

**REFUSE AND WASTE
MANAGEMENT PLAN**

**CHANDLERS BMW GARAGE
ANGMERING**

Can the demolition waste be used elsewhere?

The existing hardstandings/surfaces/buildings would be demolished by an approved contractor who would deal with this as required under the relevant legislation (regarding demolition and disposal).

Materials which would be generated by the demolition of the building could be salvaged. In this regard, blocks and other concrete items could be converted to hardcore and reused by the construction industry. Given the cost involved in landfill, there is a financial incentive towards waste minimisation and recycling.

Can renewable materials be used?

With regards timber products, these are sourced from managed and sustainable forests in accordance with the applicant's policy.

Can the correct quantity of materials be acquired?

The applicant is one of the UK's leading house builders; accordingly it has developed expertise in managing the construction process in a manner which is economic and effective. To this end, there is a strong managerial input to ensure that only the appropriate quantity of materials are ordered in order to avoid unnecessary waste as well as reducing the number of deliveries to the site.

Can the construction site incorporate recycling facilities?

The applicant commonly practices waste segregation and to this end siting a compactor would be considered during the construction phase. In conclusion, it is confirmed that the applicant ensure that all demolition contracts are awarded on an "all risk clear" basis, encouraging contractors to re-use salvageable materials for construction and renovation purposes.

Pollution and Waste minimisation

Given the nature of the site, it is not envisaged that there would be the transfer of mud from the site onto the highway or to adjoining streets. Wheel washing facilities would be installed as a matter of course.

The site construction phase would be managed by the applicant, it would ensure that all relevant legislative requirements are followed and that all spillages are adequately treated and cleaned up.

Waste arises from the demolition and clearance of the previous use and from materials and packaging disposed of via skips during the building works. The applicant works with sub-contractors and suppliers to encourage minimum waste on-site and the recycling of building materials.

Demolition contractors are only appointed once planning permission is approved but attached is a generic Site Waste Management Plan (SWMP) from an earlier scheme detailing how waste would typically be managed.

Waste and Recycling from the Development Following Occupation

The internal bin store is located on the ground floor of the buildings.

The retirement development has been designed with regard to the requirements of this type of specialist accommodation. In sheltered schemes the typical average occupancy is about 1.1/1.3 persons per unit of accommodation. Given the nature of this accommodation, the occupancy rate may be greater, but the bin store capacity proposed is in all probability an overestimation of need. Nonetheless, the level of provision is of a sufficient size to readily meet the anticipated requirements of domestic waste storage. The bin storage area is also of a sufficient size to accommodate bins for recycling (paper, different coloured glass etc but full details will need to be agreed with the Council's Waste Collecting/ Cleansing Team).

With respect to the retail use, the refuse area may be within or outside the store, depending on the preference of the final user. This is a matter which can be controlled by a planning condition.

With regards to the residential units above the store an external enclosed refuse store is proposed.

APPENDIX 1

SITE WASTE MANAGEMENT PLAN

Introduction

A site waste management plan (SWMP) is an important tool in the improvement of recycling, reclamation and re-use capabilities for materials generated from demolition operations. The SWMP may also be employed to maximise the reduction of waste sent to landfill and that produced during normal demolition operations such as 'soft strip' and pre-weakening. In order for this company to meet the aspirations of European and UK Government objectives a structured approach to waste production, handling and disposal must be implemented to achieve best practicable environmental options (BPEO). This company and its employees shall ensure that a practical and effective process will provide BPEO's for all of the organizations site operations in conformance with the Integrated Management System and its accreditation to BS EN ISO 9001:2000 and BS EN ISO 14001:2004.

What is Waste

Waste is defined as any substance or object that is discarded, intended to be discarded, or required to be discarded and as such will be subject to a number of regulatory requirements. Even if materials are sent to or held for recycling or undergoes treatment 'in house', it may still be classified as waste.

