

The kitchen/restaurant will contribute a large portion of the volume of waste generated on a daily basis, and as such it is important that adequate provision is made for the storage and transfer of waste from these areas to the WSAs.

It is anticipated that waste will be generated in kitchens throughout the day, primarily at the following locations:

- Food Storage Areas (i.e. cold stores, dry store, freezer stores and stores for decanting of deliveries);
- Meat Preparation Area;
- Vegetable Preparation Area;
- Cooking Area;
- Dish-wash and Glass-wash Area; and
- Bar Areas.

Small bins will be placed at appropriate locations in the kitchen as required for temporary storage of waste generated during the day. Waste will then be transferred from each of these areas to the WSAs and placed into the segregated bins as detailed in Table 5.1.

Other waste materials such as textiles, batteries, printer toner/cartridges and WEEE may be generated infrequently by the guests and hotel operations team. The hotel operations team will be required to identify suitable temporary storage areas for these waste items within the hotel and dispose of them appropriately. Further details on additional waste types can be found in Section 5.3.

5.2 Waste Collection

Thorntons Recycling are currently the nominated waste contractors for the Johnstown Estate. It is proposed that the same waste contractor would also service the additional waste arising from this proposed extension to the hotel. The hotel operator is responsible for ensuring Thornton's hold a valid waste collection permit for the specific waste types collected and that all waste is transported to registered / permitted / licensed facilities only.

Bins from the development are collected directly from the WSAs by the Thorntons at the time of collection. There is no need to provide a waste staging area for this purpose.

Suitable access and egress is currently provided to enable the bins to be moved easily from the WSAs to the waste collection vehicle on the appropriate days. Waste is collected at agreed days and times by Thorntons.

All waste receptacles are and will continue to be clearly identified as required by waste legislation and the requirements of the MCC *Waste Bye-Laws*. Waste will be presented for collection in a manner that will not endanger health, create a risk to traffic, harm the environment or create a nuisance through odours or litter.

5.3 Additional Waste Materials

In addition to the typical waste materials that are generated on a daily basis, there will be some additional waste types generated from time to time that will need to be managed separately. A non-exhaustive list is presented below.

Green Waste

Green waste may be generated from external landscaping and internal plants / flowers. Green waste generated from landscaping of external areas will be removed by external landscape contractors. Green waste generated from gardens internal plants / flowers can be placed in the organic waste bins.

Batteries

A take-back service for waste batteries and accumulators (e.g. rechargeable batteries) is in place in order to comply with the S.I. No. 283/2014 - European Union (Batteries and Accumulators) Regulations 2014, as amended. In accordance with these regulations, consumers are able to bring their waste batteries to their local civic amenity centre or can return them free of charge to retailers which supply the equivalent type of battery, regardless of whether or not the batteries were purchased at the retail outlet and regardless of whether or not the person depositing the waste battery purchases any product or products from the retail outlet.

The hotel operator cannot use the civic amenity centres run by local authorities. They must segregate their waste batteries and either avail of the take-back service provided by retailers or arrange for recycling / recovery of their waste batteries by a suitably permited / licenced contractor.

Waste Electrical and Electronic Equipment (WEEE)

The WEEE Directive (Directive 2002/96/EC) and associated Waste Management (WEEE) Regulations have been enacted to ensure a high level of recycling of electronic and electrical equipment. In accordance with the regulations, consumers can bring their waste electrical and electronic equipment to their local recycling centre. In addition, consumers can bring back WEEE within 15 days to retailers when they purchase new equipment on a like for like basis. Retailers are also obliged to collect WEEE within 15 days of delivery of a new item, provided the item is disconnected from all mains, does not pose a health and safety risk and is readily available for collection.

As noted above, the hotel operator cannot use the civic amenity centres. They must segregate their WEEE and either avail of the take-back / collection service provided by retailers or arrange for recycling / recovery of their WEEE by a suitably permited / licenced contractor. Facilties management may arrange collection, depending on the agreement.

Printer Cartridge / Toners

It is recommended that a printer cartridge / toner bin is provided in the hotel, where appropriate. The hotel operator will be required to store this waste within their unit and arrange for return to retailers or collection by an authorised waste contractor, as required.

Chemicals

Chemicals (such as solvents, paints, adhesives, resins, detergents, etc) are largely generated from building maintenance works. Such works are usually completed by external contractors who are responsible for the off-site removal and appropriate recovery / recycling / disposal of any waste materials generated.

Any waste cleaning products or waste packaging from cleaning products generated in the hotel that is classed as hazardous (if they arise) will be appropriately stored within the operators' own space.

Light Bulbs

Waste light bulbs (fluorescent, incandescent and LED) may be generated by lighting at the hotel or on hotel grounds. It is anticipated that hotel will be responsible for the off-site removal and appropriate recovery / disposal of these wastes.

Textiles

Where possible, waste textiles should be recycled or donated to a charity organisation for reuse. The hotel operator will be responsible for disposing of waste textiles appropriately.

Waste Cooking Oil

Waste cooking oil will need to be stored within the unit on a bunded area or spill pallet and regular collections by a dedicated waste contractor will need to be organised as required. Under sink grease traps will be installed in any cooking space.

Furniture & Other Bulky Waste Items

Furniture and other bulky waste items (such as carpet, etc.) may occasionally be generated by the hotel. The collection of bulky waste will be arranged, as required by the operator.

5.4 Waste Storage Areas

The hotel operator will be required to continue to maintain the bins and storage areas in good condition as required by the MCC Waste Bye-Laws.

5.5 Pest Management

A pest control operator will be appointed as required to manage pests. All waste generated within the development will be stored in closed waste receptacles in the internal and external WSAs. Waste receptacles will be carefully managed to prevent leaks, odours and pest problems.

The WSAs will have access for potential control of vermin, if required, be supplied with hot or cold water, drainage point and will be regularly inspected by facilities management to deter pests.

6. SUMMARY AND CONCLUSION

In summary, this OWMP presents a waste strategy that aligns with the waste strategy for the existing hotel and addresses all legal requirements, waste policies and best practice guidelines and demonstrates that the required WSAs are incorporated into the design of the permitted development. These will be utitised for the proposed development.

Implementation of this OWMP will ensure a high level of recycling, reuse and recovery at the proposed development. All recyclable materials will be segregated at source to reduce waste contractor costs and ensure maximum diversion of materials from landfill, thus contributing to the targets set out in *the NWMPCE*.

Adherence to this plan will also ensure that waste management at the development is carried out in accordance with the requirements of the *MCC Waste Bye-Laws.*

The waste strategy presented in this document will provide sufficient storage capacity for the estimated quantity of segregated waste. The designated areas for waste storage will provide sufficient room for the required receptacles in accordance with the details of this strategy.

7. REFERENCES

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APPENDIX A. WASTE STORAGE AREA LOCATION