Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Rubble With A Cause
Construction and Demolition Waste in the Dublin City Council Area

Disclaimer:

Every effort has been made to ensure this report and the information contained within it are accurate. Dublin City Council will not be held responsible for any inaccuracies, errors or omissions contained within this report.

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This report forms part of Dublin City Council's ongoing work on construction and demolition waste and circular economy initiatives

Comhairle Cathrach Bhaile Átha Cliath
Dublin City Council

RUBBLE WITH A CAUSE

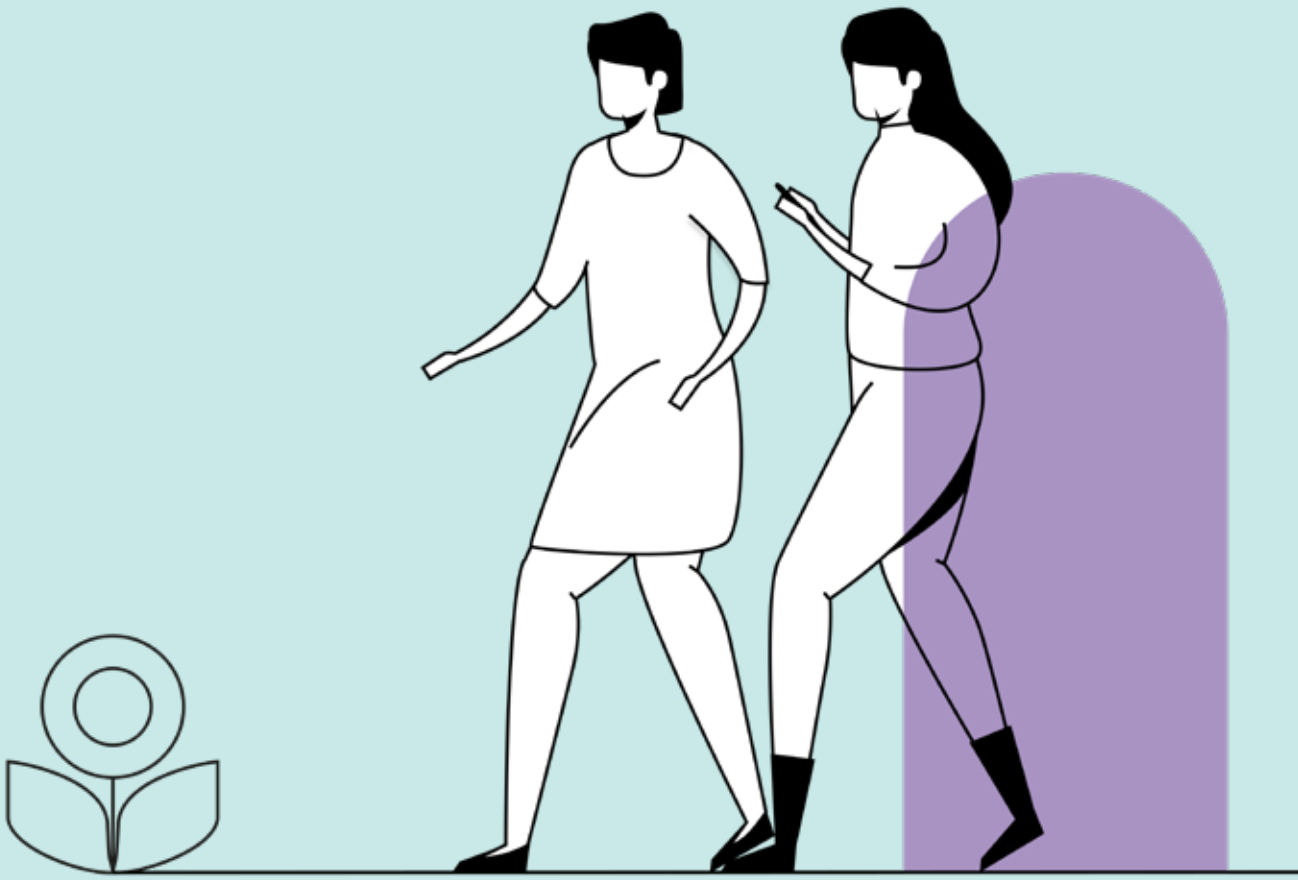
Alignment with Sustainable Development Goals

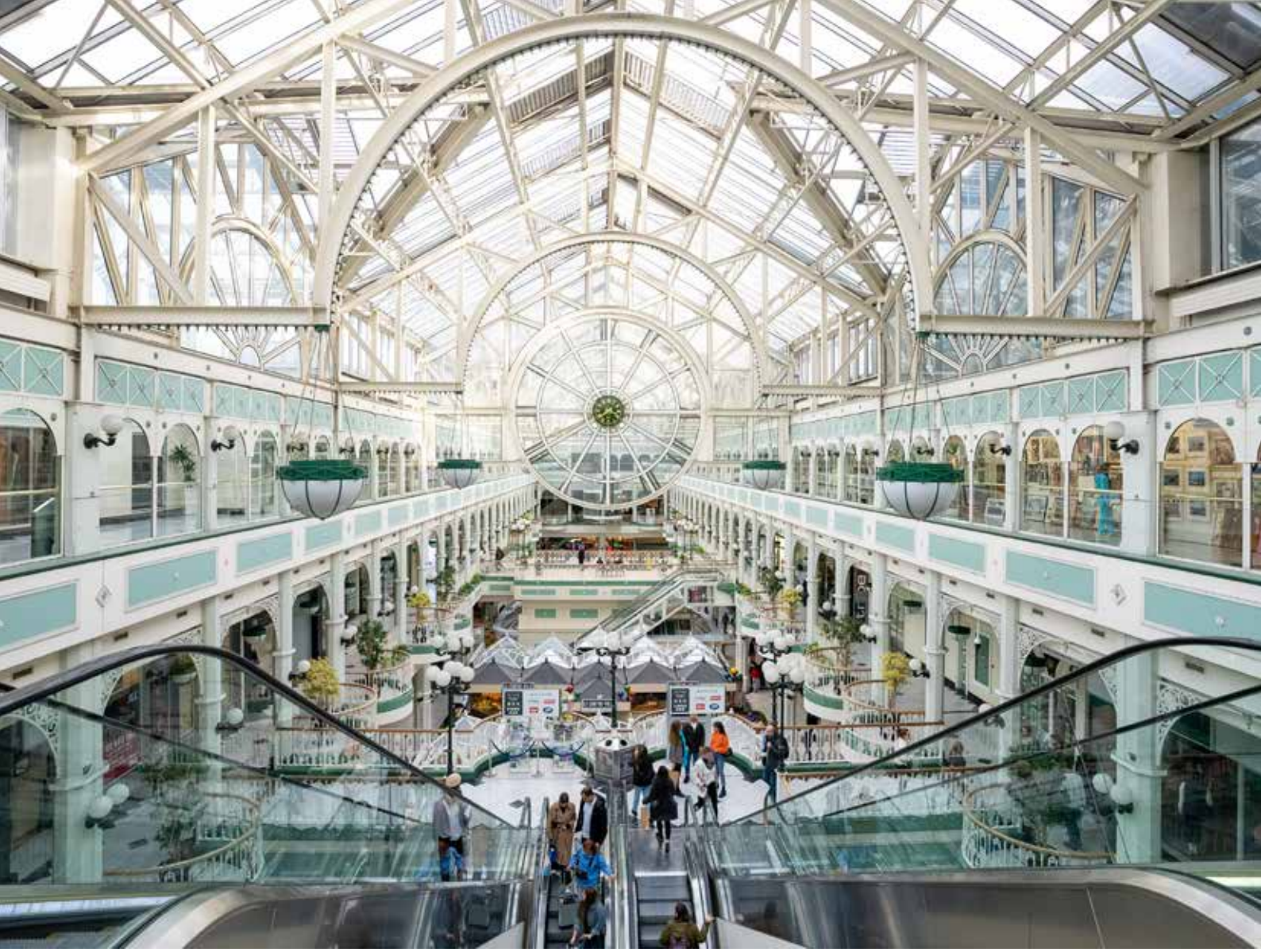
The 'Rubble With A Cause' project adheres to multiple Sustainable Development Goals (SDGs) such as promoting "Decent Work and Economic Growth", "Responsible Consumption and Production" and "Climate Action" (United Nations, 2015).

Contents

Acknowledgements

Thank you to the National Waste Collection Permit Office, the Waste Enforcement Regional Lead Authorities, Dublin City Council Waste Regulation and Enforcement Unit, Dublin City Council Climate Action Team, the Dublin City Council Economic Development Office and The Rediscovery Centre for their guidance and support throughout the development of this report.





Executive Summary

There is evidence that Ireland has made great improvements in recent years with regard to the management of construction and demolition (C&D) waste. Figures published by the Environmental Protection Agency (EPA) show that the amount of C&D waste produced nationally was an estimated 17,791,745 tonnes in 2007, with more than 2,000,000 tonnes of C&D waste unaccounted for (EPA, 2009). This is in contrast to the approximately 9 million tonnes generated in 2023, almost half the amount produced in 2007 (EPA 2009/no date).

The quantity of waste generated has however shown signs of growing again. According to the EPA, the 2023 figure is an increase from the 8.3 million tonnes generated in 2022 (EPA, no date). There have been multiple interventions which have been introduced to keep the quantities of waste being produced on a downward trend. End of Waste (Art. 28) and By-products Regulation 27 allows for the prevention of materials being categorised as waste so they can be used instead of virgin materials, as well as allowing for materials that have been categorised as waste to be re-categorised as a secondary resource, enabling its use in the place of primary materials.

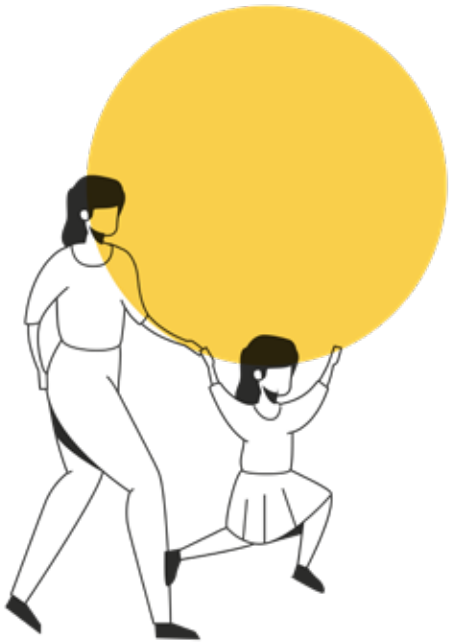
Further interventions include the Landfill and Waste Recovery Levies. These levies, from which C&D waste was once exempt, now apply to waste materials from C&D activities (LASNTG, 2025).

Any interventions aiming to reduce the quantities of C&D waste going to landfill, must ensure that the jobs of those working in this sector are protected where possible. This is so that those who may face redundancy due to a decline in waste quantities are provided with new opportunities for meaningful and sustainable employment. This is a concept known as the "Just Transition" (See section titled the 'The Just Transition')

In the Dublin City Council (DCC) area, the picture of C&D waste management is currently mixed, with some materials showing a significant reduction in waste quantities produced in recent years, while others have shown a marked increase (See Discussion and Appendices).

On the 26th of February 2026, a conference was hosted by Dublin City Council to provide a forum to discuss current C&D waste trends and the future of the sector in the DCC area. Attendees included a wide variety of stakeholders from industry representatives, NGOs, C&D contractors, National & Local Government bodies and Academics. During the week following the conference, attendees were asked to complete an anonymised survey in which they outlined their perceptions of the present trajectory of the quantities of C&D waste. Attendees were also asked to share this survey among relevant stakeholders who operate within the DCC area, in an attempt to increase the number of responses received. The timeframe that the survey was open to responses was the 26th of February 2026 – 6th of March 2026. There were 25 responses to the survey, which can be found in the survey "Results" section (see Appendix IV for a copy of the survey questions).

One potential conclusion that can be interpreted from this report is that the C&D waste sector in the DCC area is highly dynamic, and further significant changes in the industry can be expected in the coming years.



Introduction

The population of Dublin is growing at a rapid rate. Between 2016 and 2022, the number of people living in the county rose by 110,795 (8%) to 1,458,154 (CSO, 2023). According to the Central Statistics Office (CSO, 2023), the population of the Dublin City Council (DCC) area was approximately 592,713 in 2022. As part of the national government's 'Delivering Homes, Building Communities' plan, 300,000 homes are to be constructed across the country by 2030 (Dublin Economic Monitor Q3 2025). Local Authorities will be partaking in league tables which will monitor "progress on affordable and social housing, vacancy, and dereliction" (Dublin Economic Monitor Q3 2025). This will undoubtedly increase the already high demand for new construction and renovations of Dublin city's building stock.

Increasing construction and demolition (C&D) activity, though essential to meet the needs of the city's growing population, also risks increasing the quantities of waste and Greenhouse Gas (GHG) emissions produced from this sector. If this were to occur, it would be in contradiction of the targets set out in Dublin City Council's Climate Action Plan (2024 – 2029), which aims for a reduction of the city's GHG emissions by 51% from the 2018 baseline by 2030, while seeking to achieve emissions neutrality before 2050. The focus of this report however will largely be on waste rather than GHG emissions. Waste is defined as materials which are sent from sites of construction and demolition to processing facilities.

Some of these materials may later be used again but the percentage of materials which are recycled are unknown. It is assumed the percentage of materials which are recycled or used for backfilling is similar to the national rate recorded in the EPA (2023), which states that 75% was used for backfilling while 11% was recycled.

Construction & Demolition Waste Generation in Ireland

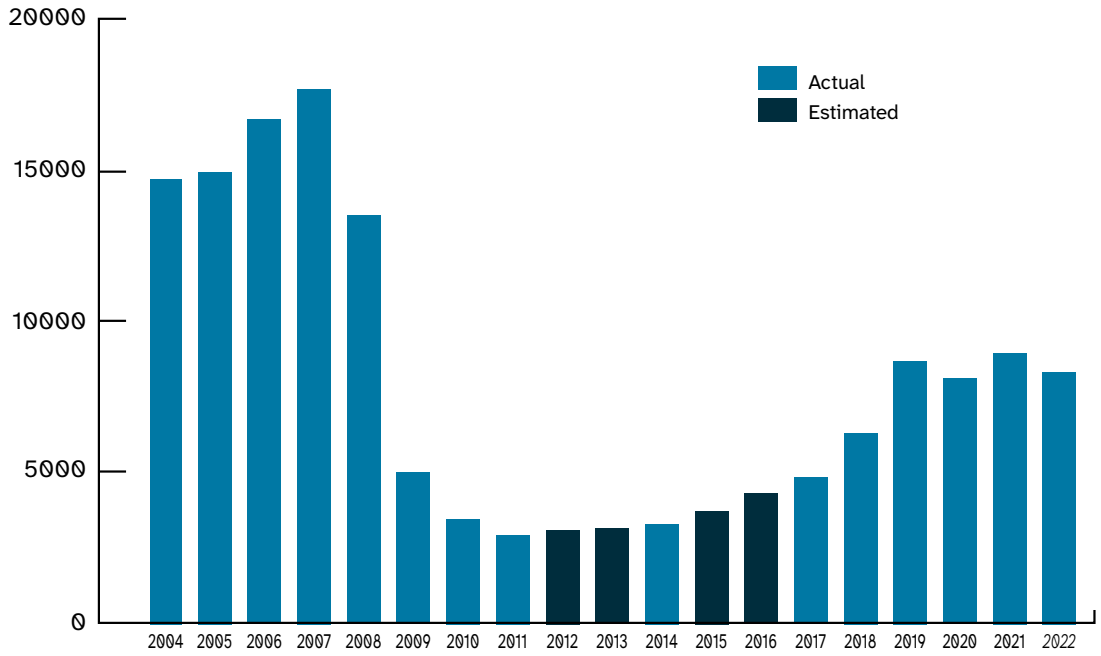


Figure 1: Construction & Demolition Waste Generation in Ireland 2004 – 2022 (Source: Circular Economy and Waste Statistics Highlights Report 2022).