Responsibility for the SWMP

This site waste management plan shall be the overall responsibility of the designated contract manager for the site. He or she shall endeavour to ensure that the objectives and targets set within the companies waste management procedures and in particular to those documented in the Environmental Management System, shall be achieved.

The contract manager shall appoint a deputy, (*usually the site manager or supervisor*) to manage the handling and disposal of the waste as it is generated and processed. This person shall assume the day to day responsibility of the SWMP and will be expected to advise the contract manager of any non conformances and or changes in the intended and agreed site processes and procedures.

The site manager or supervisor shall ensure that he or she adheres to this SWMP and that all employees and or sub-contractors understand the requirements within the plan by means of site induction, toolbox talks and or individual site instruction.

Types and Quantities of Waste

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The types of waste generated on this site can be classified as being 'Controlled Waste'. Controlled waste is that which has been generated from commercial or industrial premises and will be either 'Inert' such as bricks, blocks and concrete etc that will not rot, and putricable such as wood or paper etc that will rot. Other forms of controlled waste include those that are by nature hazardous to human health and or the environment. These are known as hazardous wastes and will include substances and materials such as asbestos, solvents, oils and paints etc.

Inert materials shall be segregated from those materials classified as being hazardous. Hazardous materials will be identified and removed from the site areas prior to any structural reduction process.

Inert Wastes – Typically, the following materials will be generated as part of a demolition process;

Bricks

Concrete blocks

Concrete

Stone

Roofing tiles (clay, stone, composite) (*be aware of asbestos tiles*)

Roofing slates

Scrap metals (including RSJ's, universal joists, pipes, angles & bars etc)

Timber products

Cardboard

Paper

Fabrics

Plastics

Glass

Ceramics

Hazardous Wastes – Typically, the following materials and substances may be generated as part of a demolition process;

Asbestos (lagging, flock, board, coatings, gaskets, tapes, cloths and cement products)

Man made mineral fibres (those that fall within the COSHH Regulations ie fibreglass etc)

Oils

Solvents

Paints

Acids

Alkalis

Fuels

Hospital waste

Excrement (human, animal and bird etc)

Effluvia

Heavy metals

Ionizing radiation

Nuclear waste

Hazardous Wastes include anything that is:

**Explosive – Oxidising – Flammable –
Toxic – Harmful – Irritant – Corrosive –
Dangerous to the Environment –
Poison – Carcinogenic – Mutagenic –
Teratogenic - Ecotoxic**

All substances or materials that fall within the COSHH Regulations

All substances and materials in EU List 1 and List 2, Schedule 1 of the Waste Directive

The quantities of all waste types should, where practical and possible, be quantified prior to site occupation or as close to the commencement of operations as is reasonably practicable to do so.

All sites containing hazardous waste must be registered with the Environment Agency.

The site manager / supervisor must complete the checklists in appendix 1 & 2 of this plan

Waste Management Options

All demolition operations undertaken on site must be carried out with a view to reclaiming and or recycling the maximum amount of materials generated from the demolition process. In order to achieve this target the site management team shall assess the type and quantity of all waste materials that will be released and generated by the selected methodology to be implemented.

The amount of recyclable waste will be determined largely by the quantities present, the processing space available, the value of the materials and available markets and the contract particulars and or constraints. However, in all cases it will be the responsibility of the site management team to separate and segregate the various types of waste as they are released from their fixings or site locations. Inert materials such as brick, block and concrete shall be taken down and separated from other materials at their point of production with all soft strip materials removed ahead of any structural reduction taking place, so far as is reasonably practicable.

Equally, those wastes that are identified as being hazardous shall be removed from the site areas ahead of the soft strip and structural reduction process, so far as is reasonably practicable to do so, but at all times where manual handling of materials is to be carried out in and around those locations. Hazardous wastes are to be quarantined and separated from all other materials and shall be protected from damage and or contact by site staff or members of the public. Hazardous wastes shall be removed from site by a registered waste carrier only and shall be disposed of at a licensed disposal facility only.

