



OPERATIONAL WASTE MANAGEMENT PLAN

In respect of
LANDS AT BALLYKEERAN & CORNAMADDY
ATHLONE

Prepared by
GENESIS PLANNING CONSULTANTS

On behalf of
BALLYMORE STATION WALK LTD

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EXECUTIVE SUMMARY

This report is an Operational Waste Management Plan prepared as part of the Planning Application for a mixed-use development(hereafter referred to as the 'proposed development') on lands located at Ballykeeran Gardens, Athlone.

Waste will be generated from both residential and commercial space (Creche) in the proposed development during the operational phase.

All waste will be stored and segregated into separate fractions to facilitate the collection of dry mixed recyclables, residual waste, organic waste and glass.

Bins will be transported for collection to a collection point located at ground level. Storage and collection of wastes will be undertaken on site in accordance with the Westmeath Council (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws, the Westmeath Development Plan 2021- 2027 and the standard BS 5906:2005 Waste management in buildings— Code of Practice, as appropriate.

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.

1 INTRODUCTION

1.1 Overview

- 1.1.1 This report is an Operational Waste Management Plan prepared as part of the planning application for a mixed-use development (hereafter referred to as the 'proposed development') on lands located at Ballykeeran and Cornamaddy, Athlone.

2 PROPOSED DEVELOPMENT

- 2.1 The prospective applicant, Ballymore Station Walk Ltd, are applying for a residential development on the site which comprises amendments to the permitted development under Strategic Housing Development (SHD) permission 318736-23 for lands at Ballykeeran Gardens, Athlone.
- 2.2 The proposed development incorporates the following amendments:
1. Alteration to the permitted phasing with phase one incorporating a total of 130no. residential units of which there 102no. dwellings and 28no. duplex apartment units, in lieu of 129no. residential units as granted.
 2. Phase one incorporating 102no. 2storey dwellings with the dwelling mix comprising 57no. 3bed units and 45no. 4bed units.
 3. Phase one incorporating 2no. duplex apartment blocks which comprises 12no. 1bed triplex apartments, 8no. 2bed duplex apartments and 8no. 3bed duplex apartments. (overall units in phase one increasing from 129no. residential units as granted to 130no. residential units).
 4. The provision of a Creche.
 5. Alterations to the site layout in phase one comprising a reconfiguration of public open spaces, communal spaces and overall site layout along with public lighting, planting and boundary treatments to include boundary walls, railings & fencing.
 6. Provision of a revised road layout to serve phase one.
 7. All ancillary site development/construction works to facilitate foul, water and service networks for connection to the existing foul, water and ESB networks.
 8. Provision of associated site infrastructure works to include for foul, water and storm water infrastructure.
 9. Provision of 2no. ESB substations.