Value of production index in all buildings and construction in Ireland from 2000 – 2024

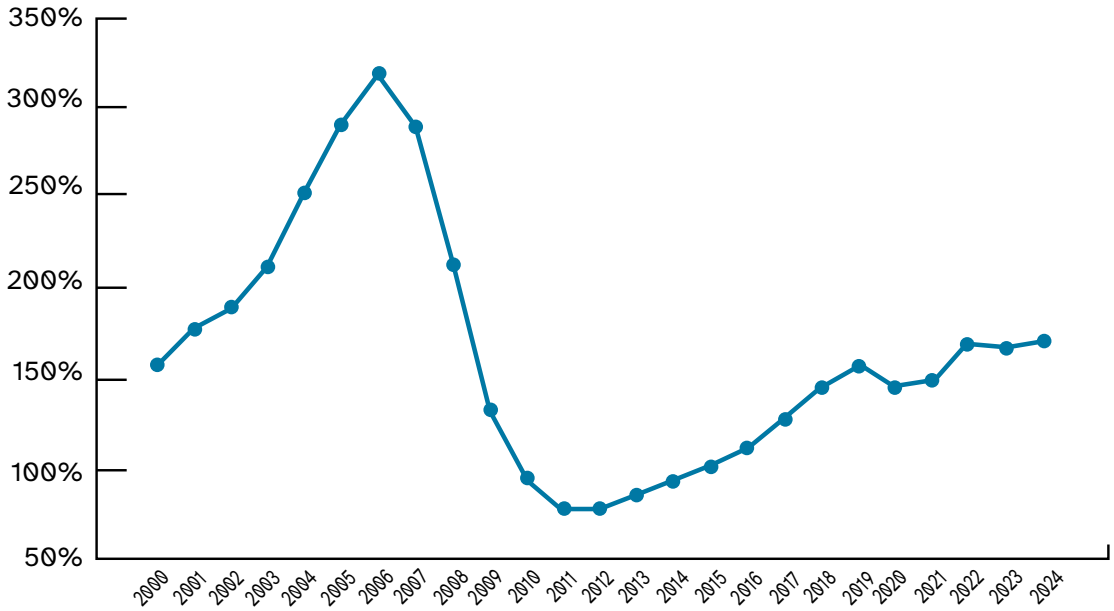


Figure 2: Value of production index in all buildings and construction in Ireland from 2000 – 2024 (Not Seasonally Adjusted) (Source: Statista & Central Statistics Office (2025).

On a national scale, as can be seen from the two figures above, it appears that the only time in recent years that waste from the C&D sector has reduced significantly is correlated with a significant economic downturn. If Dublin is to be an exception to this relationship between productivity and waste, then the productivity of the construction sector in the capital must be

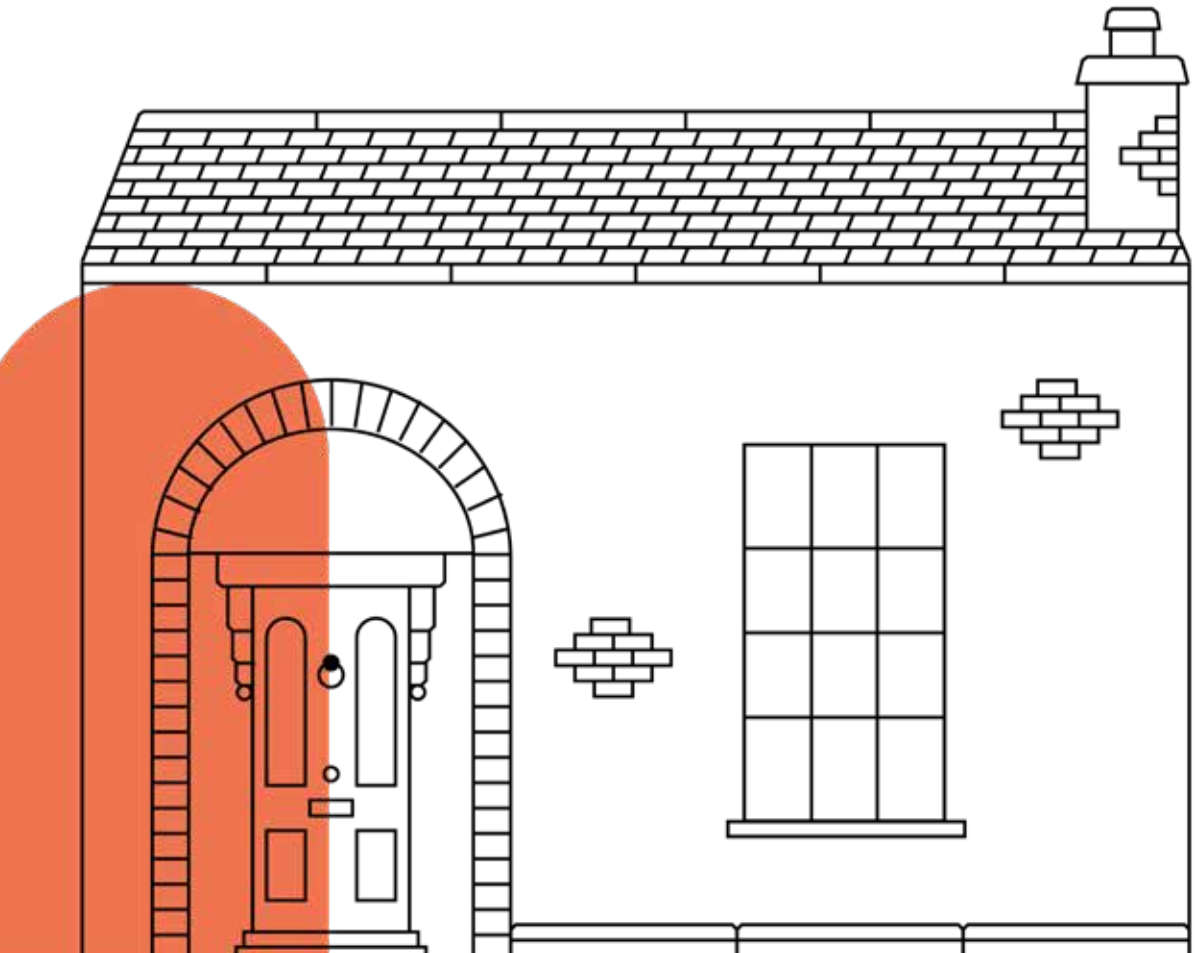
decoupled from the amount of waste it produces. This is so that the demand for new construction is met while also reducing the scale of unintended environmental impacts.

Data from the National Waste Collection and Permit Office (NWCPO) shows however that there have been significant increases in the amount of waste of some materials produced in the DCC area. Concrete waste for example is reported to have increased substantially, from 123,976t in 2023 to 415,235t in 2024. There were however decreases in the quantities of some materials going to waste. In 2018, 1422t of glass waste was produced but in 2024 this had reduced to 112.471t (See Appendices).

The potential reasons for the increases and decreases in these categories of waste are explored, as well as the analysis of other categories of waste, in the "C&D Waste, Current Situation & Circular economy in the DCC area" section of this report.

To assist with the development of policy and practice recommendations that benefit those working in the C&D industry and the citizens of Dublin City, DCC – Building Control section drafted this report to analyse the current status of the sector. As part of this report, a survey was carried out between the 26th of February 2026 and the 6th of March 2026, aimed at stakeholders involved in the C&D waste sector. For more information on the necessary criteria to be considered a stakeholder and the results of this survey, please see the "Rubble With A Cause: Conference and Survey" section.

It can be concluded from the findings of this report that although Ireland and Dublin City have made significant progress in the utilisation and prevention of C&D waste, there is evidence of increases in some categories. It will be a challenge for the C&D sector in the DCC area to maintain its trend of major improvements in waste management with the increasing societal pressures for more construction to meet the needs of the city's growing built environment.



C&D Waste, Current Situation & Circular Economy in the DCC area

Please see below the trends of waste data from 2018 – 2024 from the C&D sector in the DCC area:

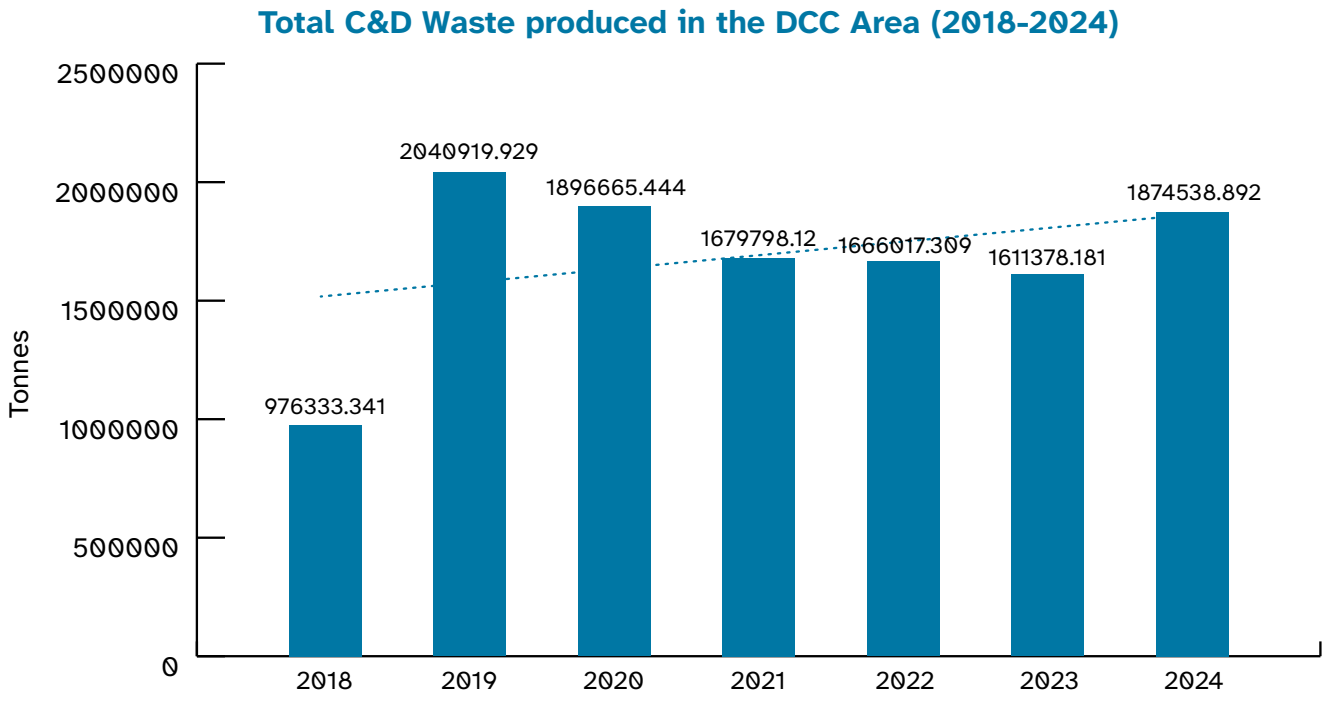


Figure 3: Total C&D Waste Produced In The DCC Area (Source: NWCPO)

As can be seen in Figure 3, the total C&D waste in DCC more than doubled from 2018 to 2019 before beginning to trend downwards again.

What happens to these materials after they have been categorised as waste varies significantly. There has been no data specific to the DCC area uncovered which outlines how each category of waste is processed and re-used or disposed of. As stated previously, assuming that the waste is treated similarly to the rest of the country, then most C&D waste is used for backfilling (approximately 75%) with almost 100% of metals being recycled and 5% (mostly metal) sent abroad for recycling (EPA, no date)

The amount of C&D waste generated per capita in the DCC area can be calculated for 2022 using data from the national census. The population of DCC was recorded at 592,713 (CSO, 2022) . Dividing the total number of tonnes of C&D waste generated in 2022 (1,666,017.309) by 592,713 results in approximately 2.81t of C&D waste per person generated in that year. This means that in 2022 Dublin City Council's population was 11.5% of Ireland's population but produced 20% of total C&D national waste. In 2023, if the amount of C&D waste produced was calculated to be around 9 million, then the percentage contributed by DCC reduced to 18% of the nation's C&D waste. Circular economy initiatives have been introduced to help continue this decline in the level of waste produced.

DCC C&D waste reduced to

18%

1. The Circular Economy (CE)

The philosophy of the circular economy is that goods are not disposed of when they no longer fulfil their original purpose but instead are kept in use as long as possible or re-used where feasible. This is achieved through either the repair or repurposing of materials. The treatment of materials in a circular economy directly contrasts the linear take-make-waste economic model. In this model, materials are used then disposed of as waste when they no longer fulfil their original purpose, or when a more efficient, cost-effective alternative is introduced. The circular economy works in tandem with the "Waste Hierarchy" where prevention of waste (through effective design and maintenance) is the most preferred option while disposal is the least desirable (European Commission, no date).

There are many ways the circular economy can impact the construction and demolition sector in the DCC area. In doing so, a significant environmental benefit can be attained such as a reduction of materials going to landfill and a decrease in the amount of GHGs being emitted.

The circular economy and the waste hierarchy are key components of the Dublin City Development plan (2022 – 2028) which states: “To minimise the waste embodied energy in existing structures, the re-use of existing buildings should always be considered as a first option in preference to demolition and new build” as well as “existing materials re-used and recycled wherever possible”. These principles should be at the centre of all construction and demolition activities which take place in the DCC area.

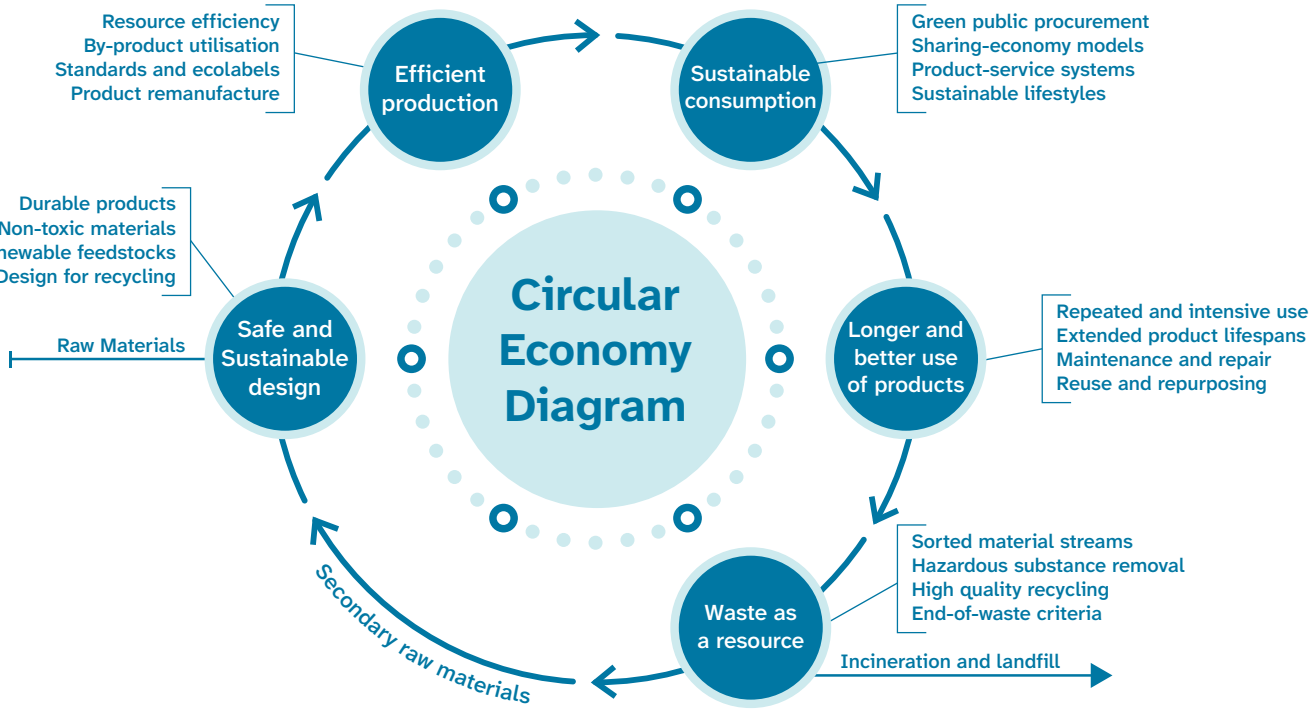


Figure 4: Circular Economy Diagram (Source: EPA - Circular Economy and Waste Statistics Highlights Report 2022).

Urban Mining

One concept related to the philosophy of the circular economy is urban mining. Urban mining is when the materials in buildings are viewed as stored resources rather than barriers that need to be demolished and dumped in order to progress new developments. When it is time for these materials to be recovered, e.g. when it is deemed necessary to demolish a building, they still retain enough value to be utilised again in the supply chain (Arup, 2025).

