

OUTLINE OPERATIONAL WASTE MANAGEMENT PLAN



PROPOSED STRATEGIC HOUSING DEVELOPMENT AT FORMER ST. KEVIN'S
HOSPITAL AND GROUNDS, SHANAKIEL, CORK



PREPARED FOR:

LAND DEVELOPMENT AGENCY

PREPARED BY:

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1.0 INTRODUCTION

Tom Phillips + Associates, Town Planning Consultants have been retained by The Land Development Agency Architects to prepare an *Outline Operational Waste Management Plan* in support of a planning application for development located at the Former St. Kevin's Hospital and Grounds, Shanakiel, Cork (A Protected Structure, 'Our Lady's Hospital' RPS Ref. PS620).

The proposed development is outlined as follows in the associated Statutory Notices development description;

"The Land Development Agency intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total application site area of c. 5.7 ha, on lands located at the Former St. Kevin's Hospital and Grounds, Shanakiel, Cork (A Protected Structure, 'Our Lady's Hospital' RPS Ref. PS620). The development, with a total gross floor area of c 24,344 sq m, will provide 266 no. residential units, a crèche and office enterprise centre. The development will consist of 46 no. town houses (32 no. 3 bedroom units and 14 no. 4 bedroom units) arranged in 11 no. two storey blocks; 54 no. ground floor 2 bedroom duplex apartments and 36 no. 3 bedroom and 18 no. 4 bedroom duplex townhouses above arranged in 7 no. three storey blocks and 52 no. walk-up apartments (11 no. 1 bedroom apartments and 41 no. 2 bedroom apartments) arranged in 3 no. four storey blocks. The development will also include the stabilisation, conversion, renovation and internal reordering (including new structural frame and floors) of the former St. Kevin's Hospital building to provide 60 no. apartments (26 no. 1 bedroom and 34 no. 2 bedroom apartments) a 440 sq m crèche at ground floor level, with ancillary outdoor play area and the conversion of the 630 sq m former chapel building to provide a new Office Enterprise Centre. The proposed development will include 241 no. surface car parking spaces and 563 no. bicycle parking spaces.

The development will also consist of the demolition of 2,901 sq m of former hospital buildings and associated outbuildings (including the demolition of the 1,129 sq m former two storey St. Dymphna's Hospital block; 672 sqm of the rear toilet blocks and contemporary stair cores to the side and rear of the St. Kevin's Hospital building; the 220 sq m two storey former Doctors House; the 50 sq m one storey hospital mortuary building; 480 sq m of shed buildings to the rear of the Chapel; the 151 m retaining wall to the immediate south of the St. Kevin's Hospital building and the partial demolition of the existing 350 sq m link corridor structure, to be replaced with an integrated landscaped amenity area in the footprint of the original structure.) 2 no. new 228 sq m extensions with bridge access are to be provided to the rear of the St. Kevin's Hospital Building and 2 no. 31 sq m new glazed porch extensions to the south.

The development will also include the provision of a play area to the immediate east of St. Kevin's Hospital; private, communal and public open space (including all balconies and terraces at all levels); internal roads and pathways; pedestrian access points; hard and soft landscaping; boundary treatments including the repair of some existing boundary walls; the provision of new surface water and foul drainage pipes and any associated pipe diversion works; new retaining walls; a new internal access road; changes in level; services provision and related pipework; electric vehicle charging points; attenuation tanks; SUDS; signage; the upgrading of the existing access from Beechtree Avenue; public lighting and all site development and excavation works above and below ground.



The application contains a statement setting out how the proposal will be consistent with the objectives of the Cork City Development Plan 2015-2021. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land."

This document presents the *Outline Operational Waste Management Plan* for the control and management and monitoring of waste associated with the proposed residential development during the Operational Phases of the development. An *Outline Construction Environmental Management Plan (CEMP)*, prepared by O'Callaghan Moran and Associates and an *Outline Construction Management Plan (CMP)*, prepared by DCON Safety Consultants have been prepared for the construction phase and should be read in conjunction with this *Outline Report*.

In the interest of clarity, we note that this *Report* constitutes an outline plan only and it is submitted that should a full *Operational Waste Management Plan* be sought by Cork City Council and An Bord Pleanála that this can be facilitated through application of a suitably worded pre-occupation planning condition, for example;

"A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan."

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment."

