

FEBRUARY 2, 2024



FRISBY HOMES

OPERATIONAL WASTE MANAGEMENT PLAN FOR
STUDENT ACCOMMODATION DEVELOPMENT

REV 1

FOR DEVELOPMENT OF STUDENT VILLAGE, CORK ROAD, CO. WATERFORD

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Introduction

Frisby Homes has prepared this Operational Waste Management Plan (OWMP) for a proposed student accommodation development on a site located at the intersection of the Cork Road and Ballybeg Drive, Waterford. The proposed development will consist of the construction of a student accommodation buildings, retail/cafe unit, hard and soft landscaping along with resident amenities.

Frisby Homes is currently involved in the operation and management of close to 100 student bed spaces in Waterford, and therefore is well positioned to understand the requirements of a future development of this scale. Frisby Homes also has vast experience in managing commercial shopping centres, which include a mixture of retail and restaurant unit. These are multi tenanted developments and require waste management strategies to deal with multiple types of waste.

The purpose of this specific OWMP is to ensure that waste management practices during the operational phase of the proposed development align with existing legal and industry standards. These standards encompass a range of regulations, including but not limited to the Waste Management Act 1996 – 2011 as amended, related Regulations, the Protection of the Environment Act 2003 as amended, the Litter Pollution Act 2003 as amended, the Waterford City & County Council (Segregation, Storage and Presentation of Household and Commercial Waste) Byelaws 2018, and the Guidance Notes for Waste Management in Residential and Commercial Developments (2020).

The OWMP will establish a robust strategy for the proper storage, handling, collection, and transportation of waste generated on-site. The plan places a strong emphasis on maximizing recycling, reuse, and waste recovery, with the ultimate aim of reducing reliance on landfill disposal wherever feasible. Additionally, the OWMP offers guidance on the responsible collection and transportation of waste to mitigate issues related to litter and more significant environmental concerns, such as potential soil or water contamination.

Moreover, this plan includes estimations regarding the types and quantities of waste expected to be generated during the operational phase of the proposed development. It outlines a comprehensive strategy for the effective management of diverse waste streams.

Development Description

Location, Size and Scale of the Development

The proposed development consists of a Large-Scale Residential Development (LRD) for a student accommodation development on a site fronting on to the Cork Road, Kilbarry Road and Ballybeg Drive at Kilbarry, Cork Road, Waterford. The proposed development will consist of the construction of 85 no. student accommodation apartments (ranging in size from 5-bed apartments to 8-bed apartments) comprising a total of 582 no. bed spaces in 4 no. blocks ranging in height from 4-6 storeys, with student amenity facilities including 1 no. retail/cafe unit, communal areas, laundry room, reception, student and staff facilities, storage, sub/switch room, bin and general stores and plant rooms. The development also includes the provision of landscaping and amenity areas including a central courtyard space, the provision of a set down area, 1 no. vehicular access point onto Ballybeg Drive, car and bicycle parking, footpaths, road improvements to Lacken Road (including a pedestrian crossing) and all associated ancillary development including pedestrian/cyclist facilities, lighting, drainage, landscaping, boundary treatments and plant including PV solar at roof level.

Figures 1 & 2 outline the site location in the context of Waterford, along with an overview of the

scheme extracted from the architectural Design Statement prepared by Fewer Harrington & Partners.