Disassemblability

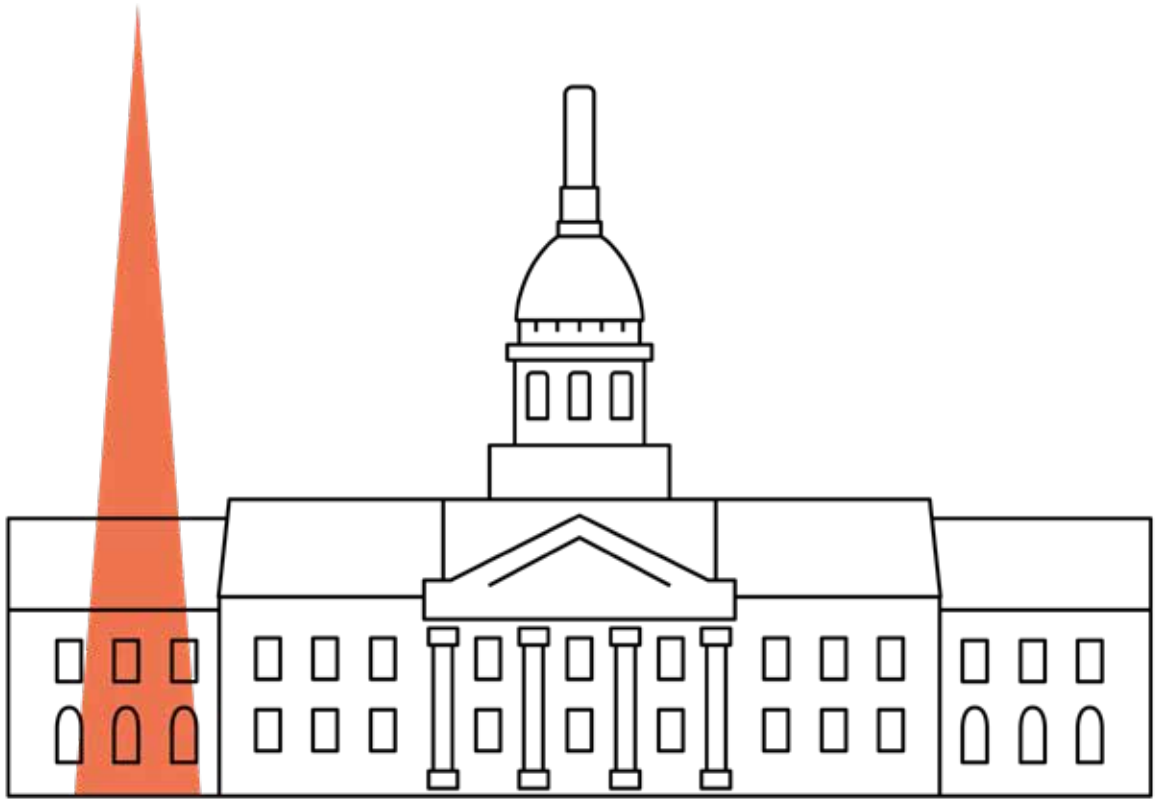
Disassemblability is another concept related to the circular economy. It considers a building’s capacity to be disassembled rather than demolished. Organisations such as the UKGBC (2022) advocate that the consideration of how a building is going to be deconstructed should be implemented from the earliest stages of design. For more information on designing for deconstruction (DfD), see Morton (2024).

2. Material Exchange Platforms

Implementing the circular economy has however faced significant challenges, with the take-make-waste model seemingly "deeply rooted in traditional construction practices, processes and behaviours" (EPA, 2025). Purchasing unused materials is perceived as the easier and more affordable choice, with regulations presuming primary materials are used, impeding the utilisation of previously used materials (EPA, 2025). One particular barrier to the reuse of materials outlined by the EPA (2025) is the lack of "physical and digital platforms for exchanging reusable materials". Without an established, formal market for these materials, the transfer of materials has occurred mostly through irregular communication between stakeholders (EPA, 2025). Organisations such as the Irish Green Building Council (IGBC) and Fingal County Council (FCC) have undertaken extensive research into developing the formal systems and physical infrastructure required to enable the transfer of reclaimed materials between different organisations (see the IGBC's whitepaper for more information). In the case of the IGBC, one key issue faced by the project were a lack of storage facilities for recovered materials.

Due to the area of DCC having limited available space and a high population density, any efforts to promote the circular economy among its C&D waste sector will likely face this barrier. FCC is also exploring the feasibility of developing a physical circularity hub with an accompanying digital platform. The goal of producing the hub and platform are also motivated by the added aims of promoting economic growth and employment opportunities in the area. A report on the viability of this project is due to be published later this year.

The Whole of Government Circular Economy Strategy 2026 – 2028 (see Current policies, regulations and the Just Transition) highlights the lack of collaboration regarding the exchange of materials between sites and emphasises the importance of "dedicated storage facilities". The strategy calls for a regional approach to utilise economies of scale in order to produce a sustainable market for second hand materials.



Current policies, regulations and the Just Transition

1. Current policies and regulations

This section will give a brief overview of relevant policies and regulations as well as concise explanation of the concept of a “Just Transition”. Though the descriptions of these terms has been kept succinct, links to further relevant reading will be included in each paragraph.

Landfill Levy and Waste Recovery Levy

Current interventions include the Landfill and Waste Recovery Levies. These levies, from which C&D waste was once exempt, now apply to waste materials from C&D activities (LASNTG, 2025). This means that for every tonne of C&D waste subject to the waste recovery levy (as listed in Schedule 2 of S.I. No. 441/2024 - Circular Economy (Waste Recovery Levy) Regulations 2024), a €10 levy per tonne is applied. There are a number of wastes exempt from the Waste recovery levy and these are listed in Regulation 5 of S.I. No. 441/2024. Further guidance documentation on the Landfill and Waste Recovery Levies have been published and circulated to industry by the NWCPO.

The primary objective of the levies is to encourage higher value waste management practices by moving material management up the waste hierarchy from waste disposal and recovery to more recycling and re-use. This is coupled with encouraging greater efforts to segregate waste at source. The timelines for removing Waste Recovery Levy exemptions for domestic and exported C&D Waste, was as follows:

COMMENCEMENT DATE	DESCRIPTION
1st January 2025	€10/tonne levy application for C&D waste recovered at municipal landfills.
1st September 2025	€10/tonne levy application for C&D waste recovered at other large recovery sites (i.e., recover in excess of 200,000 tonnes of waste during the lifetime of the facility), typically licenced by the EPA.
1st March 2026	€10/tonne levy application for C&D waste recovered at smaller-scale recovery sites (i.e., recover under 200,000 tonnes of waste during the lifetime of the facility), typically permitted/ certified by a local authority.

Pre-Demolition Audits

According to "A Waste Action Plan for a Circular Economy – Ireland 2020 – 2025", C&D waste management should be planned for at the earliest stages in a construction project. One example of early waste management planning is the preparation of a pre-demolition audit if demolition of an existing structure is required. These audits are surveys of buildings carried out before they are demolished, to assess for any valuable materials they might contain and to assist in planning the waste management strategy on the demolition site. This information can greatly aid understanding how best to repurpose any resources already present on site while also ensuring that any materials which cannot be reused are processed with the least negative environmental impact possible.

For more information regarding the best practices for the management of C&D waste from the earliest stages of a project, see the EPA's 'Best practice guidelines for the preparation of resource & waste management plans for construction & demolition projects' (2021). For a case study of a project which utilised a pre-demolition audit in Ireland, please see Fahy, Kelly and Newell's (2024) paper on the "Opera Square" project in Limerick.

End of Waste (Art 28)

This article in Irish law allows for some materials, previously categorised as waste to reach end of waste status, enabling the reuse of said materials where appropriate (EPA, no date). Nationally, in 2023, a total of 2,731,700 tonnes of soil and stones were categorised as by-products (Department of Climate of Climate, Energy and the Environment, 2026).

2,731,700
tonnes of soil and stones categorised as by-products

By-products Regulation 27

This regulation in Irish law allows for some materials which are surpluses from other production processes, to be utilised rather than automatically being categorised as waste (EPA, no date).

EU Construction Products Regulation (CPR 2024)

The EU's new CPR (2024) has been in place since the 8th of January 2026. A significant element of the new regulation is that used construction products are now under the remit of the regulation which will in turn affect the reuse of materials. Under the regulations, there is the modernisation and unification of standards to include requirements for recycled materials while assuring these materials adhere to the same safety and performance specifications of unused resources (Interreg, 2024).

EU Circular Economy Act

The purpose of the EU's Circular Economy Act is to promote the move to a circular economy within the European Union by creating "Single Market for secondary raw materials, increase the supply of high-quality recycled materials and stimulate demand for these materials in the EU" (European Commission, 2025). The act is due to be implemented in 2026 and aims to double the circularity rate of materials within the EU.

Waste Management Plan for a Circular Economy (2024–2030)

A key component of this plan is for there to be no increase total waste per person over its duration. This is with a special focus on non-domestic waste such as waste from the construction and demolition sector (Local Government Ireland/Regional Waste Management Planning Offices, 2024). This aligns with the aim of the plan to decouple Ireland's economic growth with the level of waste it produces.

The plan highlights that the "policy and legislative base" for the circular economy is directed by the European Union, and it is of significant concern to the European Commission. The plan also highlights that nationally, there is a recovery rate of 78% of waste from the C&D sector, greater than the target established by the Waste Framework Directive of 70%. The plan also highlights the connection between waste and climate change, stating there are "potential significant emissions savings to be made through maximising the efficiency of material usage".

The plan establishes a target of a reduction in C&D waste of 12% by 2030 from the 2021 baseline. It also states that the quantities of waste produced is connected to the size of the construction sector, as measured by the "CSO Volume of Production", correlating at 84% from 2014 to 2024. (See the Introduction section for a visualisation of the correlation between national C&D waste quantities and the Value of production index in all buildings and construction in Ireland from 2000 – 2024). The plan highlights that Regulation 27 has the greatest ability to reduce the levels of waste produced in this sector "if suitably implemented and widely adopted".

target of

12%

reduction in C&D waste

by 2030

The Whole of Government Circular Economy Strategy 2026–2028

The most recent version of 'The Whole of Government Circular Economy Strategy (2026-2028)' was published on the 24th of February 2026 by the Department of Climate, Energy and the Environment (DCEE). The strategy gives a clear indication of the national government's dedication to the implementation of circular economy principles in the C&D sector. A clear example of this is when the strategy states "[t]he lack of circularity within the construction industry, the embedded carbon footprint, and the use of non-circular building materials puts significant pressure on our resources and the environment". The report also discusses alternative approaches to construction such as Modern Methods of Construction (MMC) and the implementation of circular construction measures. The report highlights other pressures on the C&D sector, such as high demand for the provision of housing and infrastructure, as well as emphasising how circular measures will not negatively impact the supply of housing.

The report argues that any disadvantages resulting from the transition to circular practices will be outweighed by the positives over the long term. Other plans and reports of significant relevance to the C&D sector discussed in the strategy include the 'Climate Action Plan', the 'National Retrofit Plan' and the IGBC's 'Building a Circular Ireland Roadmap'. The strategy also states that DCEE will be publishing its own 'Circularity Roadmap for the Construction Sector' in 2026.

The original Whole of Government Circular Economy Strategy (2022 – 2023) can be found here: Whole of Government Circular Economy Strategy 2022 – 2023 'Living More, Using Less'.

Project Ireland 2040

The National Planning Framework, published by the Department of Housing, Local Government and Heritage in supporting 'Project Ireland, 2040' states that the favoured approach to urban growth is "compact development that focuses on reusing previously developed, 'brownfield' land, building up infill sites, which may not have been built on before and either reusing or redeveloping existing sites and buildings" (DHLGH. 2018). The framework advocates for half on new housing built in Dublin to be constructed within the existing boundary of the city and its suburbs.

Project Ireland
2040

"compact development that focuses on reusing previously developed 'brownfield' land.."

EU Emissions Trading System and Carbon Border Adjustment Mechanism

European initiatives which have the potential to impact the prices of new construction materials are the European Union's Emissions Trading System (ETS)(European Commission, no date) and the Carbon Border Adjustment Mechanism (CBAM)(European Commission, no date). These systems and mechanisms could possibly increase the costs of virgin materials, change how materials and products are manufactured or change the selection of materials available to the market. This is because under the EU ETS, large GHG emitting industries such as cement production (see RPS Group, 2024) are incentivised to lower the amount of GHGs they emit or face significant fines. The CBAM ensures that producers cannot evade the ETS by moving their carbon-intensive production to nations with less rigid climate policies and regulations. A price

is paid on imported goods incorporating the quantity of carbon emissions arising from the production of specific goods imported into the EU (European Commission, no date).

Energy Performance of Buildings Directive

The Energy Performance of Buildings Directive (EPBD) is an initiative by the European Union to accomplish "a fully decarbonised building stock by 2050 (European Commission, no date). Europe's built environment is its largest user of energy and three quarters of buildings are described as having a low standard of energy performance (European Commission, no date). The revised version of the EPBD emphasises four key pillars: Renovation, Modernisation and digitalisation, Decarbonisation and Financing and technical assistance (For more information about these pillars, see the European Commission's webpage on the Energy Performance of Buildings Directive).

2. The Just Transition

The construction and demolition sector is a significant employer in the greater Dublin area. In Quarter 4 of 2025, it was estimated that 43,900 people were employed by the construction sector alone in the Dublin region (includes South Dublin County Council, Dún-Laoghaire-Rathdown County Council and Fingal County Council)(CSO, no date). Significant levels of employment in Dublin's construction sector will be required to meet the labour needs of planned infrastructure projects such as the DART+ project (Dublin Economic Monitor Q4 2025) and the MetroLink.

These jobs, like all areas of employment, can be significantly impacted by changes in government policy and efforts to mitigate climate change. The concept of the Just Transition arises from the global trade union movement. At its core is the goal to protect the livelihoods of workers so that when efforts are made to mitigate and/or adapt to climate change, they do not disadvantage those employed in impacted sectors (e.g. fossil fuel extraction). Workers in these sectors' standard of living should be protected by offering equivalent alternative employment in another sector and/or educational opportunities. One of the most well-known examples of the Just Transition occurring on a large scale in Ireland is in the country's midlands. Bord na Móna changed from managing peat bogs as a source of fuel to a company focused on climate action. This change required the ending of the industrial fossil fuel extractive practices in the locality, a process which is described as producing "mixed results" for those impacted both directly and indirectly by the peat extraction industry (to learn more, see Banerjee & Schuitema, 2022).

A key target of Dublin City Council's Climate Action Plan (2024 – 2029) is to ensure any efforts to transition to a more sustainable economy do not cause harm. In relation to the C&D waste sector in the DCC area, those employed in this industry risk losing significant income and employment opportunities if the quantities of waste produced is significantly reduced. Alternative employment and educational opportunities should be provided to mitigate any potential harm when moving towards a circular economy. This will require collaboration between both the public and the private sectors to ensure opportunities are available to those impacted by upcoming changes in the sector.

It must also be acknowledged however that there is the possibility for significant employment opportunities in circular economy initiatives as well as other climate mitigation/adaptation and environmental fields for those entering employment or looking to change careers. Employment in these sectors will be essential to meet the occupational needs of Dublin city's growing population.

For more information on the Just Transition in Ireland, please see CARO's explanatory webpage.

Source: USABLE
Project: UXForum

Rubble With A Cause: Conference and Survey

1. Overview

Several preliminary findings of this report were presented to attendees at the 'Rubble With A Cause: Sustainability & Urban Renewal' conference on the 26th of February 2026. The event which was a half-day conference, was attended by stakeholders from construction and demolition contractors, academics and public servants.

As part of this conference, a survey of stakeholders in the C&D sector was launched. Attendees were asked to complete a survey comprising of a questionnaire with spaces at the end for participants to write more freely on their perceptions of the trajectory of the C&D waste sector in the DCC area (see Appendix IV). The survey was not limited to survey attendees but to any stakeholder involved in the C&D waste sector in the DCC area and was open for responses from the 26th of February – 6th of March 2026. Whether someone was considered a stakeholder of the C&D waste sector was left to the discretion of the individual as the survey was completed using entirely self-reported data. See Appendix IV for a sample copy of the survey. Information gathered as part of the survey was analysed using quantitative methods and thematic analysis.

2. Results:

The first part of the survey asked respondents to specify their profession. Please note that respondents could select multiple options on the survey form, hence why there are more types of employments selected than there are respondents.

Question 1: In what capacity are you involved in the C&D sector in the DCC area? You may select multiple options. If the category you qualify for is not listed, please specify in the “Other” option.”