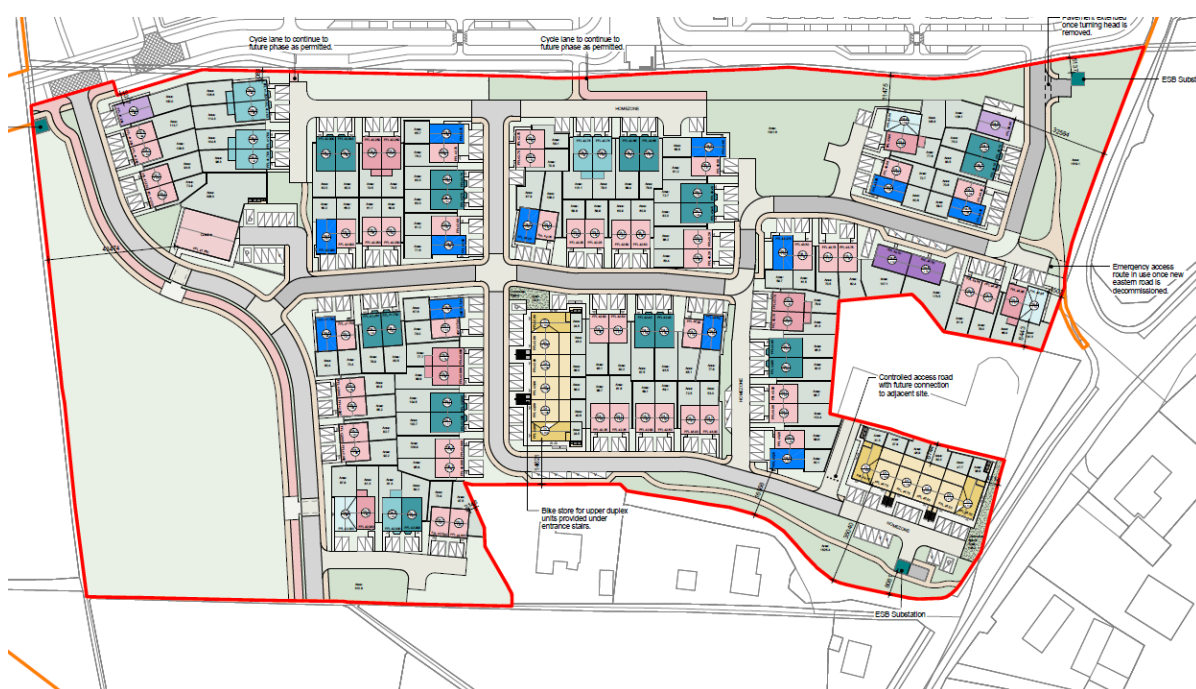


Figure 1: Location of the proposed development site

3 PLANNING AND POLICY

3.1 Overview

3.1.1 The principal objective of sustainable resource and waste management is to use resources more efficiently, where the value of products, material and resources is maintained in the economy for as long as possible such that the generation of waste is minimised. To achieve resource efficiency there is a need to move from a traditional linear economy to a circular economy (refer to Figure 2).

3.1.2 A Waste Action Plan for a Circular Economy - Ireland's National Waste Policy 2020 - 2025 (Department of Communications, Climate Action and Environment (DCCAE), 2020) notes that:

'In a circular economy the value of products and materials is maintained for as long as possible; waste and resource use are minimised, and resources are kept within the economy when a product has reached the end of its life, to be used again and again to create further value.'

3.1.3 The EU Circular Economy Action Plan (European Commission, 2020) notes that:

'the EU needs to accelerate the transition towards a regenerative growth model that gives back to the planet more than it takes, advance towards keeping its resource consumption within planetary boundaries, and therefore strive to reduce its consumption footprint and double its circular material use rate in the coming decade.'