Figure 1 – Site Location – Waterford

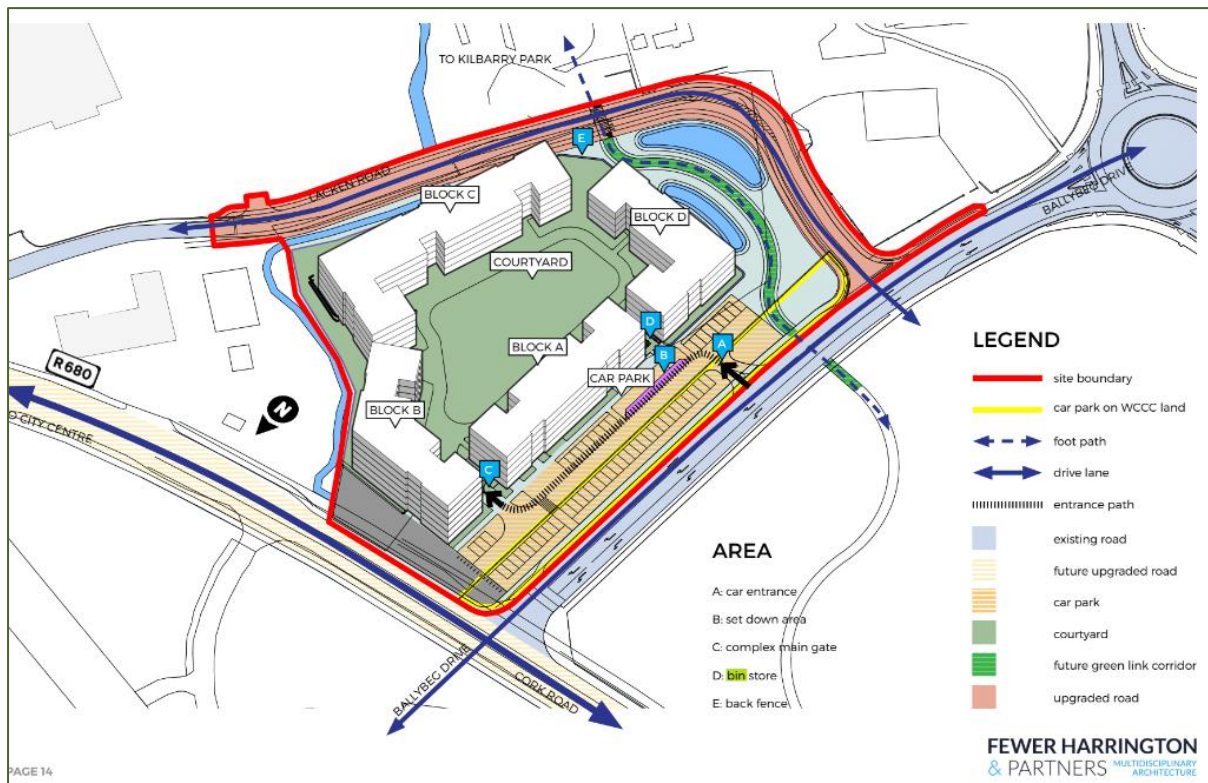


Figure 2 - Development Overview (FHP Architects)

Waste Management in Ireland

National Level

In September 1998, the Government issued a policy statement titled 'Changing Our Ways,' which laid out objectives for managing waste in Ireland. These objectives encompassed prevention, minimization, reuse, recycling, recovery, and disposal of waste. A significant emphasis was placed on reducing reliance on landfill and seeking alternative waste management methods. 'Changing Our Ways' also set a target of achieving a minimum recycling rate of 35% for municipal waste, which includes household, commercial, and non-process industrial waste.

In 2002, the government published another policy document called 'Preventing and Recycling Waste – Delivering Change.' This document introduced several programs aimed at increasing waste recycling and diverting waste from landfills, with a particular focus on waste minimization at the source.

This perspective on waste management was reinforced in a 2002 review of sustainable development policy in Ireland titled 'Making Ireland's Development Sustainable – Review, Assessment, and Future Action.' The review stressed the importance of breaking the link between economic growth and waste generation through waste minimization and the reuse of discarded materials.

To assess the progress of the government's 'Changing Our Ways' policy, a review document called 'Taking Stock and Moving Forward' was published in April 2004. Covering the period from 1998 to 2003, this document aimed to evaluate the progress made in waste management in Ireland, consider developments since the implementation of the policy framework and local authority waste management plans, and identify measures to further advance the objectives outlined in 'Changing Our Ways.' Notably, it highlighted a significant increase in waste disposed of in local authority landfills and identified the need to extend dry recyclable collection services.

In September 2020, the government released a new policy document, 'A Waste Action Plan for a Circular Economy,' covering the period from 2020 to 2025. This plan was subsequently updated again in 2021. The plan was developed in response to the 'European Green Deal,' which outlines a path toward a new economy focusing on environmental sustainability. It replaced the previous Irish waste management plan, "A Resource Opportunity," and aimed to fulfill the commitment in the Program for Government to publish and implement a new National Waste Action Plan. This policy shift redirects attention away from waste disposal and toward the production chain, and it is supported by existing and forthcoming regulations, such as the Circular Economy Legislative Package and the Single Use Plastics Directive. The policy document outlines more than 200 measures across various waste-related areas, including Circular Economy, Municipal Waste, Consumer Protection & Citizen Engagement, Plastics and Packaging, Construction and Demolition, Textiles, Green Public Procurement, and Waste Enforcement.

Since 1998, the Environmental Protection Agency (EPA) has periodically released 'National Waste (Database) Reports,' providing estimates of household and commercial waste generation in Ireland and the levels of recycling, recovery, and disposal. The most recent study, the 2020 National Waste Statistics¹, reported key statistics for 2020.

- 3,210,220 Tonnes of municipal waste generated in 2020, up 4% from 2019.
- 41% Was recycled, 43% was thermally treated and 16% was landfilled

¹ https://www.epa.ie/publications/monitoring--assessment/waste/national-waste-statistics/EPA_National_Waste_Stats_Summary_Report_2020.pdf

- 12,000 Tonnes of municipal waste were prepared for reuse
- 1.89m Tonnes of household waste generated in 2020
- 65% Of household waste was collected at kerbside
- 64% Of households with a bin service had a brown bin

Regional Level

The proposed development is situated within the jurisdiction of Waterford City and County Council (WCCC). To oversee and regulate the segregation, storage, and presentation of household and commercial waste within its operational domain, Waterford City & County Council enacted the Waterford City & County Council (Segregation, Storage and Presentation of Household and Commercial Waste) Byelaws 2018. These bylaws were established in accordance with the provisions of the Local Government Act 2001 and the Waste Management Act 1996.