The answers to question 1 are as follows:

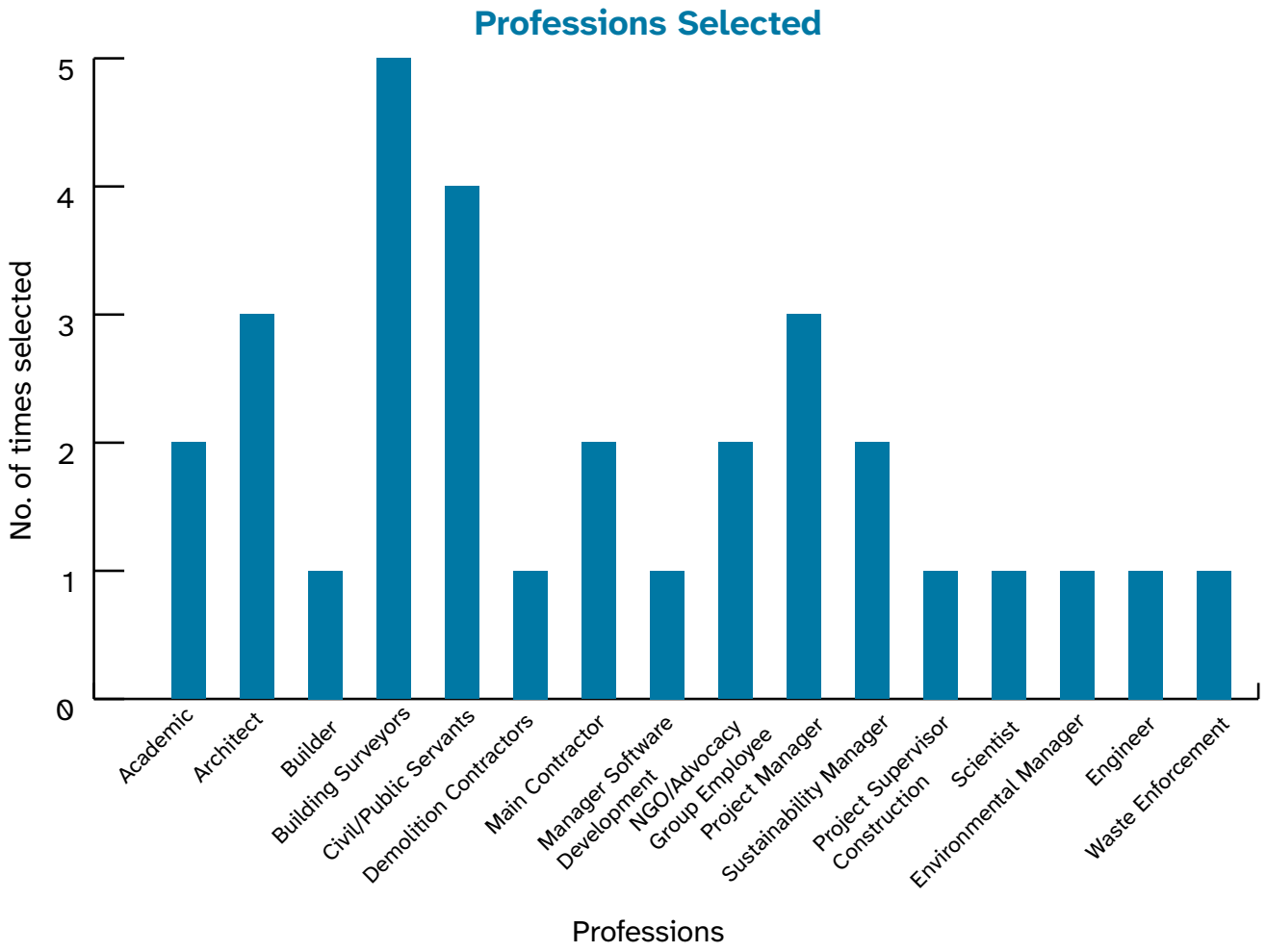


Figure 5: Bar chart showing the different professions and the number of times each was selected

Question 2 asked respondents: **Are you optimistic that the C&D sector in the DCC area can meet the needs of a growing population while also meeting environmental targets?**

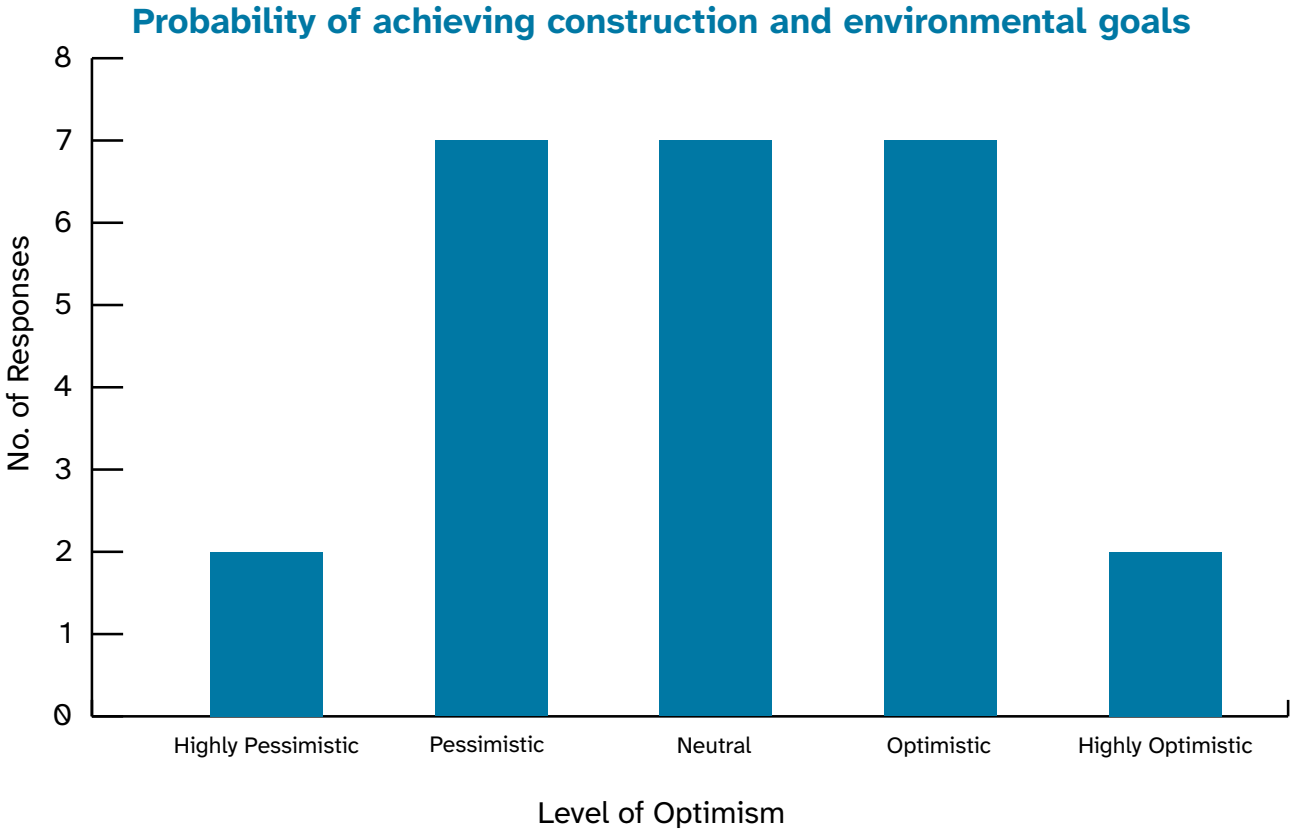


Figure 6: Probability of achieving construction and environmental goals

Question 3 asked respondents: **Do you believe that implementing circular economy initiatives in the C&D sector in the DCC area has the potential to positively or negatively impact the employment conditions and opportunities available to those working or looking to work in the sector?**

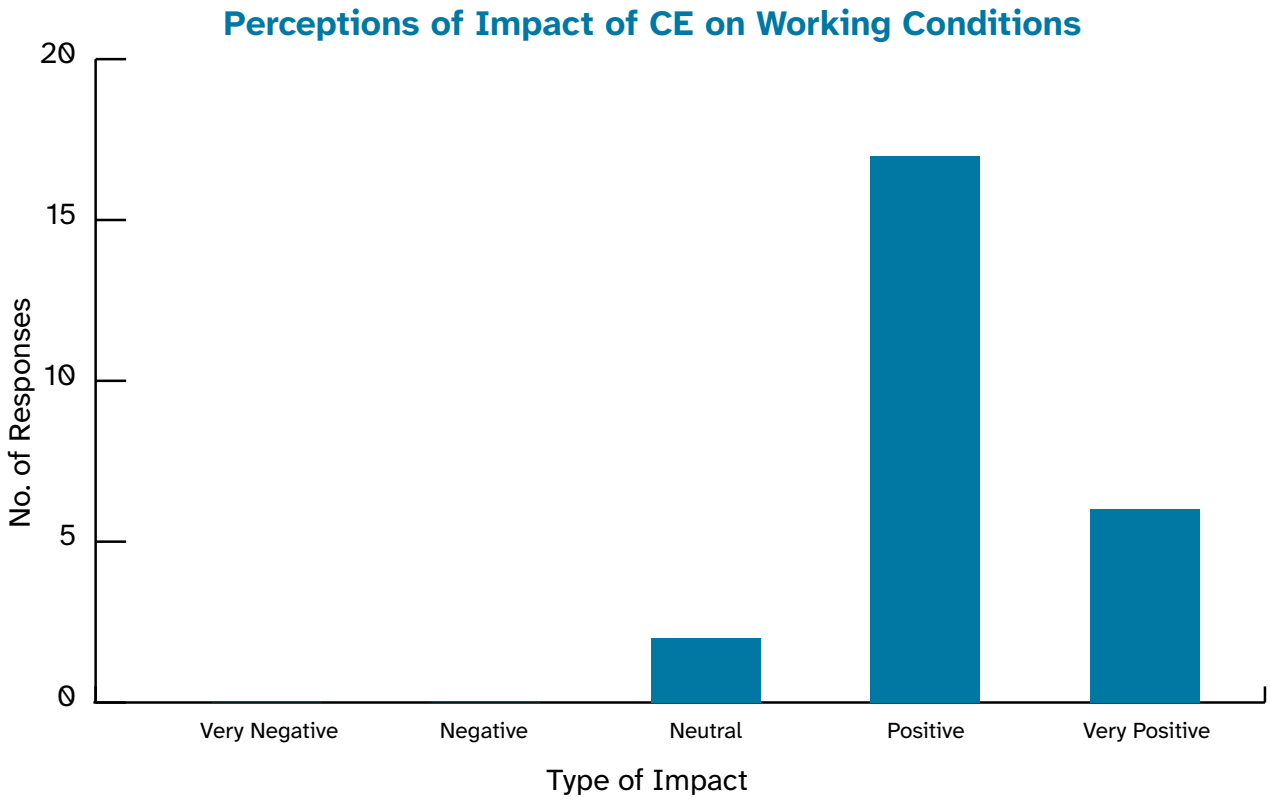


Figure 7: Perceptions of the potential impact of circular economy initiatives on C&D working conditions in the DCC area.

The final part of the survey was the **"Have Your Say"** section, which gave free rein to state their beliefs on **"the current condition of the C&D sector in the DCC area, what your viewpoint is on how waste from this sector is currently being managed, and what you believe are the key factors which will determine the future of this sector in Dublin city."**

The answers to part 3 was the dataset for an analysis called thematic analysis, with each answer considered a data item of the data set (Braun and Clare, 2006). Themes are "patterned responses" in the analysed texts (Braun and Clare, 2006) and were used as part of this report to find common perspectives among stakeholders of the C&D waste sector in the DCC area. The results were analysed using the approach to thematic analysis outlined in Braun and Clarke (2006), i.e. "Familiarising yourself with your data, generating initial codes, searching for themes, reviewing themes, defining and naming themes and producing the report". The themes identified were as follows: Trust, Culture, Sector Performance, Development & Innovation, Support, Policies & Regulations, Local Authorities, Incentivisation as well as Planning & Design.

For further descriptions of the themes, was well as accompanying examples, please see Table 1 in Appendix V.

Discussion

As can be seen in this report and the data it contains, the construction and demolition waste sector in the Dublin City Council area is both complex and dynamic. It appears the sector is currently at a crossroads, as the demand for increased rates of construction must also be balanced with the pressures to reduce the levels of C&D waste produced.

The data that were obtained for this report was limited by the timeframe of the data available, which was from 2018 – 2024. Data from before 2018 and the inclusion of data from 2025 would allow for a greater understanding the historical and current trajectories of C&D waste data.

From the waste statistics gathered, it is difficult to assess the causes in variations of quantities of materials being classified as waste. It cannot be determined if particular policies or interventions have been responsible for any increases or decreases. Here again data over longer time periods could aid in inferring what causes the levels of waste in each category to vary.

The survey responses show that stakeholders are both equally optimistic and pessimistic about the C&D sector's ability to meet its construction and environmental goals. The majority of respondents were optimistic about the potential for circular economy initiative to improve working conditions in the sector. The final part of the survey (see Appendix V) shows the wide variety of perspectives and opinions held by stakeholders in the sector.

Appendices

Appendix I – Waste Categories Trends

A summary of the direction quantities of each category have been trending are written below the corresponding figures. More detailed analysis has been included in the 'Discussion' section. Trend lines have been added to each category to aid with the visualisation of the directions waste quantities have been trending. All data were provided by the NWCPO.

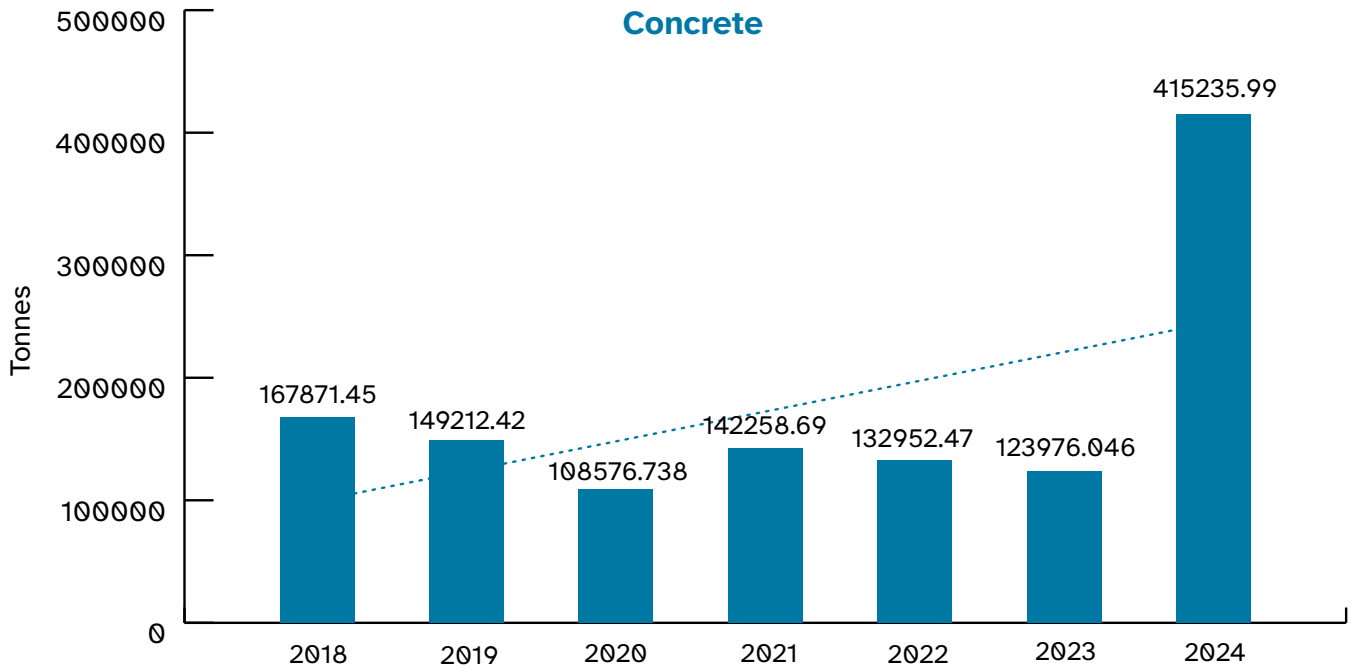


Figure 8: Concrete waste quantities tonnes (t) in the DCC area

Though the amount of concrete waste appeared to have been plateauing, for reasons unknown, the quantity of concrete waste has more than tripled between 2023 and 2024. It is hypothesised that this increase may be due to better segregation and categorisation of waste on sites.