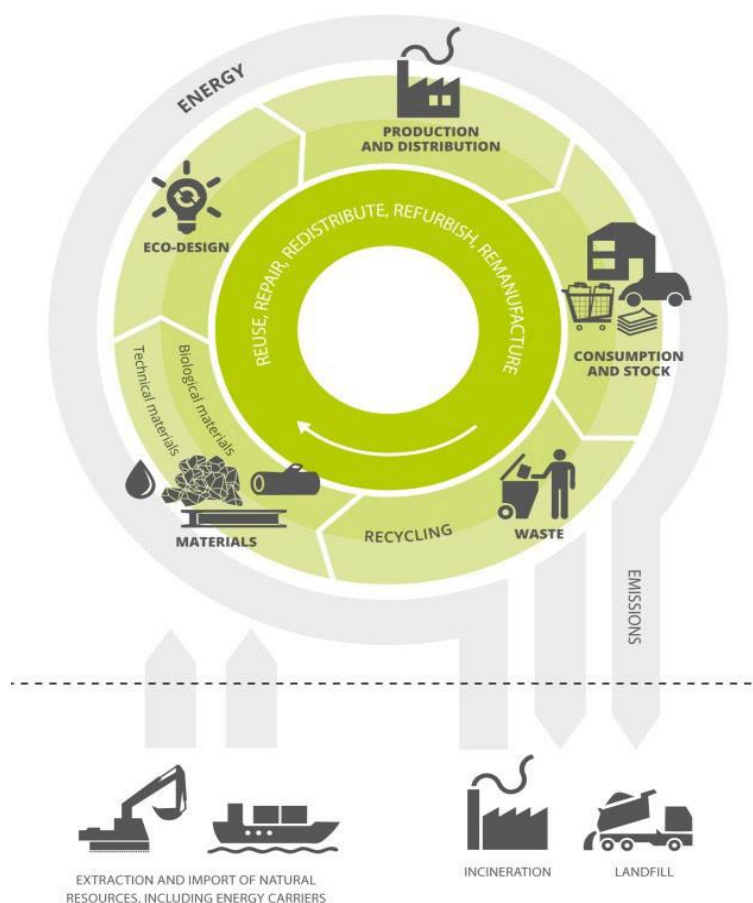


Figure 2 A Simplified Model of the Circular Economy for Materials and Energy (European Environment Agency, 2016)

- 3.1.4 Where residual waste is generated it should be dealt with in a way that follows the waste hierarchy (refer to Figure 3) and set out in Directive 2008/98/EC of the European Parliament and of the Council of 19 November 2009 on waste and repealing certain Directives and Directive 2018/851 of the European Parliament and of the Council of 30 May 2018 amending Directive 2008/98/EC on waste.
- 3.1.5 The waste hierarchy supports the need to achieve efficient use of material resources, minimise the amount of waste produced (or otherwise increase its value as a resource) and reduce, as far as possible, the amount of waste that is disposed to landfill.
- 3.1.6 Key resource and waste management policy and planning documents were taken into account in preparing this Operational Waste Management Plan including the Eastern-Midlands Region Waste Management Plan 2015 - 2021 and the Westmeath County Development Plan 2021 - 2027.

