

SDCC Construction and Demolition Waste Management Plan Pre Planning Guidance

During Pre-Planning consultation, the attention of the applicants is drawn to the following:

1. Applicant must note that the Construction Management Plan Report and Project Construction and Demolition Waste Management Plan report are two different standalone reports.
2. A Project Construction and Demolition Waste Management Plan should accompany a planning application for major development, otherwise it will be sought as Additional Information.
3. In the preparation of the Waste Management plans for development proposed that involves Demolition and Construction, applicants must familiarise themselves with, and ensure that such plans are consistent with the document: “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects” published in July, 2006 by the Department of the Environment, Community and Local Government.
4. A Project Construction and Demolition Waste Management plan for a proposal must provide the information recommended in sections 3.2,3.3 and 3.4 of the document “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects” from the Department of the Environment, Community and Local Government that can be viewed / downloaded from [http://www.dccae.gov.ie/en-ie/environment/topics/waste/producer-responsibility-initiative/Pages/Construction-and-Demolition-\(CD\)-waste.aspx](http://www.dccae.gov.ie/en-ie/environment/topics/waste/producer-responsibility-initiative/Pages/Construction-and-Demolition-(CD)-waste.aspx). The plan must also comply with the Example of an Indicative Project Construction and Demolition Waste Plan for a Development / Redevelopment Project C& D Waste Management Plan provided in Appendix 3 of the Best Practice Guidelines. A Project Construction and Demolition Waste Management plan lacking the details in these examples will be rejected.
5. As the condition for preparation of Project Construction and Demolition Waste Management plan is based on thresholds stated in Section 3 of the Guidelines, Applicants must provide:
 - Areas covered by the development
 - The volume of C & D waste generated during demolition / renovation / refurbishment projects
 - The volume of construction and demolition waste provided during civil engineering projects excluding waste materials used for development works on the sites.
6. Waste, arising from any development site must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from construction works.
7. The Council would have serious concerns about contaminated land or groundwater arising from a development project. Where the applicant believes contaminated land may be involved, the advice of the Council’s Waste Management Section should be sought on how to carry out an Environmental Risk Assessment leading to the remediation of site. The Council’s principal aim in dealing with contaminated land and groundwater related issues is to secure the protection of human health, water bodies (including groundwater) and the wider environment. The waste management Section will advise on the scope of work required for environmental risk assessment consistent with EPA code of practice. It is important that the report of the environmental risk assessment accompanies any application. A developer seeking permission to develop land where there may be an issue of contamination would have to fully satisfy the Council that all risks arising can be addressed. To address any issue of contaminated land it would be the applicant’s must to provide (i) A full site characterisation and assessment, (ii) A corrective action feasibility plan and (iii) A corrective action and implementation plan with aftercare

Further useful information is available from https://www.epa.ie/pubs/advice/waste/contaminatedland/contaminatedland/Guidance_on_the_Management_of_Contaminated_Land_and_Groundwater_at_EPA_Licensed_Sites_FINAL.pdf