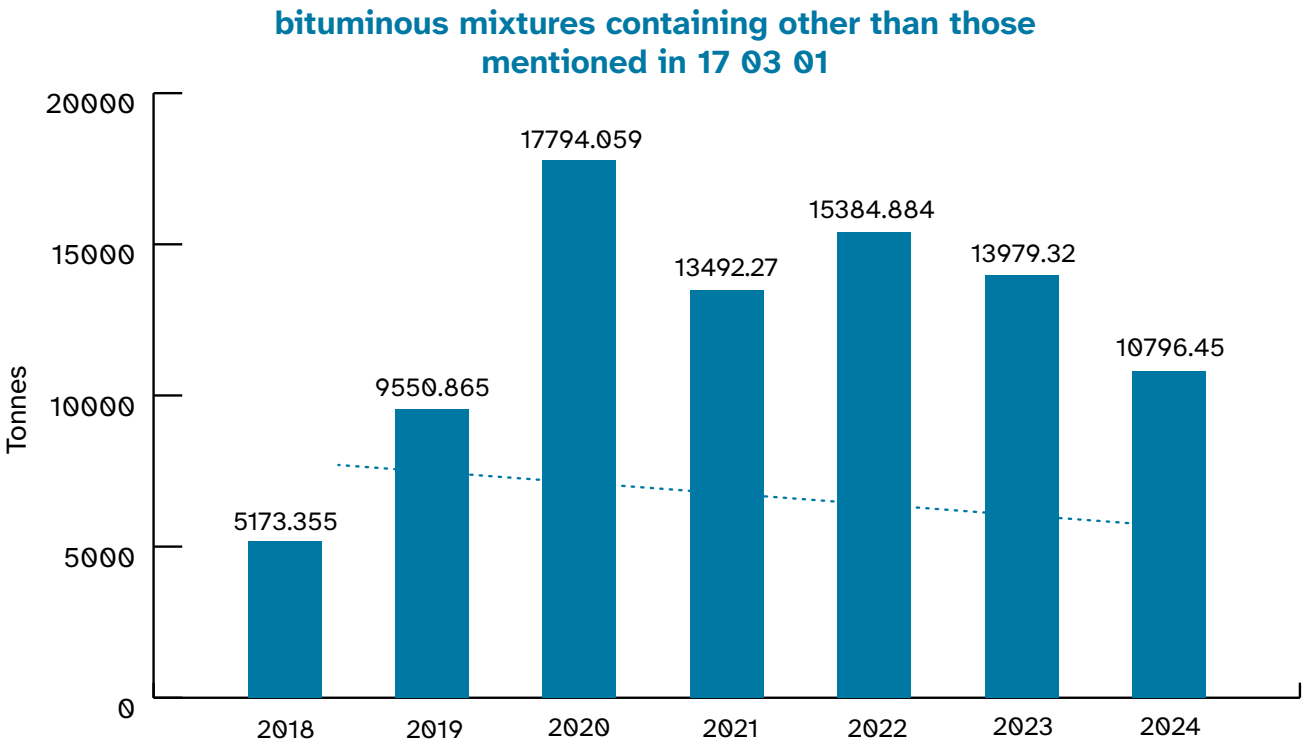


Figure 9: Bituminous Mixtures Containing other than those mentioned in 17 03 01.

17 03 01 is defined as “bituminous mixtures containing coal tar” (EPA, 2018). As can be seen from trend line, the amount of this waste has been on a slight upward trajectory since 2018 though there has been a significant reduction from 2022 to 2024.

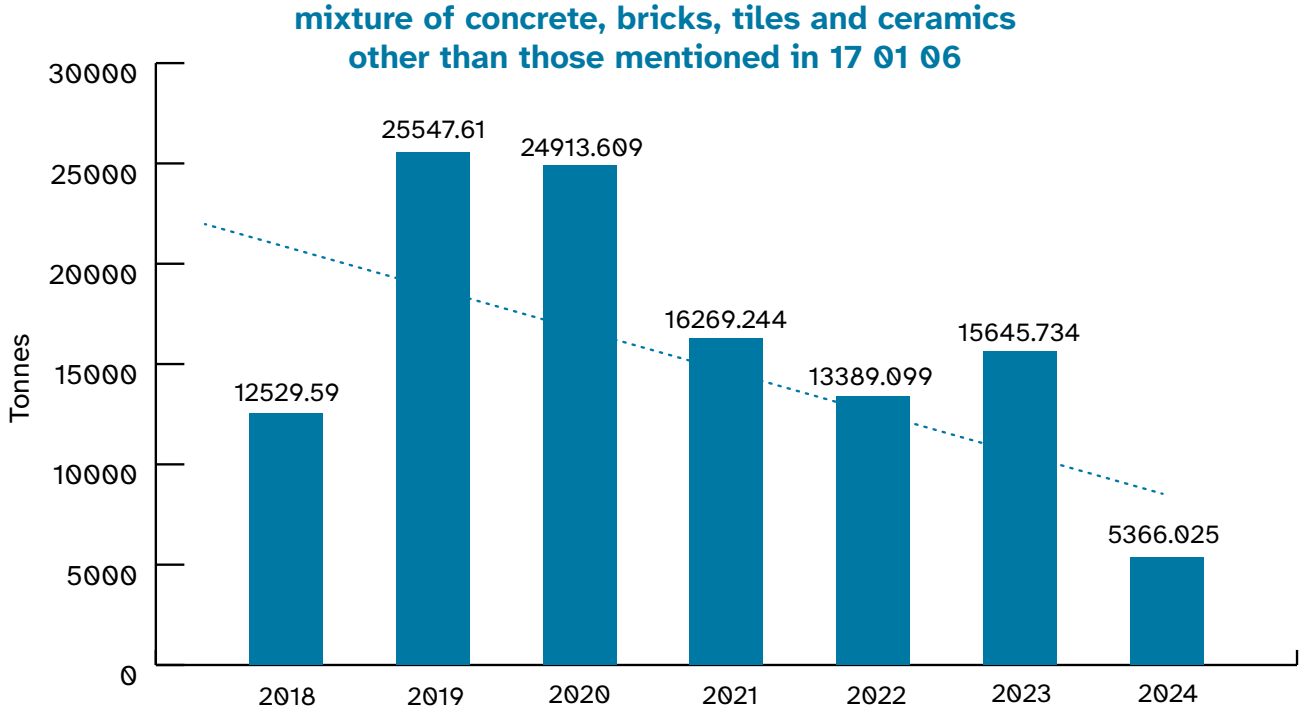


Figure 10: Mixture of Concrete, Bricks, Tiles and Ceramics Other Than Those Mentioned in 17 01 06.

17 01 06 relates to “mixtures of, or separate fractions of concrete, bricks, tiles and ceramics containing hazardous substances” (EPA, 2018). As can be seen from Figure 7, the quantity the mixture of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06 has been on a downward trend since 2018.

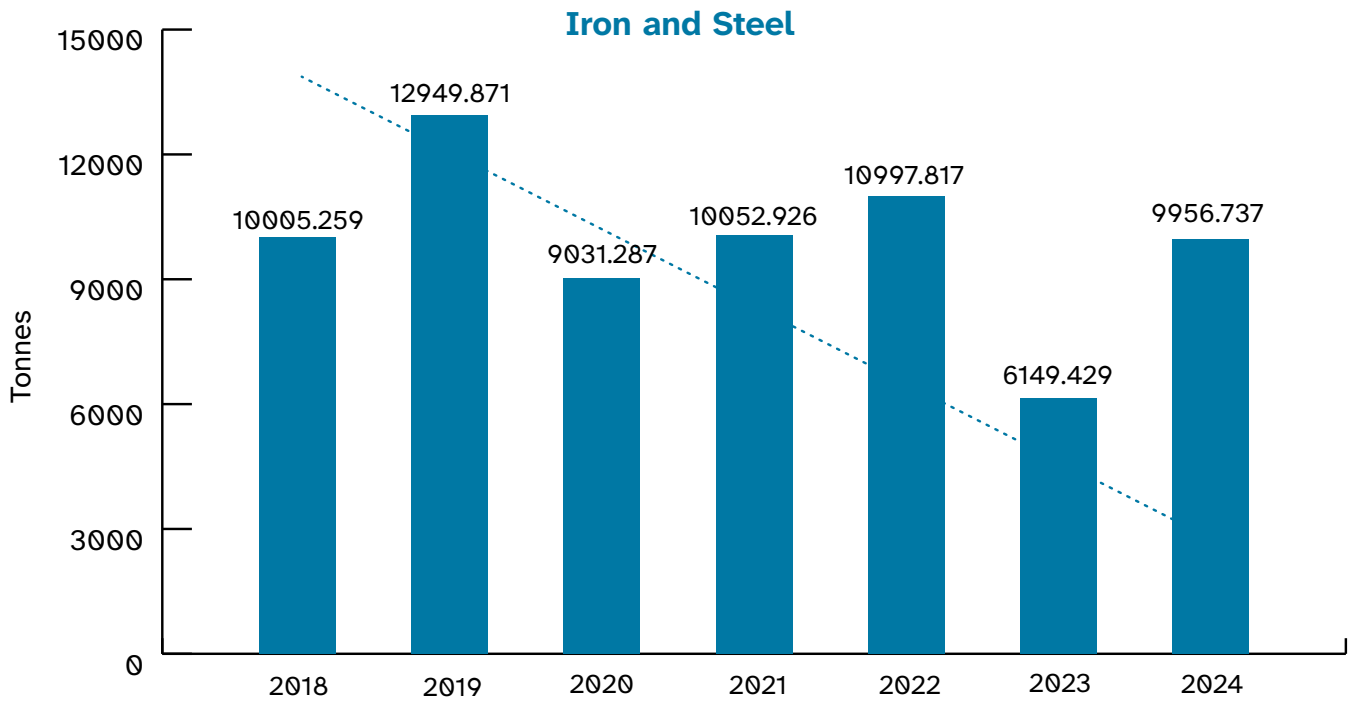


Figure 11: Iron and Steel

The number of tonnes of Iron and Steel going to waste has been on a slight decline with a significant drop in 2023 before returning to previous levels in 2024.

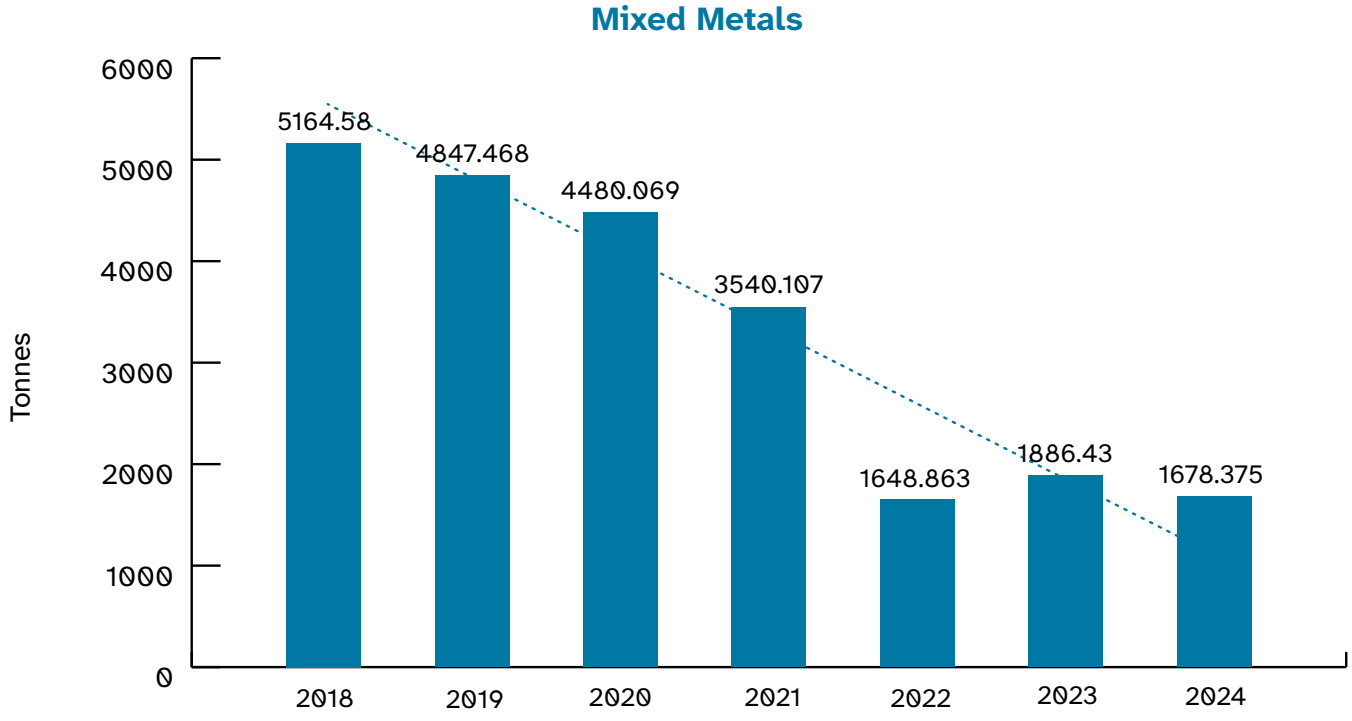


Figure 12: Mixed Metals

The quantity of mixed metals going to waste has reduced quite significantly from 2018 – 2024, with the amount of waste produced in this category in 2024 less than a third of that produced in 2018.

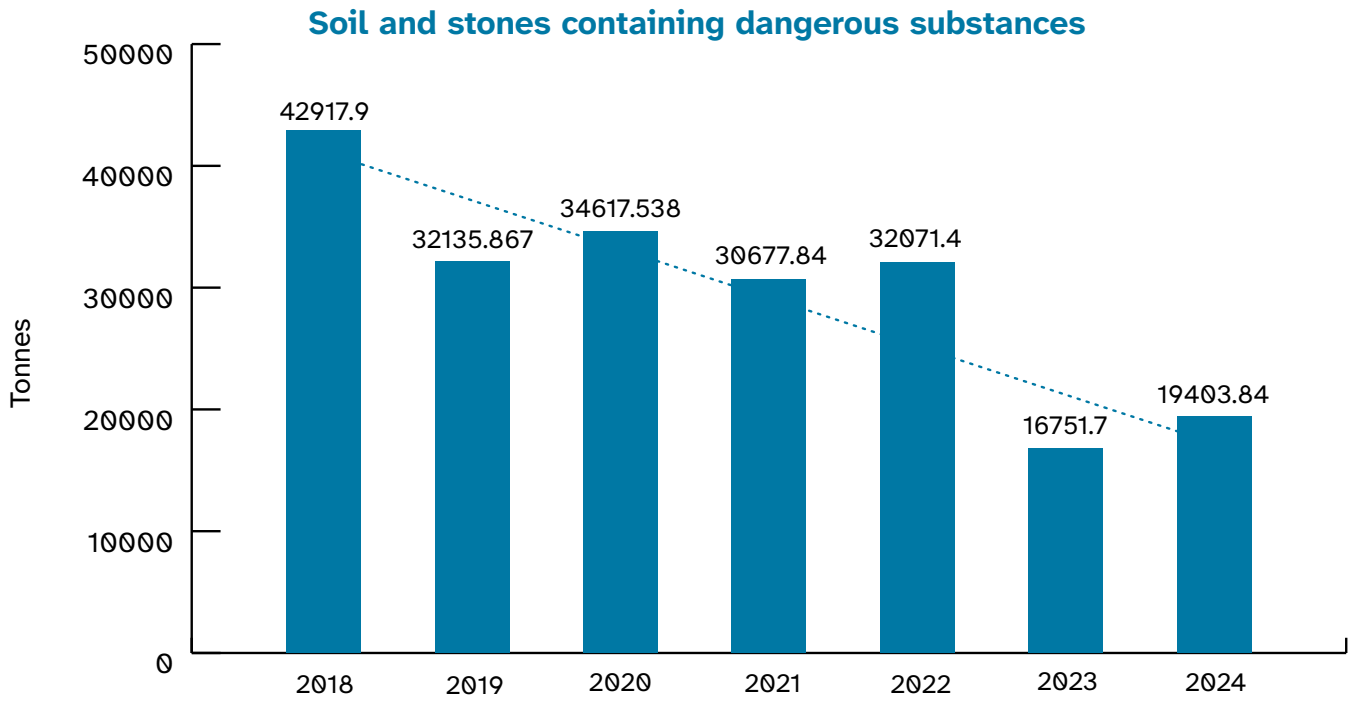


Figure 13: Soil and Stones Containing Dangerous Substances

As can been seen from Figure 7, the quantity of soils and stones containing dangerous substances has decreased considerably between 2018 and 2024.