Site managers must be mindful of the necessity to ensure that all operations are undertaken in a safe and environmentally friendly manner. The safety of the workforce and the general public must take precedence over all other considerations. Where such safe systems of the work cannot be assured in the desire to reclaim materials, either by hand working or by mechanical means, the site management team shall advise the Managing Director of all and any concern prior to carrying out the operations.

All site staff shall ensure that the companies activities regarding waste management meets with the Governments waste hierarchy protocol for C & D wastes.

These are:



- Reduce the amount of waste produced
- Re-use the materials where possible
- Recycle the material where possible
- Recovery of any component parts or materials
- Disposal as the last resort

The purpose of these principles is to send a clear message to all waste producers, handlers and disposers to minimise the amount of materials sent to landfill and to re-use the maximum of materials where practically possible.

Effective waste management will:

- Ensure compliance with all current environmental legislation
- Reduce costs associated with waste disposal
- Enhance the reputation of the company
- Reduce the amount of material sent to landfill by adopting the reduce, re-use, recover and recycle ethos
- Reduce the environmental and health and safety risks that staff, other contractors and the public may be exposed to

Materials that must be sent to landfill shall be loaded in a careful and diligent manner to ensure that the maximum volume of materials is taken to reduce the number of loads necessary.

All other materials designated as fit for recycling etc shall be stockpiled separately prior to and after processing into their individual waste streams. Cross contamination of waste streams shall not be tolerated. The only exemption to this rule shall be where time and or space constraints require the materials to be transferred off site to a remote processing facility.

In all cases section 34 of the Environmental Protection Act 1990, which imposes a 'Duty of Care' on all persons concerned with 'controlled waste', will apply. Breach of the duty of care is an offence and may result in an individual being fined or imprisoned. The duty of care requires that any person who is responsible for the waste shall:

- Prevent the unauthorised or harmful disposal of waste by another person
- Prevent the escape of waste from your or any other persons control
- Ensure that when waste is transferred, it is transferred only to an authorised person and is accompanied by a written description known as a waste transfer note. A copy of this note shall be kept for a minimum of two years

Waste Management Sites

All wastes when segregated, separated and processed shall be disposed of to authorised persons and or places only. Site management must satisfy themselves that the person or persons receiving the materials and substances, whether for recycling / re-use purposes or as hazardous waste for disposal, are authorised to do so. Where any ambiguity may exist as to a person or persons entitlement to accept the waste, the site management team shall seek confirmation from the contracts manager and or managing director in his absence.

A list of authorised waste handling and processing facilities, landfill sites and other licensed facilities are available from the head office.

Training

All company employees shall receive training in waste management techniques, handling and disposal commensurate with their daily tasks.

Senior management personnel shall be fully conversant with all relevant environmental legislation concerning the operations to be undertaken on site.

Training and environmental awareness is a pre-requisite for all staff associated with waste operations and shall be so in accordance with the companies accreditation to BS EN ISO 14001:2004

Monitoring and Review

The contracts manager shall ensure that the SWMP is adhered to on all company controlled sites. He shall ensure that individual site managers / supervisors understand the requirements of the plan and that it is being applied in an effective and efficient manner. Site managers / supervisors shall ensure that persons under their control follow the principles of the plan, and apply best practical environmental options, when carrying out demolition and demolition associated operations including the handling of all waste streams.

Site managers / supervisors shall ensure that the SWMP check list and the SWMP data sheet are completed at the relevant stages of the site operations. These can be found in Appendix 1 and 2.

The site management team shall report back to the contracts manager on any improvement or non conformance concerning this SWMP. The contracts manager shall take up all concerns and or recommendations and bring them to the attention of the managing director.