The bylaws incorporate a provision that allows for the imposition of a fixed payment of €75 as an alternative to pursuing legal prosecution in cases where a bylaw is contravened. This provision aligns with Section 206 of the Local Government Act 2001.

Section 10 of the by laws relate specifically to the 'Provisions affecting Multi- User Buildings, Apartment Blocks, etc.' which is very relevant to this Student Accommodation development. An extract of this specific section is included below for reference.

10. Provisions affecting Multi-user Buildings, Apartment Blocks, etc
- A management company, or an other person if there is no such company, who exercises control and supervision of residential and/or commercial activities in multi-unit developments, mixed-use developments, flats or apartment blocks, combined living/working spaces or other similar complexes shall ensure that:*
- separate receptacles of adequate size and number are provided for the proper segregation, storage and collection of recyclable household kerbside waste and residual household kerbside waste*
 - additional receptacles are provided for the segregation, storage and collection of food waste where this practice is a requirement of the national legislation on food waste,*
 - the receptacles referred to in paragraphs (a) and (b) are located both within any individual apartment and at the place where waste is stored prior to its collection,*
 - any place where waste is to be stored prior to collection is secure, accessible at all times by tenants and other occupiers and is not accessible by any other person other than an authorised waste collector,*
 - written information is provided to each tenant or other occupier about the arrangements for waste separation, segregation, storage and presentation prior to collection,*
 - 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 Waterford City and County Council,*
 - receptacles for kerbside waste are presented for collection on the designated waste collection day,*
 - adequate access and egress onto and from the premises by waste collection vehicles is maintained.*

Figure 3 - Extract from Waterford City & County Council Waste by Laws 2018

Legislative Requirements

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

- Waste Management Act 1996 (No. 10 of 1996) as amended 2001 (No. 36 of 2001), 2003 (No. 27 of 2003) and 2011 (No 20 of 2011). Sub-ordinate and associated legislation includes:
 - European Communities (Waste Directive) Regulations 2011 (S.I. No. 126 of 2011) as amended
 - Waste Management (Collection Permit) Regulations 2007 (S.I. No. 820 of 2007) as amended
 - Waste Management (Facility Permit and Registration) Regulation 2007 (S.I. No. 821 of 2007) as amended
 - Waste Management (Licensing) Regulations 2000 (S.I. No. 185 of 2000) as amended
 - European Union (Packaging) Regulations 2014 (S.I. No. 282 of 2014) as amended.
 - Waste Management (Planning) Regulations 1997 (S.I. No. 137 of 1997) as amended
 - Waste Management (Landfill Levy) Regulations 2015 (S.I. No. 189 of 2015)
 - European Communities (Waste Electrical and Electronic Equipment) Regulations 2014 (S.I. No. 149 of 2014)
 - Waste Management (Batteries and Accumulators) Regulations 2014 (S.I. No. 283 of 2014) as amended
 - Waste Management (Food Waste) Regulations 2009 (S.I. No. 508 of 2009) as amended
 - European Union (Household Food Waste and Bio-waste) Regulations 2015 (S.I. No. 430 of 2015)
 - Waste Management (Hazardous Waste) Regulations 1998 (S.I. No. 163 of 1998) as amended
 - Waste Management (Shipments of Waste) Regulations 2007 (S.I. No. 419 of 2007) as amended
 - European Communities (Transfrontier Shipment of Waste) Regulations 1994 (SI 121 of 1994)
 - European Union (Properties of Waste Which Render it Hazardous) Regulations 2015 (S.I. No. 233 of 2015) as amended
- Environmental Protection Act 1992 (S.I. No. 7 of 1992) as amended;
- Litter Pollution Act 1997 (Act No. 12 of 1997) as amended and
- Planning and Development Act 2000 (S.I. No. 30 of 2000) as amended 14

These Acts and subordinate Regulations enable the transposition of relevant European Union Policy and Directives into Irish law.

One of the foundational principles of European waste legislation, which has been integrated into the Waste Management Act 1996 - 2011 and subsequent Irish laws, centers on the concept of the "Duty of Care." This principle dictates that the entity generating waste holds responsibility for that waste

from the moment it is produced until it is legally and appropriately disposed of, including the chosen method of disposal.

Recognizing that it is often impractical for waste producers to personally transport all waste from its point of origin to its ultimate disposal location, the services of waste contractors are typically engaged to handle the physical transportation of waste to the final disposal site.

Therefore, it is crucial for both residents and the student/facility management company to conduct on-site waste management in strict compliance with all legal mandates. Additionally, they must engage qualified contractors who possess the necessary permits and licenses for off-site waste management, ensuring full adherence to legal requirements. This encompasses the vital obligation that waste contractors handle, transport, and manage waste in a manner that guarantees zero adverse environmental impacts stemming from these activities.

Each waste contractor entrusted with waste transportation must hold a collection permit, which is issued by the National Waste Collection Permit Office (NWCPO). Furthermore, any facility designated to receive waste must possess the appropriate permits or licenses. These facilities cannot accept waste unless they possess a Certificate of Registration (COR) or a waste permit issued by the relevant Local Authority, as per the Waste Management (Facility Permit & Registration) Regulations 2007 and subsequent amendments. Alternatively, they may hold a waste or IE (Industrial Emissions) license granted by the EPA. The COR/permit/license outlines the specific waste types and quantities that can be received, stored, sorted, recycled, recovered, and/or disposed of at the designated site.