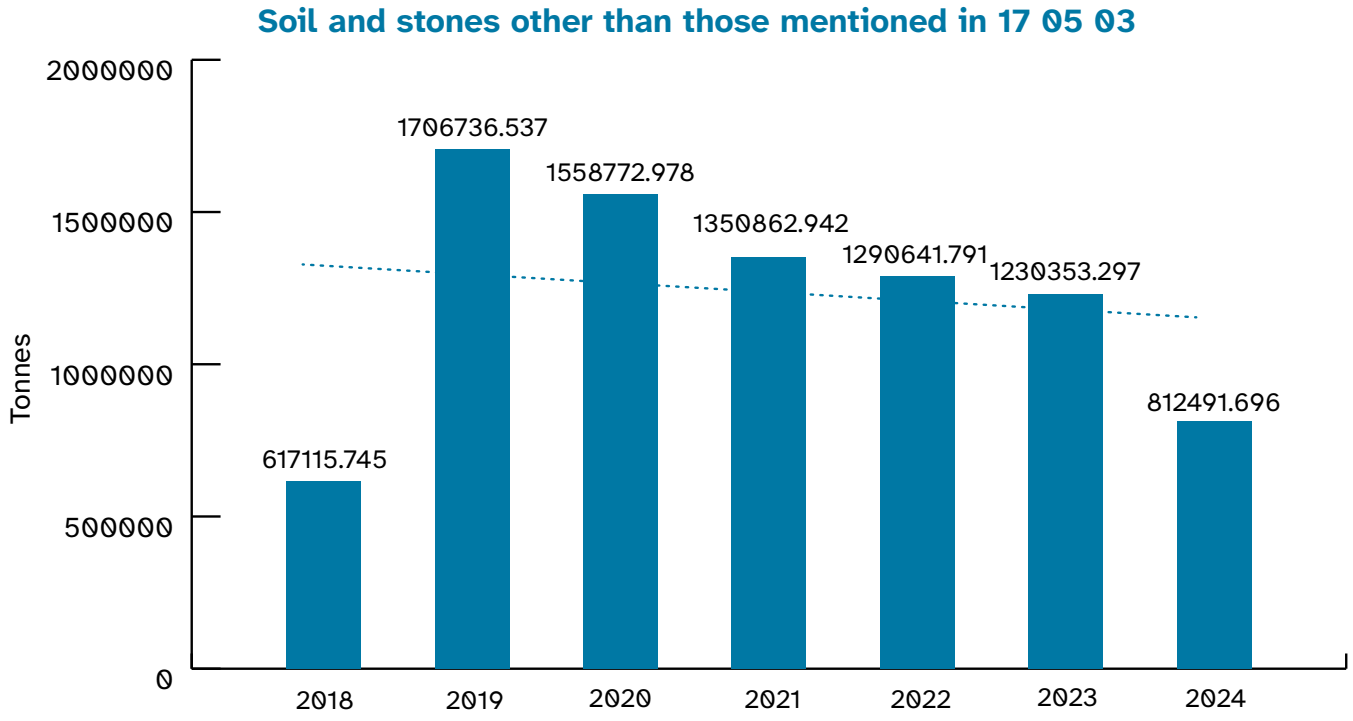


Figure 14: Soil and Stones Other Than Those Mentioned in 17 05 03

17 05 03 refers to soil and stones containing hazardous substances (EPA, 2018). As can be observed in Figure 11, soil and stones not containing hazardous substances categorised as waste increased rapidly between 2018 and 2019 but has declined gradually from 2018 – 2024.

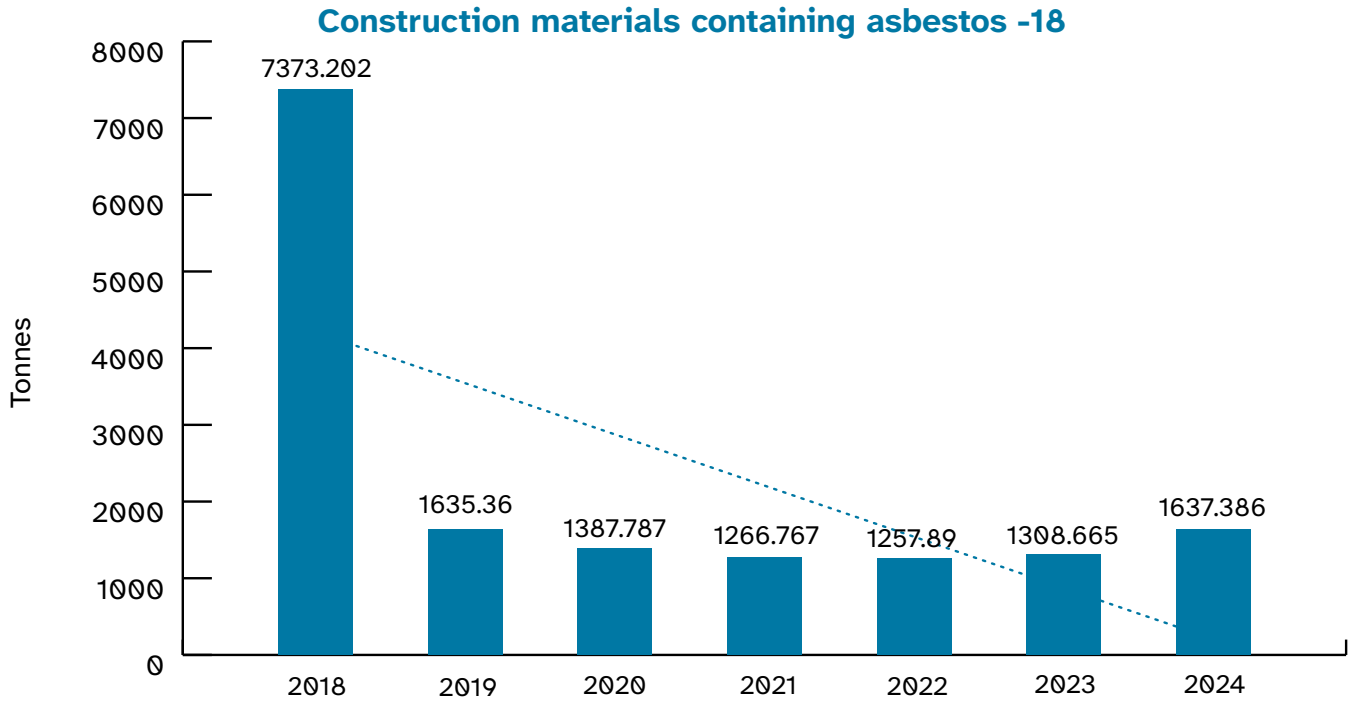


Figure 15: Construction Materials Containing Asbestos-18

There was a significant decrease between 2018 and 2019 before quantities largely plateauing from 2019 to 2024.

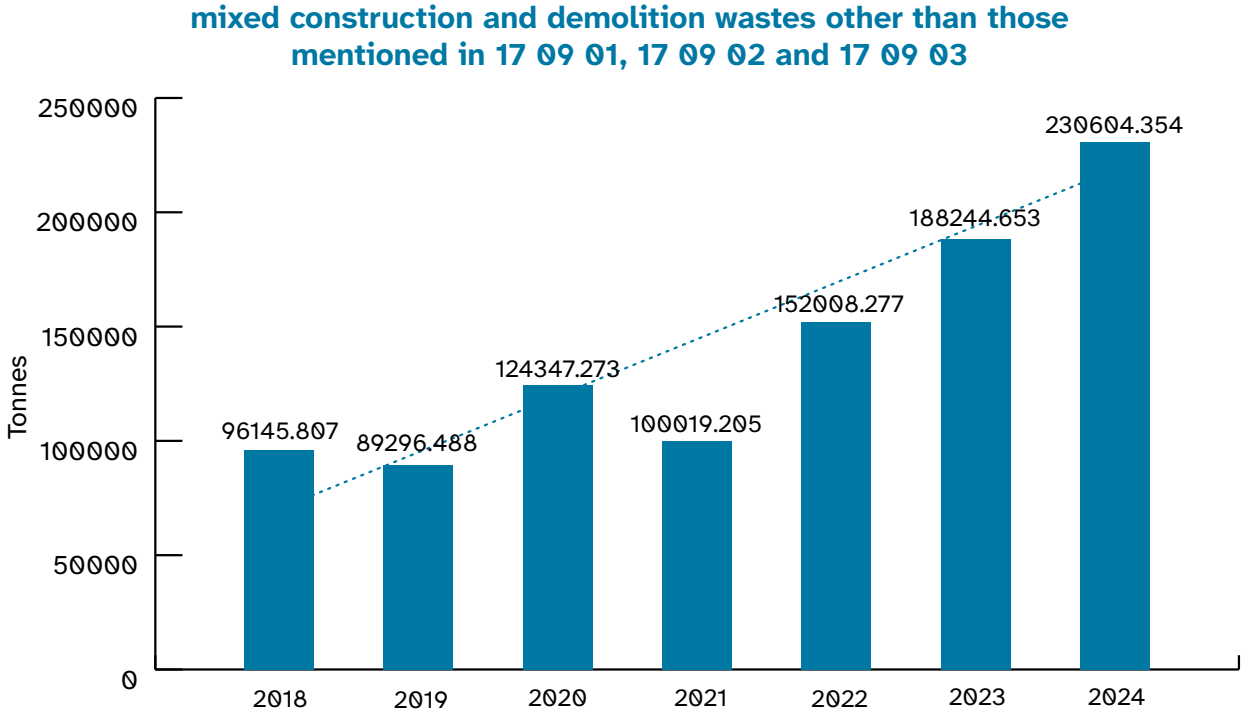


Figure 16: Mixed Construction and Demolition Wastes Other Than Those Mentioned in 17 09 01, 17 09 02, and 17 09 03

17 09 01 is described as C&D wastes containing mercury while 17 09 02 waste is those C&D wastes containing PCB and 17 09 03 is other C&D wastes (including mixed wastes containing hazardous substances (EPA, 2018).

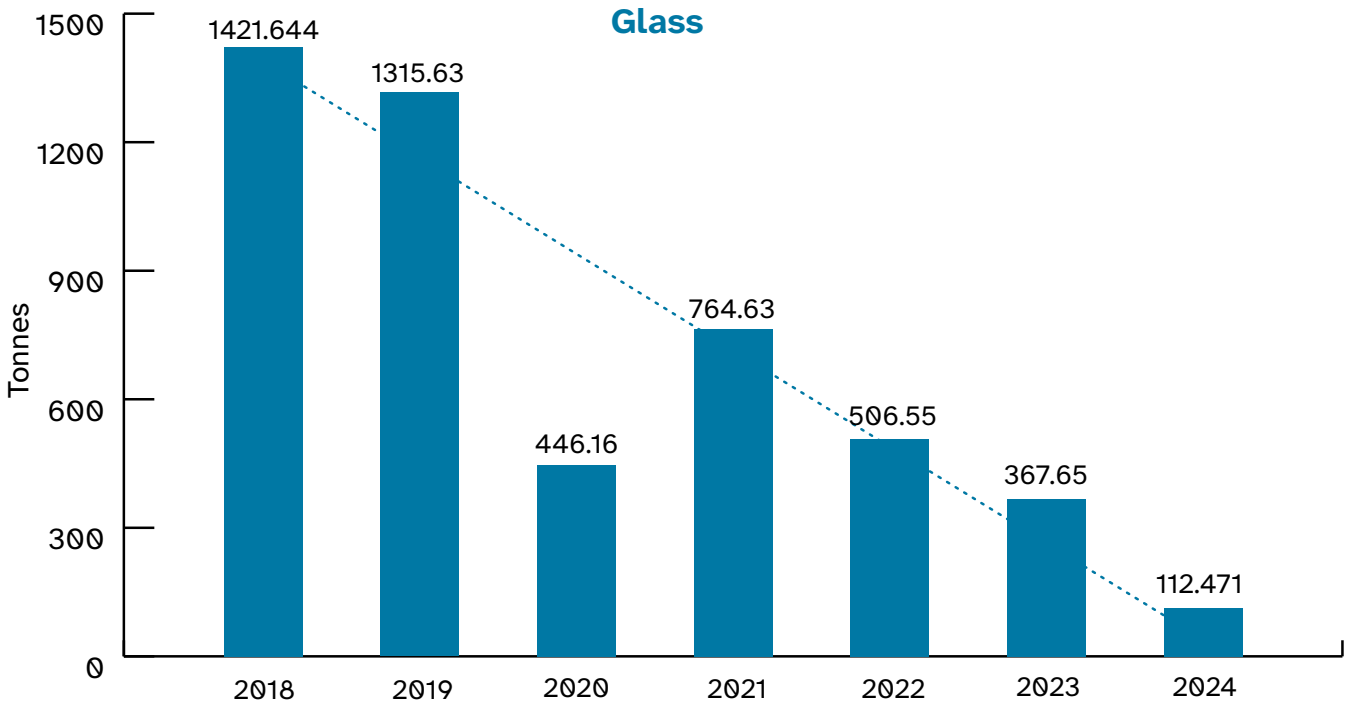


Figure 17: Glass

Glass is another material that has seen a significant decline in quantities being categorised as waste. The amount of glass waste produced in 2024 is less than a 12th of the quantity produced in 2018.

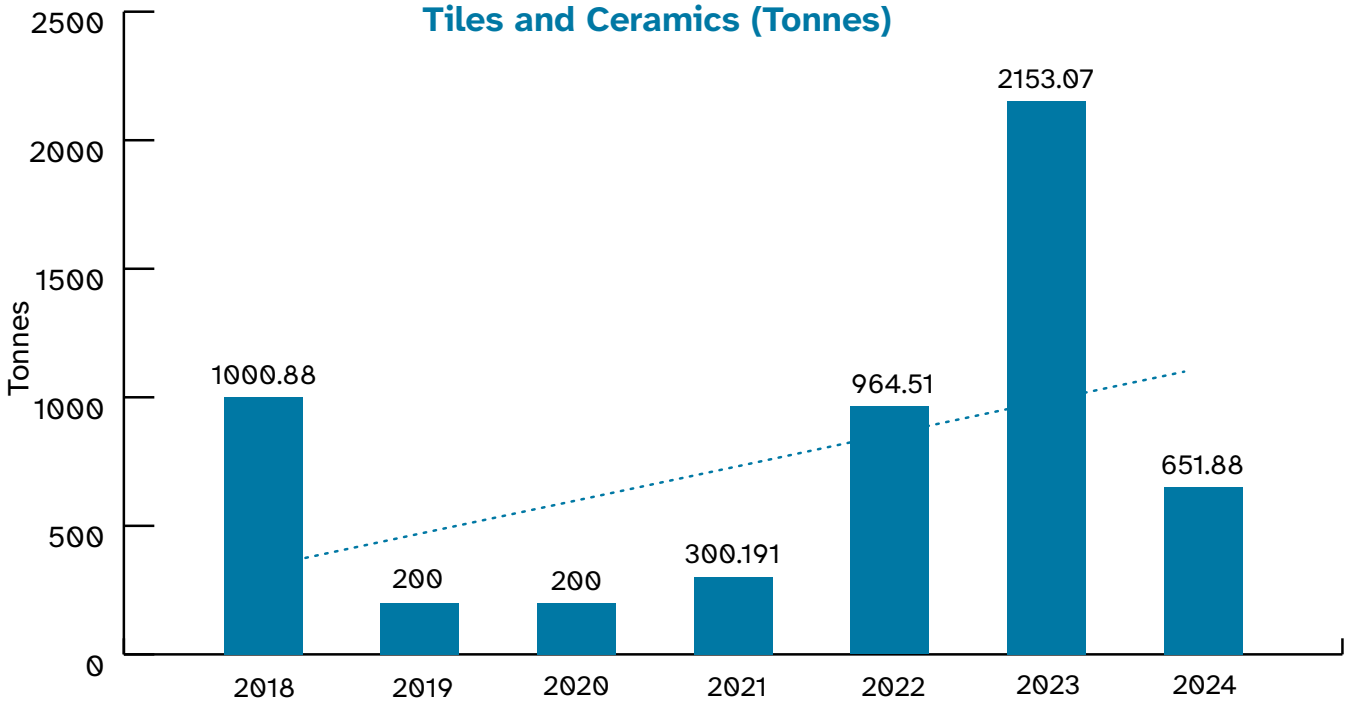


Figure 18: Tiles and Ceramics

Tiles and ceramics have seen an inconsistent increase in the number of tonnes going to waste, with significant decreases in 2019 and 2020 before increasing rapidly in 2022 and 2023 to then lowering again in 2024.