APPENDIX 1

Site Waste Management Plan Checklist

Project Name	Demolition of ???
Project address / location	
Demolition Contractor	
<i>Including signature of site manager</i>	
Clients signature (or CA)	
Signature of identified sub-contractor	
Signature of identified sub-contractor	

Project Stages	Questions to consider	Tick if 'Yes'	Comment: If 'yes', what action have you taken / do you propose to take if 'no', why not?
Policy	1. Has your organisation adopted a waste management policy	√	
	2. Has the client signed the Site waste Management Plan		
	3. Have relevant sub-contractors producing significant waste streams been identified	no	None involved
	4. Have the identified sub-contractors signed the SWMP	n/a	
Procurement	5. Has a careful evaluation of the materials been made so that over-ordering and site wastage has been reduced	√	No materials to be imported at this stage
	6. Has full consideration	√	Piling mats and fill

	been given to the use of secondary and recycled materials		needed
	7. Is unwanted packaging to be returned to the supplier for recycling or re-use	no	All materials to be processed on site
	8. Can unused materials be returned to purchaser or used on another site	no	All materials are to be classified as waste

Project Planning	9. Has responsibility for waste management planning and compliance with environmental legislation been assigned	√	Contract manager Peter Young – Site manager Steve Clifford
	10. Has a programme been developed to include likely waste arisings	√	All materials to be separated and processed on site
	11. Has an area of the site been designated for processing and storage of waste materials	√	To rear of buildings
	12. Have targets been set for the different types of waste likely to be generated	√	100% inert wastes to be processed with approx' 50% to be used on site
	13. have measures been put in place to deal with unexpected hazardous wastes	√	In accordance with DDE site management procedures
	14. Has disposal of liquid wastes such as wash down water and lubricants been considered	n/a	
	15. Where relevant has a discharge consent been obtained from the authorities	n/a	
	16. Has agreement been sought from the sewerage company for trade effluent discharge	n/a	
	17. Have opportunities been considered for re-use of materials on-site	√	Refer to 12
	18. Have opportunities been considered for re-use of	√	All as per market forces

	materials off-site		
	19. Have opportunities been considered for on-site processing and re-use of materials	√	100% where practically possible

Project Planning	20. Have opportunities been considered for reprocessing materials off-site	√	Where 19 is impractical
	21. Have you considered what are the most appropriate sites for disposal of residual waste from the site	√	Licensed, accredited sites only
	22. Are there any opportunities for reducing costs from waste materials which have a commercial value	√	As per market forces and local availability
Site Operations	23. Has responsibility for waste management on site been assigned to a named individual	√	Steve Clifford
	24. Have toolbox talks been planned for site personnel about waste management	√	As per DDE site management procedures
	25. Are selected waste materials segregated to allow best value to be obtained	√	As previously outlined
	26. Are skips / containers clearly marked to avoid confusion or mistakes when loading materials	√	As per DDE site management procedures
	27. Are duty of care procedures being complied with including provision of waste transfer notes and checking authorised carrier licenses etc	√	Site managers responsibility
	28. Are checks made that the materials are sent to the appropriate disposal point or facility	√	Via waste transfer procedures
	29. Is the EMS and waste management procedures being implemented and	√	As per DDE site management procedures ISO 14001

	monitored		
Site Operations	30. Are reports regularly produced regarding waste quantities, disposal routes and costs	√	As per DDE site management procedures
	31. During site operations are barriers to good waste management practice considered and noted for review following the project completion	√	ISO 14001
Post Completion	32. Has a final report of use of recycled and secondary materials, waste reduction, segregation, recovery and disposal, with costs and savings been identified and completed		
	33. Has the final report been signed by all interested parties		
	34. Have key waste management issues been considered for action at future sites and projects		

APPENDIX 2

Site Waste Management Plan Data Sheet

Project name:
Project address / location:
Demolition Contractor:
Person responsible for waste management on site: <i>Name & Job Title</i>
Person and company completing this form if different: N / A

Types of Waste Arising (add more rows where necessary)
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Material	Quantity (in m³)						
	Re-used on-site	Re-used off-site	Recycled for use off-site	Recycled for use on-site	Sent to recycling facility	Sent to WML exempt site	Disposal to landfill
Inert							

Active							
Hazardous							
Totals (in m ³)							
Performance Score as %							
SWMP							
Target %							