Waste Generation

Typical Waste Categories

The proposed development is anticipated to generate a range of waste materials, both non-hazardous and hazardous. These waste types are expected to include:

1. Dry Mixed Recyclables (DMR): This category comprises items such as wastepaper (including newspapers, magazines, brochures, catalogues, leaflets), cardboard and plastic packaging, metal cans, plastic bottles, aluminium cans, tins, and Tetra Pak cartons.
2. Organic Waste: Organic waste includes food waste and green waste originating from plants and flowers.
3. Glass: Glass waste will be generated as part of the waste stream.
4. Mixed Non-Recyclable (MNR)/General Waste: This category encompasses general waste that is not readily recyclable.

In addition to the everyday waste materials produced at the development, there will also be smaller quantities of various waste types that necessitate separate management. These include:

1. Green/Garden Waste: Generated from internal plants and external landscaping.
2. Batteries: Both hazardous and non-hazardous batteries.
3. Waste Electrical and Electronic Equipment (WEEE): Both hazardous and non-hazardous electronic waste, including devices and appliances.
4. Printer Cartridges/Toners: Used printer cartridges and toner containers.
5. Chemicals: Such as paints, adhesives, resins, detergents, and similar products.
6. Light Bulbs: Disused light bulbs, including fluorescent and incandescent types.

7. Textiles (Rags): Discarded textiles, typically in the form of rags.
8. Waste Cooking Oil: If generated by residents.
9. Furniture: Occasional disposal of furniture and bulky items.
10. Abandoned Bicycles: Unwanted or abandoned bicycles.

To ensure compliance with waste legislation and guidance, as well as to maximize the potential for reusing, recycling, and recovering waste, it is imperative to segregate waste into the specified categories mentioned above. This approach also aims to divert waste away from landfill wherever feasible, aligning with sustainable waste management practices.

Estimated Waste Generation

A waste generation calculation has been employed to forecast the types, quantities, and volumes of waste that will result from the activities conducted within the forthcoming development. This calculation integrates factors such as building size and function and merges this information with additional data, including waste generation rates provided by the Irish and U.S. Environmental Protection Agencies (EPA).

The estimated quantum/volume of waste that will be generated from the student accommodation and the retail/café unit has been determined based on the predicted occupancy of the units. The estimated waste generation for the development for the main waste types is presented in Table 1.

Table 1 – Estimated Generation

Waste type	Waste Volume (m ³ /week)
Organic Waste	3.17
DMR	21.69
Glass	0.62
MNR	12.61
Total	38.08

This approach assumes that the waste volumes generated by the student accommodation areas and retail/café unit will remain relatively consistent throughout a seven-day period. This assumption is regarded as a "worst-case" scenario, acknowledging that the student accommodation areas may not always be at full occupancy during weekends. Moreover, it is taken into account that waste generation per person among students is typically lower compared to that of residential households.

The methodology for this modelling is founded on a combination of recent published data and information obtained from similar developments in Ireland. This ensures that the predictions regarding waste generation align with real-world conditions and trends observed in comparable settings.

Waste Storage and Collection

This section presents details about the storage and collection procedures for waste generated within the development. These plans have been devised with careful consideration of the proposed site layout, adhering to best practice standards, and in compliance with local and national waste management regulations, including the Waterford City & County Council (Segregation, Storage and Presentation of Household and Commercial Waste) Byelaws 2018.

The primary dedicated communal Waste Storage Area (WSA) for the student accommodation & retail/café unit location is located between blocks A & D (Marked B – Figure 4).

As seen in figure 4 the primary bin store is located adjacent to the main car park/ access route to the site and bounded by blocks A and D. The bin store may be accessed from the external western side of block A by refuse contractors on collection day using the set down area and turning head provided. It will also be accessible by staff from the retail/café unit to deposit waste.

Students on the other hand will only have access to the bin store from the secure courtyard on the eastern side of block A using key card access. The door on the western side will only be opened on collection days, and in the case of emergency. Waste contractors will have their own separate access cards/key codes. Figure 4 also shows the vehicle strategy for collecting waste.