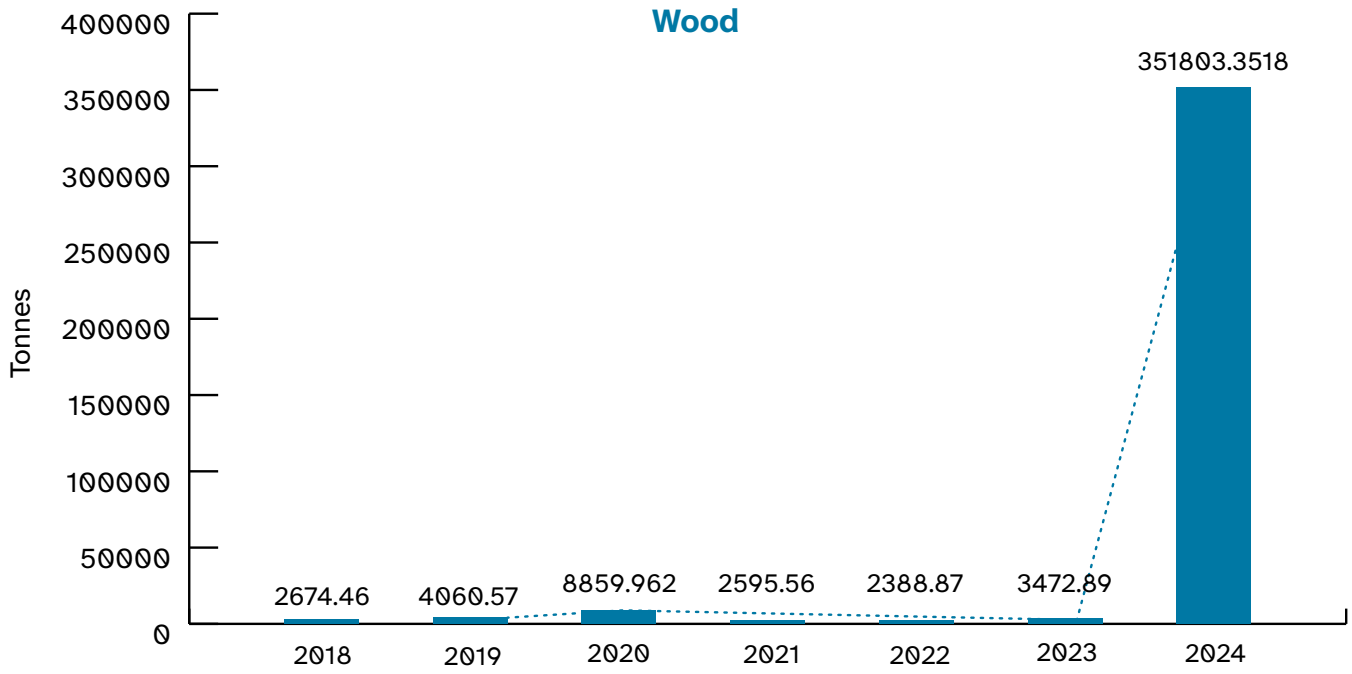


Figure 19: Wood

The number of tonnes of wood going to waste has been mostly stable in recent years except for a large spike in 2024. The leading hypothesis for why there has been such a significant change is that it may be due to improved segregation and categorisation of materials.

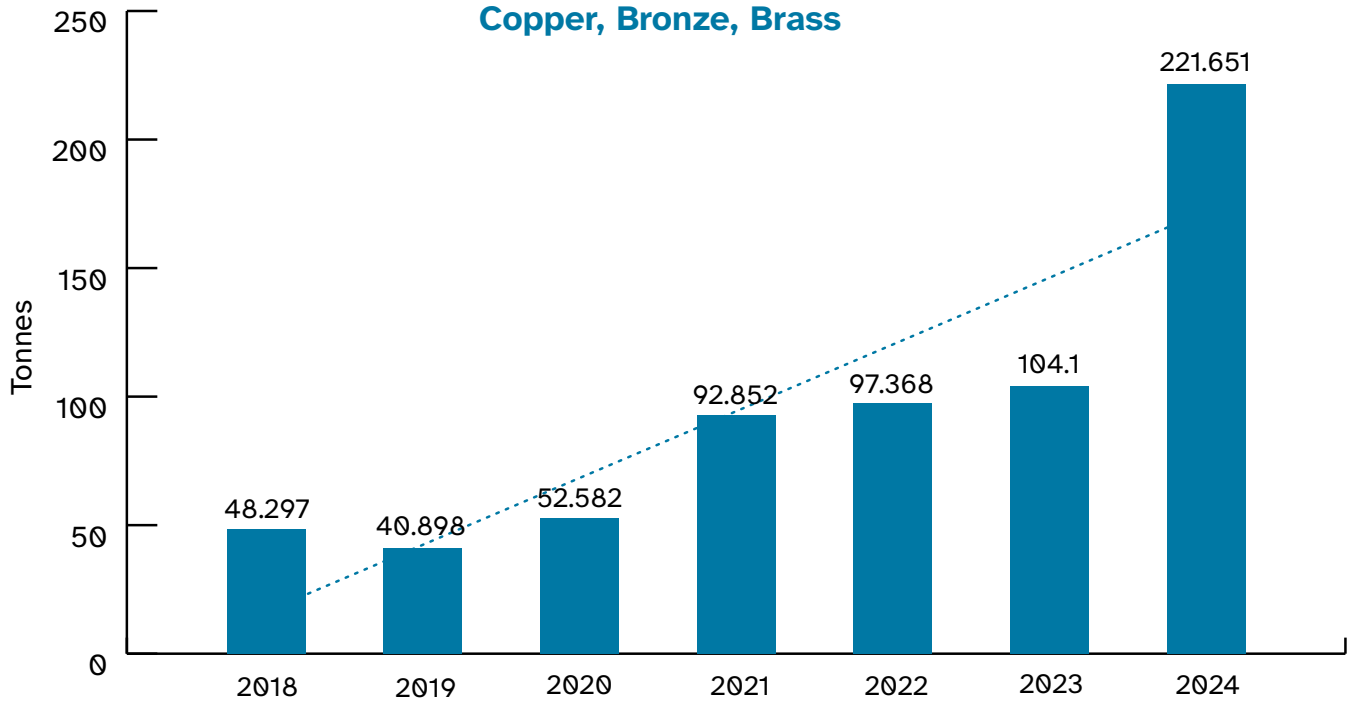


Figure 20: Copper, Bronze and Brass

The quantities of copper, bronze and brass going to waste has increased steadily from 2019 to 2024.

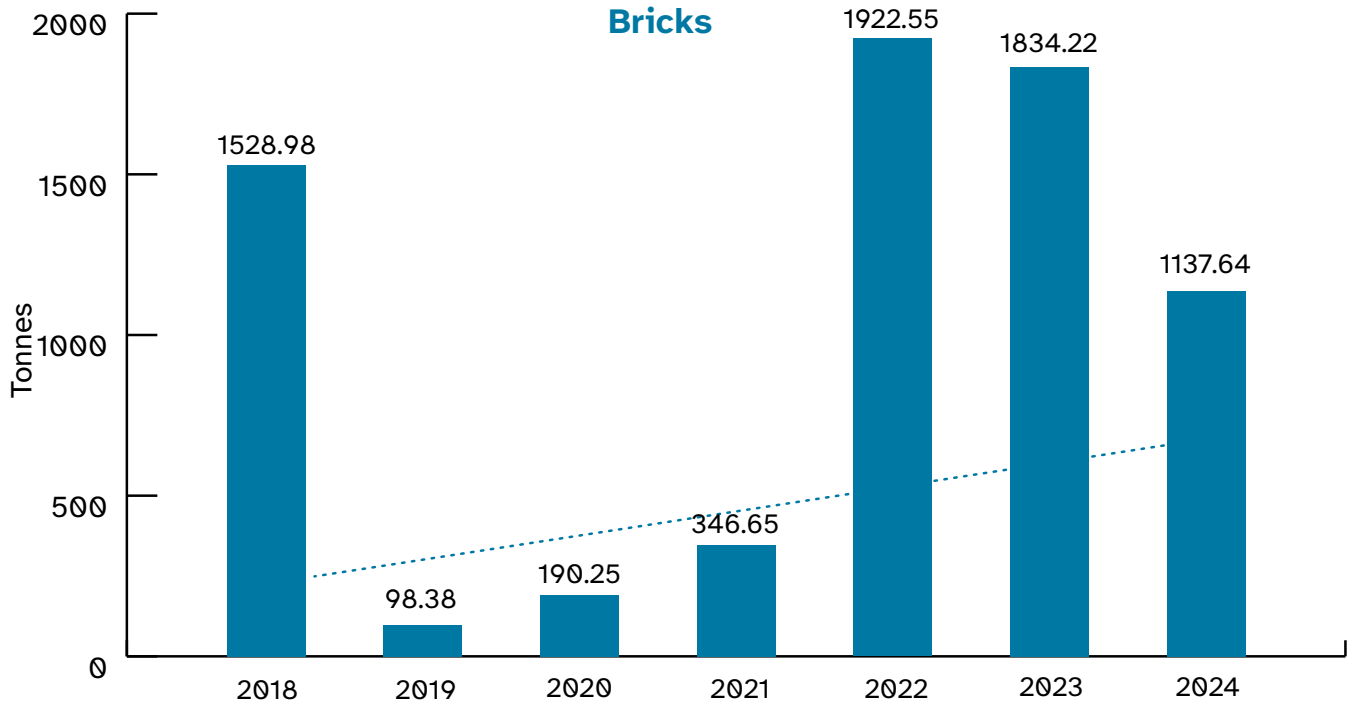


Figure 21: Bricks

As can be seen from the figure above, the tonnage of bricks going to waste has fluctuated widely over between 2019-2024.

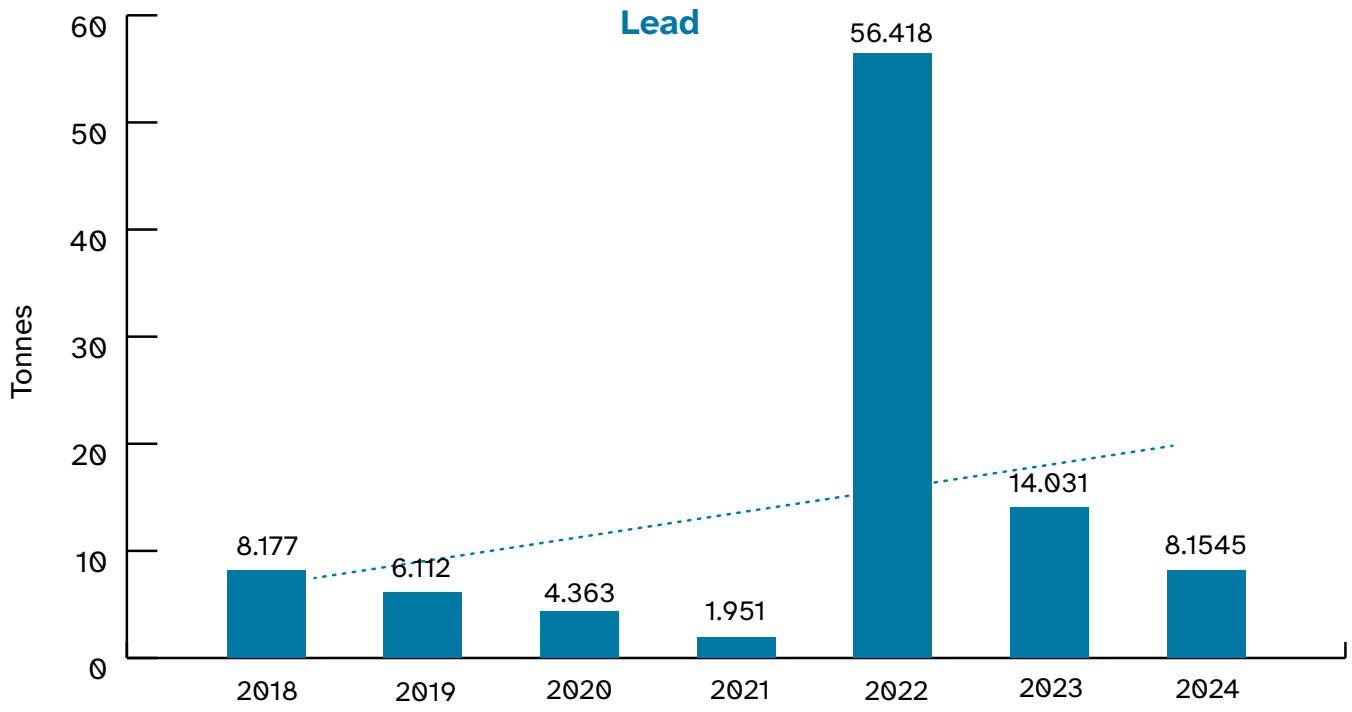


Figure 22: Lead

Despite a sharp increase in 2022, the quantities of lead categorised as waste has been relatively stable.

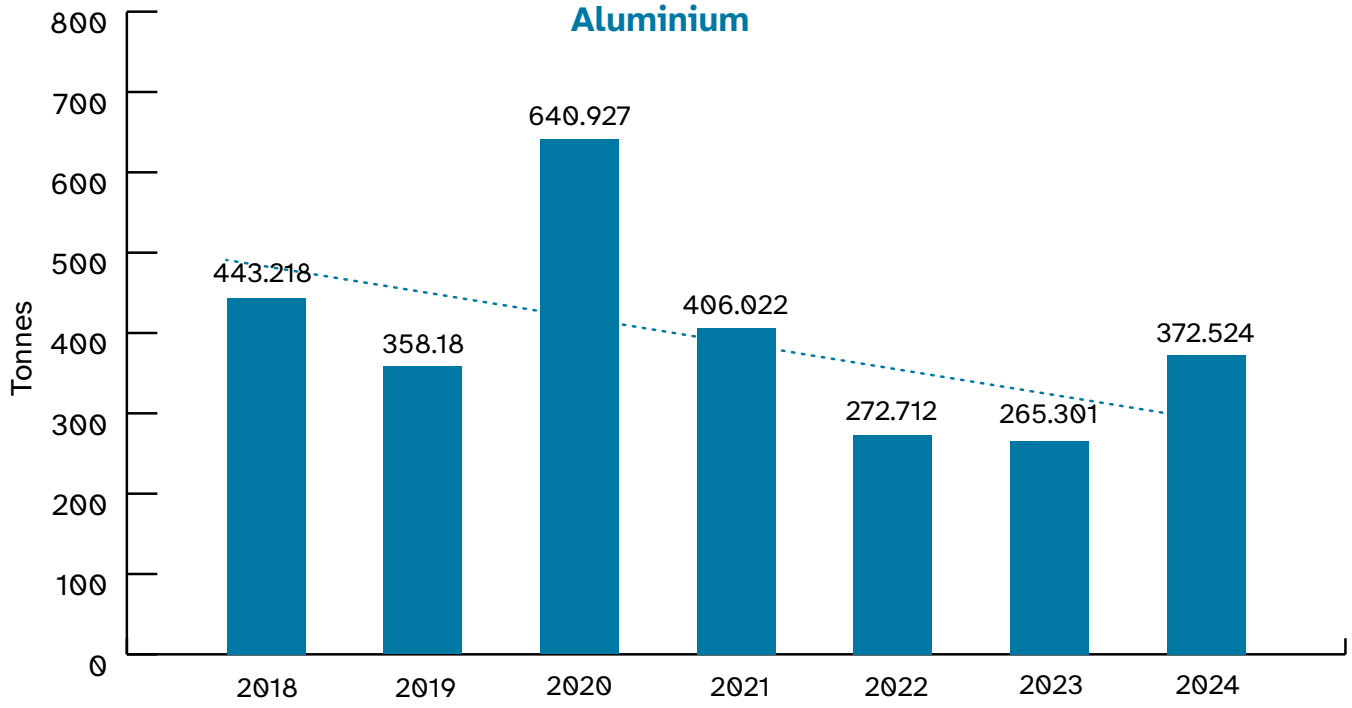


Figure 23: Aluminium

The quantities of aluminium being categorised as waste has been on a general decline. If waste from the DCC area is treated similarly to the rest of the country then the vast majority of aluminium was recycled.