The *Outline Operational Waste Management Plan* shall be implemented throughout the operational stage of the development to ensure the following:

- That all site activities are effectively managed to minimise the generation of waste and to maximise the opportunities for on-site reuse and recycling of waste materials;
- To ensure that all waste materials generated by site activities are removed from site by appropriately permitted waste haulage contractors and that all wastes are disposed of at approved waste licensed / permitted facilities in compliance with the *Waste Management Act 1996* and all associated *Waste Management Regulations*;
- Ensure that users of the development are provided with sufficient facilities to store, segregate and recycle waste, as appropriate.

This Outline Plan has been prepared to demonstrate how the Operational Phase will comply with the following relevant legislation and relevant Best Practice Guidelines:

- *Waste Management Acts 1996*;
- *Waste Management (Collection Permit) Regulations 2007 (SI No. 820 of 2007)*;



- *Waste Management (Collection Permit) Amendment Regulations 2008 (SI No. 87 of 2008)*; and

At present, there are no specific guidelines in Ireland for the preparation of *Operational Waste Management Plans*, therefore, in preparing this document, consideration has been given to the requirements of national and regional waste policy, legislation and other guidelines.

This *Outline Operational Waste Management Plan* has been prepared with regard to *The Waste Management Plan for the Southern Region 2015-2021*, which sets out the framework for the prevention and management of wastes in a safe and sustainable manner. The Southern Waste Region comprises of 10 local authority areas - Clare, Carlow, Cork County, Cork City, Limerick City and County, Kerry, Kilkenny, Tipperary, Waterford City & County and Wexford. Limerick City and County Council and Tipperary County Council are the lead authorities for the Region and manage the Southern Region Waste Management Office (SRWMO).

The SRWMO coordinates the implementation of the *Southern Region Waste Management Plan 2015 – 2021* and is a knowledge resource for all stakeholders with the capacity to promote higher order waste actions in the areas of prevention, reuse, resource efficiency and recycling.

2.0 OPERATIONAL WASTE

All waste handling and storage activities shall occur in the dedicated waste storage areas (applicable to apartment units and the office enterprise centre within the proposed scheme) or within the curtilage of individual houses and duplexes. This includes;

- A dedicated bin storage area within the former St. Kevin's Hospital Building to serve the 60 no. proposed apartments and the proposed crèche to provide –
 - 8 No. mixed waste bins;
 - 4 No. dedicated recycling bins;
 - 4 No. dedicated glass bins and
 - 6 No. dedicated compost bins.
- The proposed Office Enterprise Centre in the former Chapel provides –
 - 1 No. mixed waste bin;
 - 1 No. dedicated recycling bin;
 - 1 No. dedicated glass bin and
 - 1 No. dedicated compost bin.

All other bins are within curtilage and drawings are provided, prepared by Reddy's Architecture + Urbanism, enclosed. In addition, a drawing that demonstrates refuse truck access has been provided. These are outlined in Appendix A, B and C enclosed.



3.0 CONCLUSION

The development shall be designed to provide adequate domestic waste storage areas for common residential areas and individual houses and will assist in the promotion of the appropriate segregation at source of domestic generated waste from all units at the development. Communal waste bin storage areas shall be designed in a manner to ensure that appropriate and correct waste disposal and recycling is available for residents. All waste shall be collected on a weekly basis by an appropriately permitted commercial waste contractor.

Implementation of this *Outline Operational Waste Management Plan*, in combination with the *Operational Waste Management Plan* to be agreed, will ensure a high level of recycling, reuse and recovery at the development. It is envisaged that all recyclable materials will be segregated at source to reduce waste contractor costs and ensure maximum diversion of materials from landfill, thus achieving the targets set out in the *Waste Management Plan for the Southern Region 2015-2021*. As previously noted, should a full *Operational Waste Management Plan* be sought by Cork City Council and An Bord Pleanála that this can be facilitated through application of a suitably worded pre-occupation planning condition.



Appendix A – REFUSE TRUCK ACCESS ROUTE AND BIN STORE LOCATION (Extracts provided, not to scale, please refer to Reddy A + U Drawing pack)



Appendix B – BIN STORE DIAGRAMS (Extracts provided, not to scale, please refer to Reddy A + U Drawing pack)





Appendix C – ST. KEVIN’S HOSPITAL BLOCK AND CHAPEL DIAGRAMS (Extracts provided, not to scale, please refer to Reddy A + U Drawing pack)