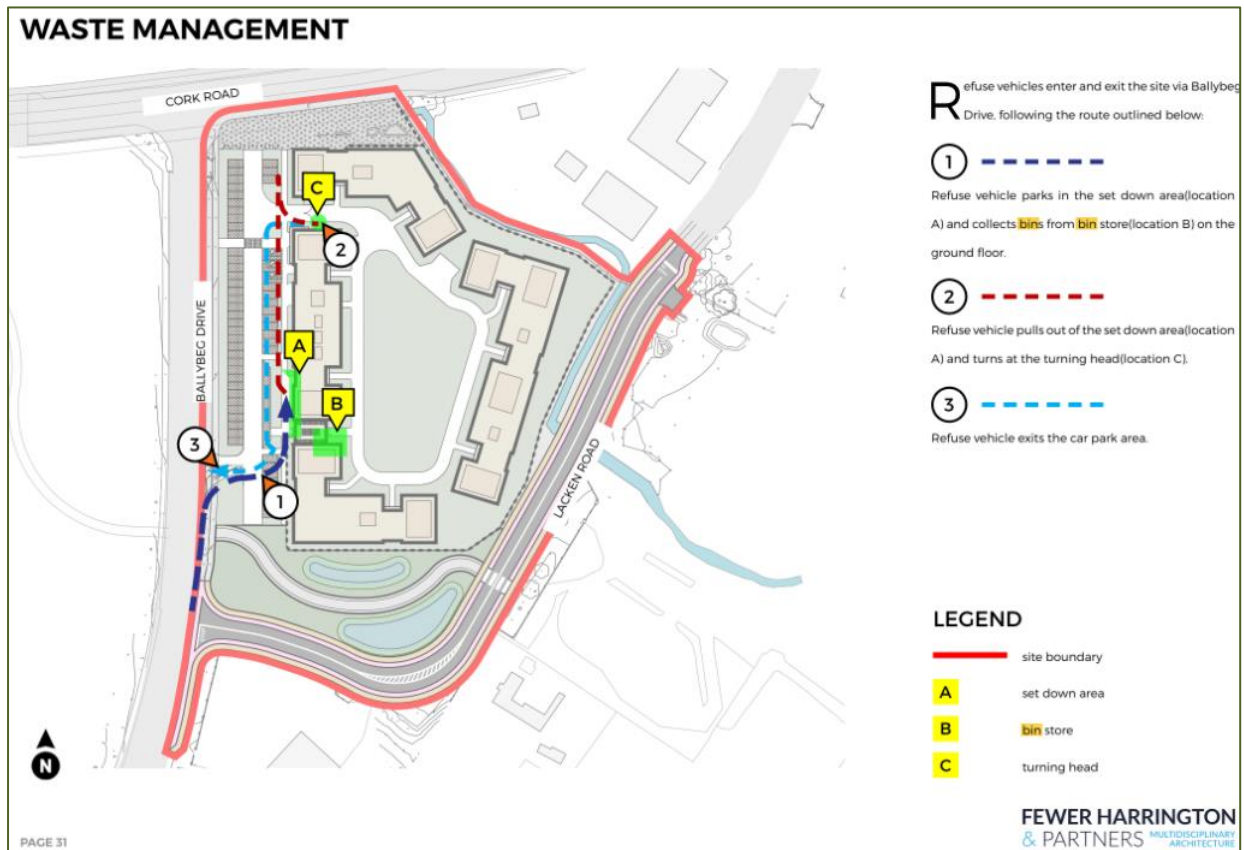


Figure 4 – Waste Management Strategy

Types of receptacles

Using the estimated waste generation volumes in Table 1, the waste receptacle requirements for MNR, DMR, organic waste and glass have been established for the WSA. These are presented in Table 2. It is proposed that the bins be collected twice a week to reduce the number of bin units required on site. As shown in Figure 5 on the following page which is an extract from the ground floor detail, there is sufficient space for the number of bin types required.

Table 2

Waste type	Waste Volume (m ³ /week)	L/Week	1100L Bins Lifts Per Week	240L Bins Lifts Per Week
Organic Waste	3.17	3,168		13
Dry mixed recyclables	21.69	21,687	20	
Glass	0.62	617		3
Mixed Non-Recyclables	12.61	12,607	11	
Total	38.08	38,080	31	16

	1100L Bins Per Week	240L Bins Per Week
Organic Waste		7
Dry mixed recyclables	10	
Glass		2
Mixed Non-Recyclables	6	
Total Required Bins onsite	16	9

The requirements for waste receptacles have been determined by distributing the estimated total weekly waste generation among different receptacle types. Additionally, an extra allocation has been made in the student accommodation Waste Storage Area (WSA) to accommodate the specific waste generation patterns associated with student lifestyles, which has been observed in existing developments in Waterford. A similar exercise has been carried out to account for the waste generated for the retail/café unit which is likely to include more dry mixed recyclables. Figure 5 on the following page shows the typical bin sizes which may be used in the completed scheme.

Figure 6 & 7, on the following pages, shows the WSA and sufficient capacity to accommodate the number of bins outlined in table 2. There is also ample space for more bins should they be required in the future. Figure 7 highlights the secure nature of the proposed bin and also how it will seamlessly blend in with the surroundings.

The waste receptacles will be monitored daily to determine actual usage and mix of use types. The management company will be responsible for ensuring that the waste production is suitably catered for and the correct mix of bin types provided.



Figure 5 – Typical Waste bins found in WSA and common areas/individual apartments.