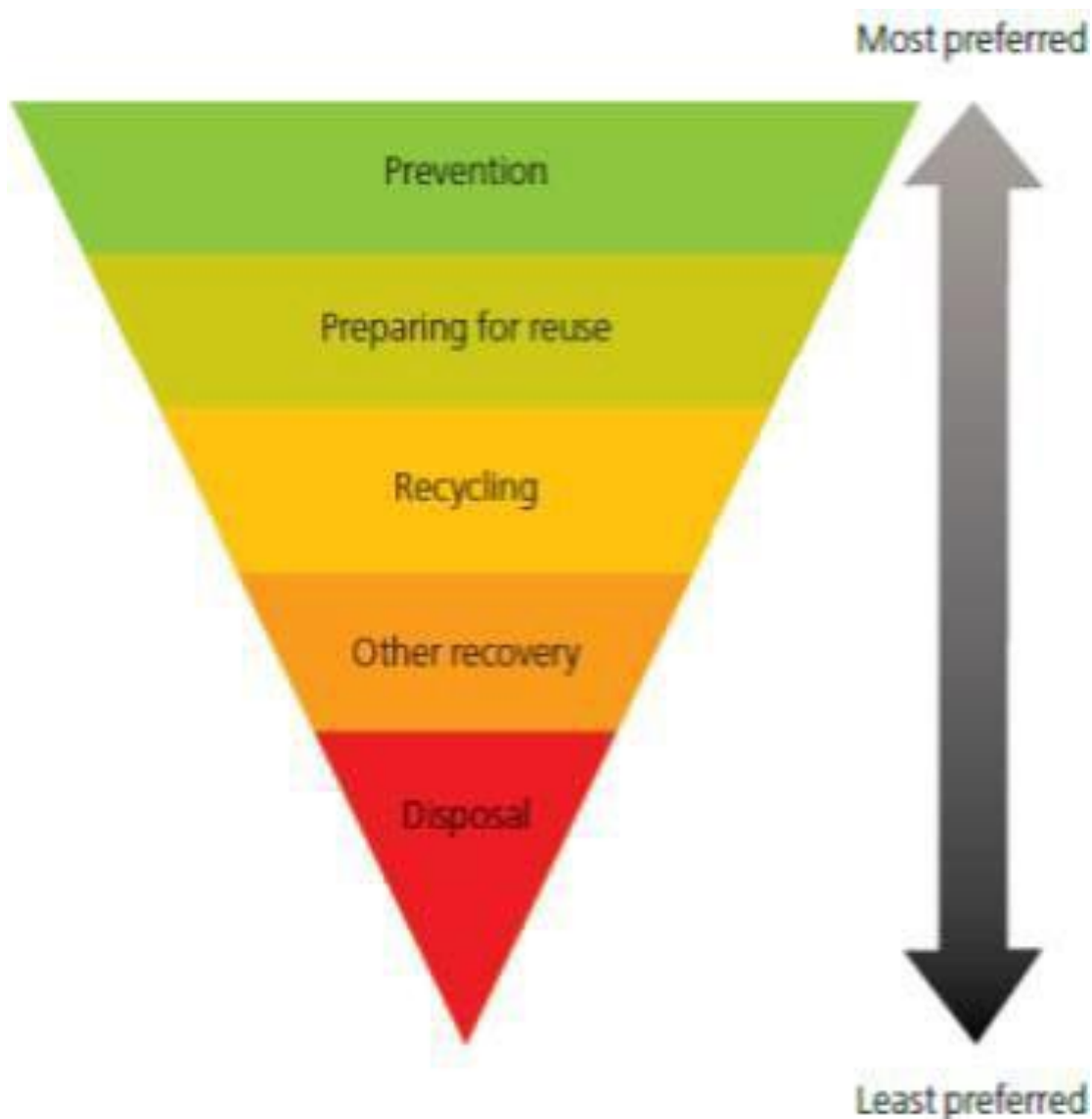


Figure 3 Waste Hierarchy

3.1.7 We highlight the plan has developed Eight national targets have been developed as follows:



Westmeath County Development Plan 2021 - 2027

- 3.1.8 The Westmeath County Development Plan 2021-2017 sets out the Council's policies and objectives for the development of the county over the plan period.
- 3.1.9 The Council includes waste management objectives as part of Chapter 10 Infrastructure and Public Utilities relating to bin provision. It outlines the need for segregation of waste into dry recyclables, food waste and residual domestic waste. Also new developments must comply with this by providing a three bin system in each unit.
- 3.1.10 Of note section 16.3 of the Development plan sets out the following guidelines related to bin design standards for proposed developments:

- **CPO 16.22 Refuse Storage**

All residential developments should provide satisfactory waste storage including provision for segregation of waste materials in an accessible, convenient and visually unobtrusive manner. Where communal refuse storage is required, the collection point for refuse should be accessible both to the external collector and to the resident and be secured against illegal dumping by non-residents.

Refuse storage areas should not be located immediately adjacent to the front door or ground floor window, unless adequate screened alcoves or other such mitigation measures are provided.

All bin storage should be designed in such a way as to discreetly integrate with the built form/site.

- **CPO 10.123**

Encourage and support waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste.

- **CPO 10.124**

Facilitate the transition from a waste management economy to a green circular economy increasing the value recovery and recirculation of resources.

- **CPO 10.125**

Encourage and support the provision of separate collection of waste in accordance with the requirements of the Waste Management (Food Waste) Regulations 2009, the Waste Framework Directive Regulations, 2011, Household Food Waste Regs (European Union(Household Food Waste & Bi-waste) Regulations 2015 and also the Westmeath County Council (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws, 2019 and other relevant legislation.

- **CPO 10.126**

Promote and facilitate communities to become involved in environmental awareness activities and community-based recycling initiatives or environmental management initiatives that will lead to local sustainable waste management practices.

4 RECEIVING ENVIRONMENT

4.1 Municipal Waste

4.1.1 Municipal waste is the waste type that will be most relevant to the operational phase of the proposed development. Municipal waste includes the following waste types:

- **Residual** (sometimes known as black bin) waste i.e. waste that cannot be recycled;
- **Recyclable** (sometimes known as green bin) waste e.g. plastic, paper and cardboard, metals;
- **Organic** (sometimes known as brown bin) waste e.g. food and garden waste;
- **Glass**
- **Bulky waste** i.e. waste that is too large to be accepted by regular waste collection e.g. furniture, mattresses, carpets, bicycles etc.; and
- **Waste Electrical and Electronic Equipment (WEEE).**

4.1.2 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 15 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.