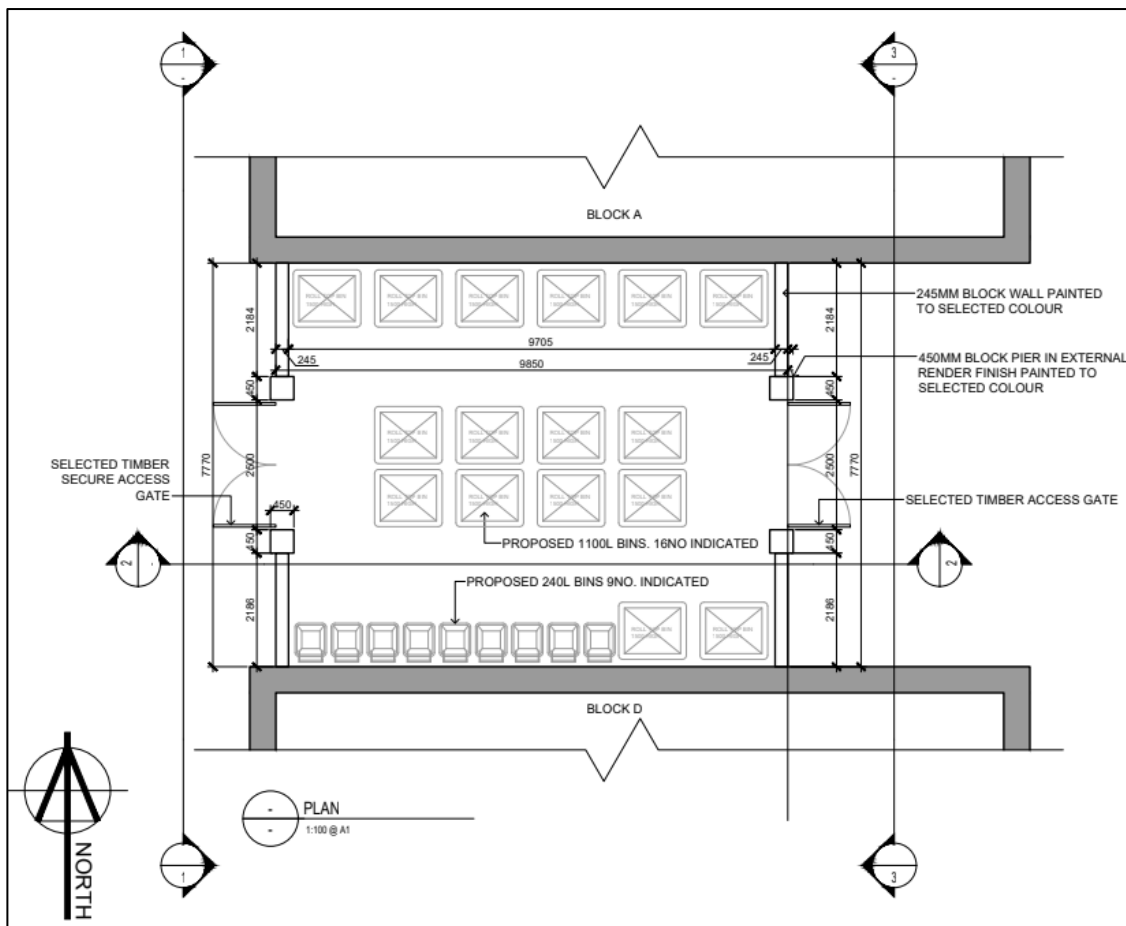


Figure 6 - Waste Storage Area Capacity

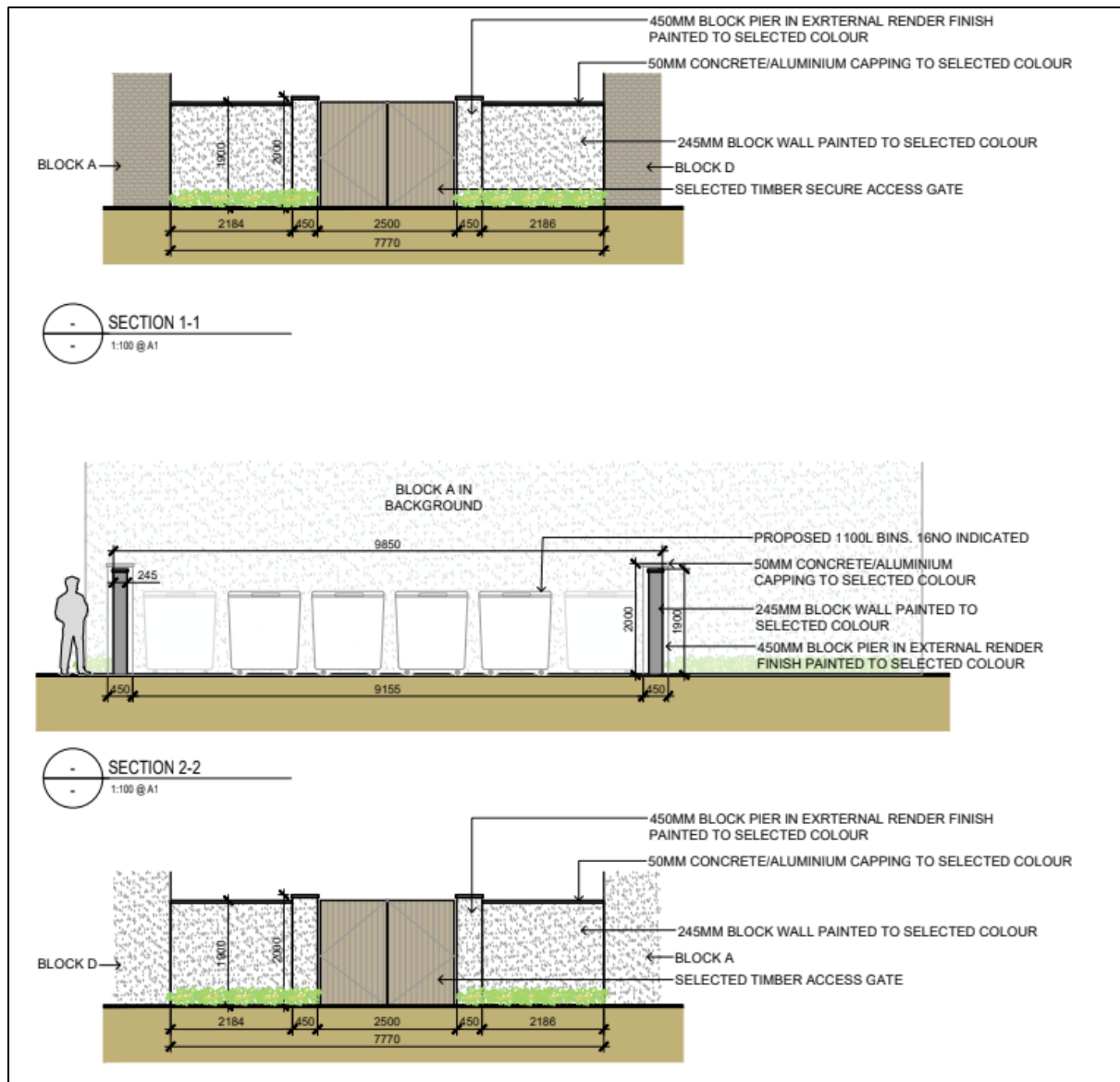


Figure 7 - Elevations of proposed bin store (FHP Design Statement)

Waste Storage & Awareness

Students will be responsible for sorting their own waste into the four primary categories in their apartment. Individual waste bins for each category will be provided in the kitchen of each apartment. Students will then bring the separate waste types and deposit them in the respective bin in the central WSA outlined in the previous section. In addition to this and to ensure the successful implementation of waste segregation, several strategies and methods are employed:

1. Education and Awareness:

The operational management team should conduct orientation sessions and distribute educational materials to inform students about the importance of waste segregation and how to do it correctly. These sessions may include demonstrations and guidelines on proper waste disposal.

2. Clear Signage and Labeling:

Well-designed signage and labeling of waste bins both in the apartments and in the WSA will make it easy for students to identify the appropriate bins for each waste stream. Color-coding and clear instructions help reduce confusion. This can be seen in figure 5 above.

3. Convenient Bin Placement:

Bins for different waste streams are strategically placed throughout the accommodation, including common areas, hallways, and individual units, to make it convenient for students to segregate waste.

4. Regular Waste Audits:

Periodic waste audits carried out by the management team help track the effectiveness of the waste segregation program. These audits identify areas where improvement is needed and provide valuable data for optimizing recycling efforts.

5. Incentives and Rewards:

Some facilities may offer incentives or rewards programs to motivate students to participate actively in waste segregation. These can include recognition, prizes, or even reduced rent for responsible waste management.

In addition to the standard waste categories hazardous waste, including items like batteries, electronics, and chemicals, must be disposed of safely to prevent environmental harm. The management team will provide guidelines for the proper disposal of hazardous waste and may have designated collection points for these materials at the main reception area. Alternatively, students will be advised as to where the local recycling center in Waterford is which can process such materials. The **Kilbarry Civic Amenity Site** is also located directly next to the scheme which will cater for alternative types of waste which do not fall within the four main categories.

Waste Collection

In Waterford, waste collection for schemes of this type is typically carried out by contracted waste management companies. These contractors are responsible for the collection, transportation, and disposal of various waste streams according to municipal regulations and sustainability goals. They play a pivotal role in ensuring that waste collection services are reliable, efficient, and environmentally responsible. These contractors often employ modern waste collection methods,

including specialized vehicles for different waste streams and advanced tracking systems to optimize routes and minimize environmental impact. Their collaboration with the city authorities is crucial in maintaining a clean and sustainable urban environment in Waterford.

Waste Storage Area Design Analysis & Considerations

The following lists some of the key considerations in analysis the proposed waste storage area along with items the future management company will be required to implement;

1. **Location:** The location chosen is easily accessible for waste collection trucks, minimizing transportation distances and associated costs.
2. **Space Requirements:** Sufficient space has been provided based on the volume and types of waste generated, ensuring adequate capacity for storage bins or containers. This will be reviewed on an annual basis by the management and the number of collections can vary depending on the level of waste generated.
3. **Segregation:** A sufficient plan is in place for separate storage areas for different waste streams, such as recyclables, organic waste, hazardous materials, and general waste.
4. **Containment:** The waste storage areas are enclosed to prevent unauthorized access and wildlife interference.
5. **Accessibility:** The proposed areas are safe and easy access for waste collection personnel and ensure compliance with accessibility standards.
6. **Ventilation:** Proper ventilation will be implemented to prevent odors and the buildup of harmful gases in the storage area.
7. **Drainage:** Effective drainage systems will be installed to manage any liquids that may leak from waste containers, preventing contamination of the surrounding area.
8. **Fire Safety:** Fire-resistant materials and safety measures will be implemented to reduce the risk of fire hazards in the storage area.
9. **Signage and Labeling:** The management company will be required to clearly label bins or containers and provide signage indicating the types of waste accepted in each area to encourage proper waste segregation.
10. **Security:** Security cameras and lighting will be installed to deter illegal dumping and enhance safety in the storage area.
11. **Aesthetics:** The visual impact of the storage area on the surrounding area will be minimal as it will be incorporated into the landscaping and buildings.
12. **Maintenance:** The storage areas have been designed with regular maintenance in mind, which will include regular cleaning, pest control, and repairs.
13. **Safety Equipment:** It will be the responsibility of the management company to provide safety equipment, such as fire extinguishers.

Responsibilities of Management Company

Further to several of the items outlined already in this report, the responsibilities of the student accommodation management company in relation to waste management encompass a wide range of activities aimed at ensuring efficient, safe, and environmentally responsible handling of waste within a facility or property. Below is an outline of key responsibilities for the operational management company:

1. **Waste Collection and Segregation:**

- Oversee the collection of waste from various sources within the facility or property.
- Implement waste segregation programs to separate recyclables, organic waste, hazardous materials, and general waste.
- Provide clear guidelines and instructions to facility users on proper waste disposal and segregation.

2. **Waste Storage:**

- Design and maintain appropriate waste storage areas that comply with local regulations.
- Ensure waste storage areas are secure, well-ventilated, and equipped to prevent contamination and safety hazards.
- Implement regular cleaning and maintenance of waste storage facilities.

3. **Transportation and Disposal:**

- Arrange for the transportation of waste to appropriate disposal facilities or recycling centres.
- Ensure that waste transportation is conducted safely and in compliance with transportation regulations.
- Keep records of waste disposal and provide documentation for auditing purposes.

4. **Recycling and Sustainability:**

- Develop and promote recycling initiatives within the facility, maximizing the diversion of waste from landfills.
- Identify opportunities for waste reduction and sustainability improvements, such as composting programs or waste-to-energy initiatives.
- Stay informed about local recycling regulations and best practices.

5. **Compliance and Reporting:**

- Maintain compliance with local, state, and federal waste management regulations.
- Prepare and submit required reports and documentation to regulatory authorities.
- Monitor changes in waste management regulations and adjust practices accordingly.

6. **Environmental Protection:**

- Implement measures to prevent environmental contamination from waste,

especially hazardous materials.

- Respond to and mitigate any environmental incidents or spills promptly.
- Promote environmentally responsible waste disposal practices.

7. Safety and Training:

- Train staff and contractors in safe waste handling and disposal practices.
- Provide safety equipment and resources for handling hazardous waste.
- Develop emergency response plans for incidents related to waste management.

8. Cost Management:

- Manage waste management costs effectively by optimizing waste collection schedules and disposal methods.
- Explore cost-saving initiatives such as waste audits and waste reduction strategies.

9. Community Engagement:

- Communicate waste management policies and practices to facility users and residents.
- Engage with the community to address concerns and gather feedback on waste management issues.
- Participate in local environmental initiatives and outreach programs.

10. Continuous Improvement:

- Regularly assess waste management practices and seek opportunities for improvement.
- Stay updated on industry best practices and emerging technologies for waste management.
- Collaborate with stakeholders to develop and implement sustainability goals related to waste management.

By effectively carrying out these responsibilities, the management company can contribute to a cleaner, safer, and more sustainable environment within the facility or property it manages.

Conclusion

In conclusion, efficient, safe, and eco-friendly waste management practices are vital for the success of this student accommodation scheme in Waterford, in accordance with the waste by-laws governing the region and drawing from Frisby Homes' existing experience in managing such properties. Frisby Homes recognizes that effective waste management aligns with our sustainability commitment and legal obligations, ensuring the well-being of both the student residents and the environment.

The management companies' role in waste collection, segregation, transportation, and recycling is instrumental in creating a clean and sustainable living environment, in full compliance with Waterford's waste by-laws. Engaging the student community and seeking continual improvements are pivotal aspects of our approach. By upholding these principles, the scheme not only meet regulatory standards but also contribute to a greener, more responsible future for this Waterford student accommodation scheme. This commitment to responsible waste management not only

benefits the residents but also enhances the overall quality of life within the purpose-built accommodation, making it an even more attractive and sustainable choice for students pursuing higher education in Waterford.