4.1.3 The 2025 National Circular Economy and Waste Statistics web resource, which is the most recent study published, along with the national waste statistics web resource (2025) reported the following key statistics for 2023:

- Ireland generated 3.13 million tonnes of municipal waste in 2023, relatively unchanged compared to the 3.19 million tonnes generated in 2022.
- Between 2016 and 2023, municipal waste increased from 2.7 million tonnes to 3.13 million tonnes.
- Some 1.3 million tonnes of municipal waste generated in Ireland was recycled in 2023, resulting in a recycling rate of 42%. This indicates that we face significant challenges to meet the upcoming EU recycling targets for 2025 to 2035.
- Of the municipal waste recycled in 2023, over 814,000 tonnes went for material recycling (approximately the same as 2022) and over 480,000 tonnes were treated by composting/anaerobic digestion (approximately the same as 2022 but up 37% on 2020).
- A rounded 1.3 million tonnes of Ireland's municipal waste went for incineration with energy recovery in 2023. This tonnage is 43% of municipal waste managed.
- Ireland's landfill rate for municipal waste managed was 14% in 2023. This is a 1% decrease from 2022's rate of 15%.
- There has been a steep decline in Ireland's landfill rate for municipal waste from over 80% in 2001. Ireland must reduce the share of municipal waste landfilled to 10% or less by 2035, which includes waste landfilled at each step along the waste treatment process in Ireland and abroad.
- An estimated 42% (1.2 million tonnes) of all municipal waste managed was exported abroad in 2023, an increase from the 39% in 2022. Of the waste exported, most went for recycling (49%) or energy recovery (36%) while 11% went for composting or anaerobic digestion.

Category	Composition
Plastics	17.2%
Papers	15.3%
Organic waste (non-garden)	12.5%
Cardboards	8.5%
Fines (<20mm)	8.6%
Organic waste (garden)	7.6%
Textiles excl. nappies	7.6%
Nappies	6.7%
Metals	4.2%
Unclassified Combustibles	4.3%
Glass	2.6%
Unclassified Incombustibles	1.7%
Haz Municipal Waste (excl. WEEE & Tubes)	0.9%
Composite beverage cartons	0.8%
Wood	0.8%
WEEE & Tubes	0.7%
Total	100.0%

Table 1: Composition of Municipal Waste¹

¹ EPA Household Waste Characterisation Campaign - Final Report.

5 WASTE GENERATION

5.1 Residential

- 5.1.1 Residential waste generation from the proposed development has been estimated to enable the number of bins required for storage to be calculated. This calculation was based on the schedule of accommodation for the scheme. To demonstrate how this was calculated, the calculation for residential units is set out in this section. Residential waste storage requirements for the proposed development are presented in Section 6.2.
- 5.1.2 In terms of project particulars the approach to calculating bin storage areas is based solely on the proposed creche, as residential dwellings and duplex apartments will provide storage in-curtilage or have a designated surface level area for bins to serve each unit.
- 5.1.3 For completeness the estimated waste generation for the proposed residential units and the main waste types is shown below.

Waste Type	Waste Volume (m3 per week)			
	1bed unit	2bed unit	3bed unit	4 bed unit
Organic Waste	0.02	0.02	0.02	0.02
DMR	0.06	0.08	0.13	0.18
Glass	0.01	0.01	0.01	0.01
MNR	0.07	0.07	0.08	0.09
Total	0.19	0.21	0.24	0.30

Table 2: Waste generation for residential units

- Occupancy rates are assumed to be 2 persons per 1 bed unit, 4 persons per 2 bed unit, 5 persons per 3 bed unit and 6 persons per 4 bed unit.
 - Household waste will be source separated into recyclables, residual, organic and glass waste. Wheeled bins will also be available in waste storage room for WEEE.
 - It is assumed that approximately 60% of waste generated will be dry mixed recyclables (which complies with the target of the Eastern-Midlands Waste Management Plan - refer to Section 3.2.1), 30% of waste generated will be residual waste, 5% of waste generated will be organic waste and 5% of waste generated will be glass waste. The waste management system will be flexible to allow for increases in the proportion of source segregated recyclables and reduction of residual wastes in the future. This includes the European Commission's 70% target for re-use and recycling of waste by 2030.
 - Weekly waste collection of residential waste is assumed for the purpose of these calculations.
- 5.1.4 As shown on the accompanying layout plan by Howell Architects all residential units (duplexes and houses) will have their own individual WSAs allocated to the rear/side/front of each property. Where rear access is not feasible, bins will be stored at the front of the unit in a screened location, ensuring they are not visible from the road.

Container/ Equipment Type	Length (mm)	Width (mm)	Height (mm)	Clearance Required	
1,100 litre bin (residual waste and dry mixed recyclables) (note 1)	1070	1370	1450	150mm	 1100 Litre Wheeled Bin (www.ecostore.ie)
360 litre bin (organic waste) (note 2)	880	590	1100	150mm	 360 litre wheeled bin (www.ecostore.ie)
240 litre bin (glass waste) (note 2)	740	590	1100	150mm	 240 Litre Wheeled Bin (www.ecostore.ie)

Figure 5 Types of bins for reference purposes

5.2 Commercial

- 5.2.1 Operational waste arising from the proposed crèche will be managed within a shared non-residential WSA provided as part of the Proposed Development, as indicated on the drawings submitted with the planning application.
- 5.2.2 The storage area for bins for the creche will serve only the commercial (crèche) uses and will be entirely separate from all residential waste storage areas.

6 WASTE MANAGEMENT AND STORAGE

6.1 Overview

- 6.1.1 This section presents information on the storage and movement of residential within the proposed development.
- 6.1.2 It is noted that a number of different tenants will use the waste management facilities on site. As a result, and in order to ensure the waste storage and collection facilities on site will be effectively used and managed, a facilities manager will be required to arrange both movement of waste and recyclables around the site and access to the waste management storage area. Going forward this can be addressed by planning condition as per management of the apartments.
- 6.1.3 Storage and collection of recyclables and wastes will be undertaken on site in accordance with the Westmeath County Council (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws, the Westmeath County Development Plan 2021- 2027 and the standard BS 5906:2005 Waste management in buildings — Code of practice (BSI, 2005), as appropriate.
- 6.1.4 The design of all kitchens in the duplex apartments shall include sufficient space for the segregation and storage of waste; shown below. Each resident will simply go downstairs to the main bin store and empty their bins into the larger bins; as is the norm for apartment schemes.



- 6.1.5 The facilities management team will be responsible for the maintenance of the waste handling areas and will act as a single point of contact for the waste collection contractor.
- 6.1.6 BS 5906:2005 Waste management in buildings - Code of practice (BSI, 2005) notes that waste operatives should not be required to move 4 wheeled waste containers a distance of more than 10 metres. As a result the layout has been designed so that bins are proximate to the internal road to minimize the movement required of wheeled bins on collection days.

6.2 Waste Collection

- Residential and commercial waste will be collected on a weekly basis from the proposed development. Dry mixed recyclables, residual waste, organic waste and glass waste will be collected on different days.
- A marshalling area will be located at ground level. Bins will be transported from the waste storage room to the designated marshalling area for collection.
- A facilities manager will be required to arrange movement of waste and recyclables around the site on collection days.
- Following appointment of a residential and commercial waste collector and prior to occupation, collection arrangements, including the proposed days of collection, will be notified to and agreed with the waste department of Westmeath County Council.
- It shall be the responsibility of the owners management company to ensure that all waste generated within the Proposed Development is managed appropriately and stored correctly prior to collection by an appropriately permitted and authorised waste management company. This will be addressed as part of compliance in due course when the OMC is established.