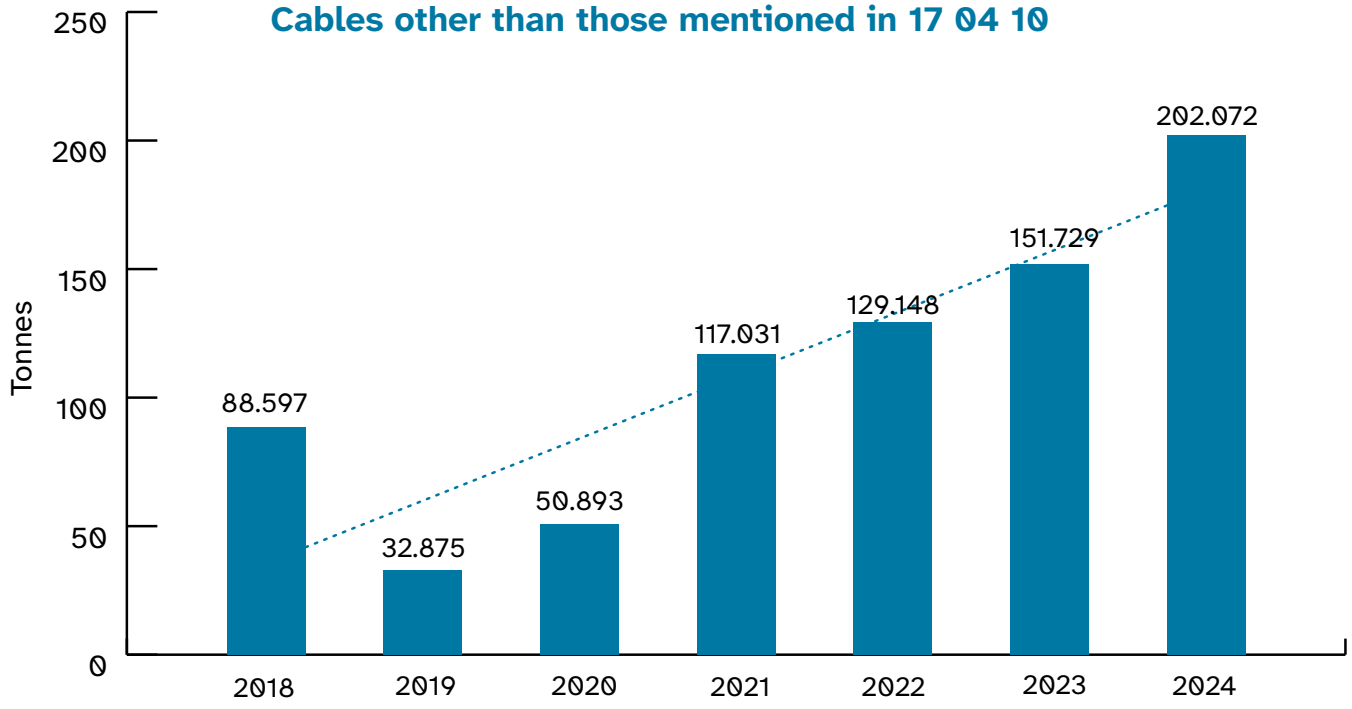


Figure 24: Cables other than those mention in 17 04 10

Cables categorised in 17 04 10 are those containing oil, coal, tar and other hazardous substances. The quantity of cables categorised as waste not the category 17 04 10 has been increasing in recent years.

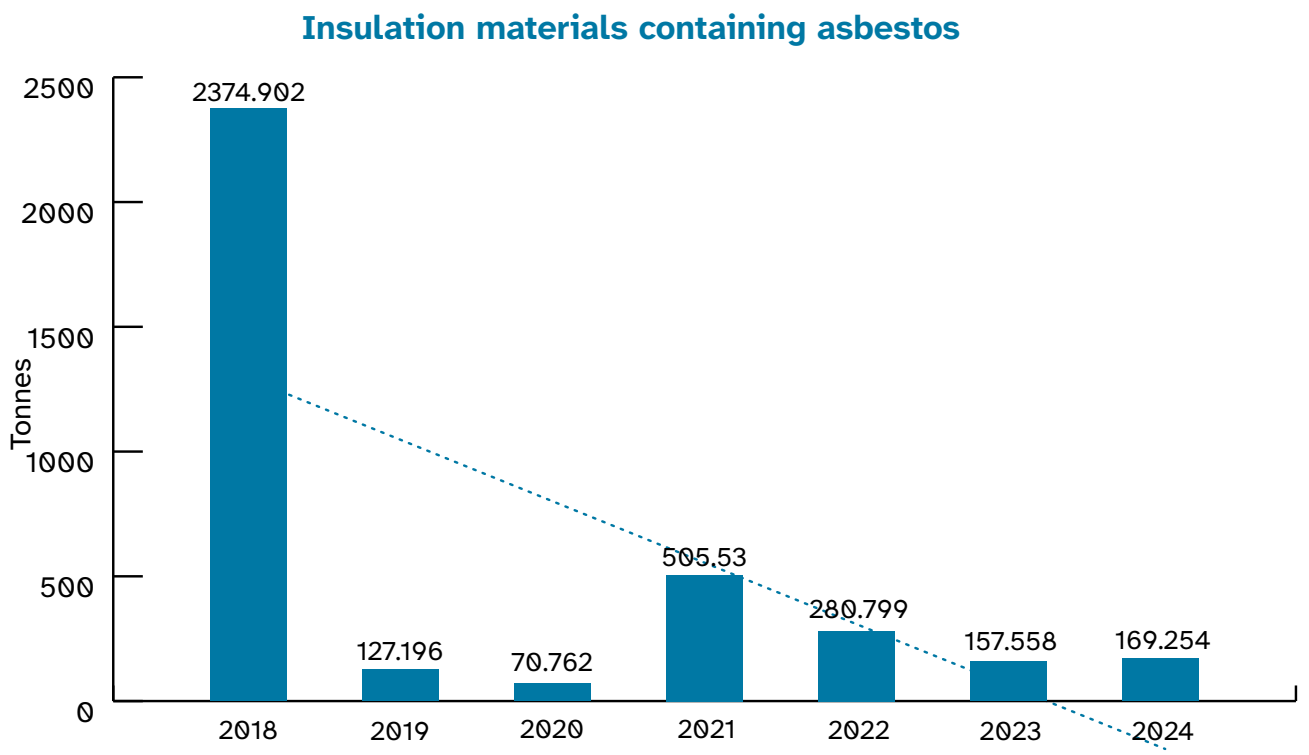


Figure 25: Insulation materials containing asbestos

The quantity of insulation materials containing asbestos has decreased markedly in recent years.

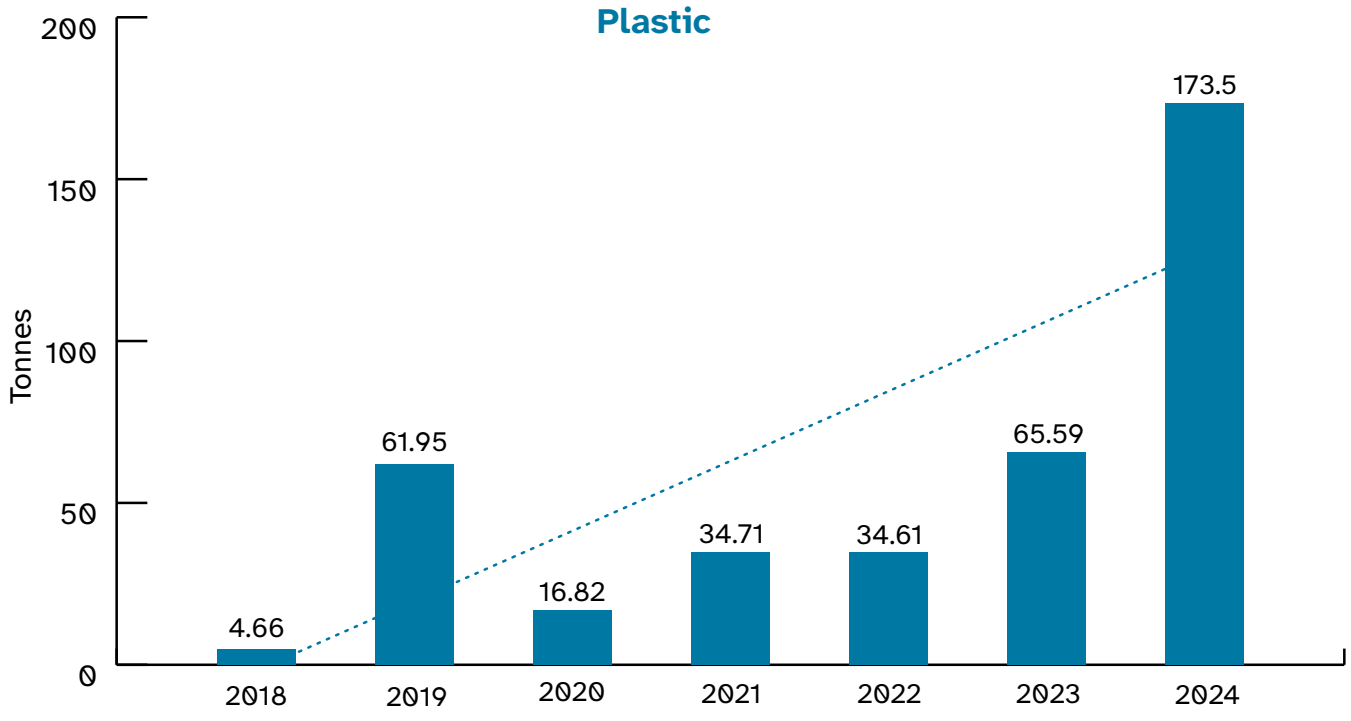


Figure 26: Plastic

The tonnes of plastic being categorised as waste more than doubled between 2023 and 2024.

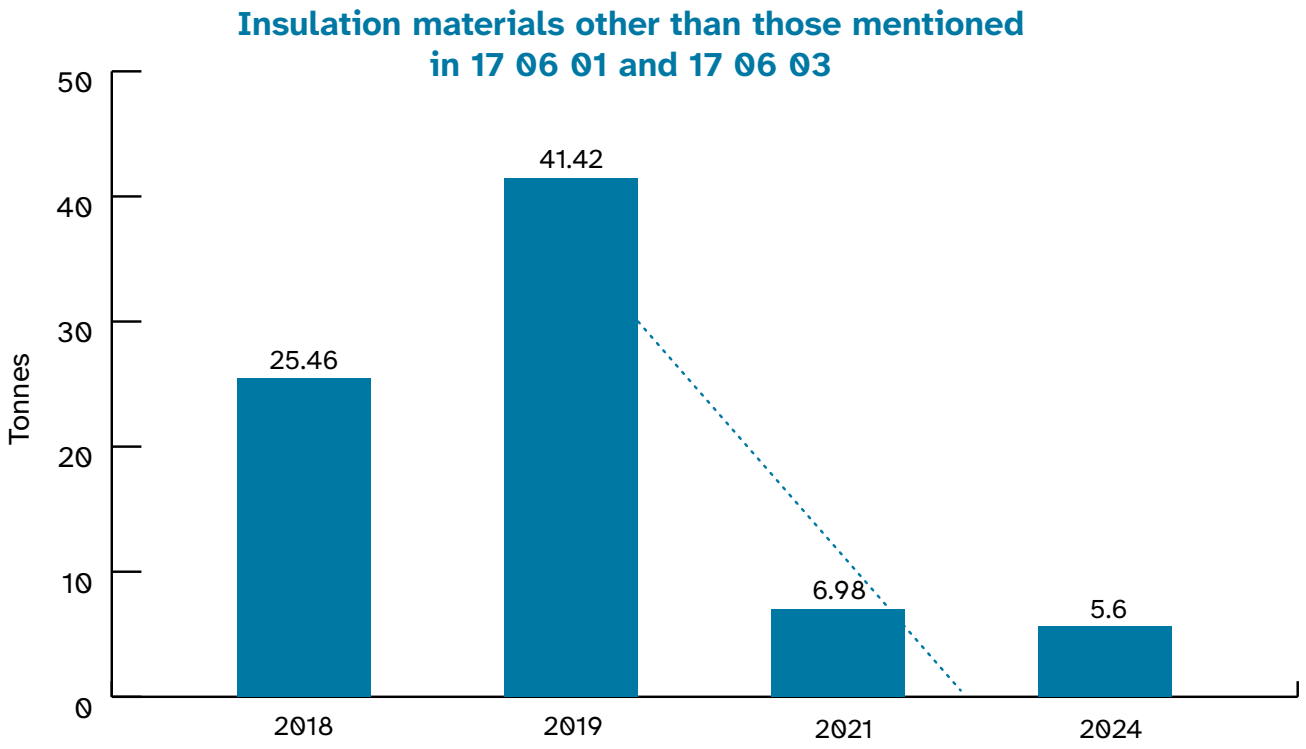


Figure 27: Insulation materials other than those mention in 17 06 01 and 17 06 03

17 06 01 refers to insulation materials containing asbestos while 17 06 03 refers to other insulation materials consisting of or containing hazardous substances. Data for this category was not available in 2020 and 2023, but the quantity of this waste appears to be trending downward.

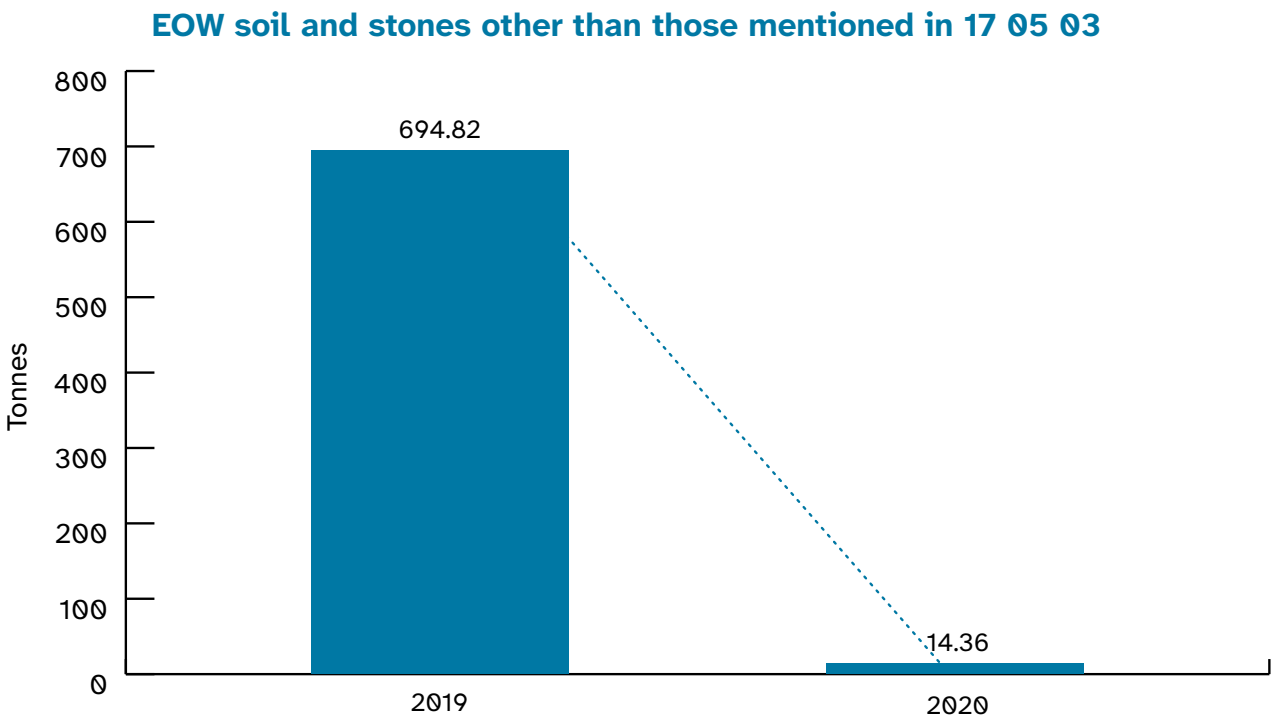


Figure 28: EOW (End-Of-Waste) soil and stones other than those mentioned in 17 05 03

Category 17 05 03 refers to soil and stones containing hazardous substances. There are only two years of data available for this category.

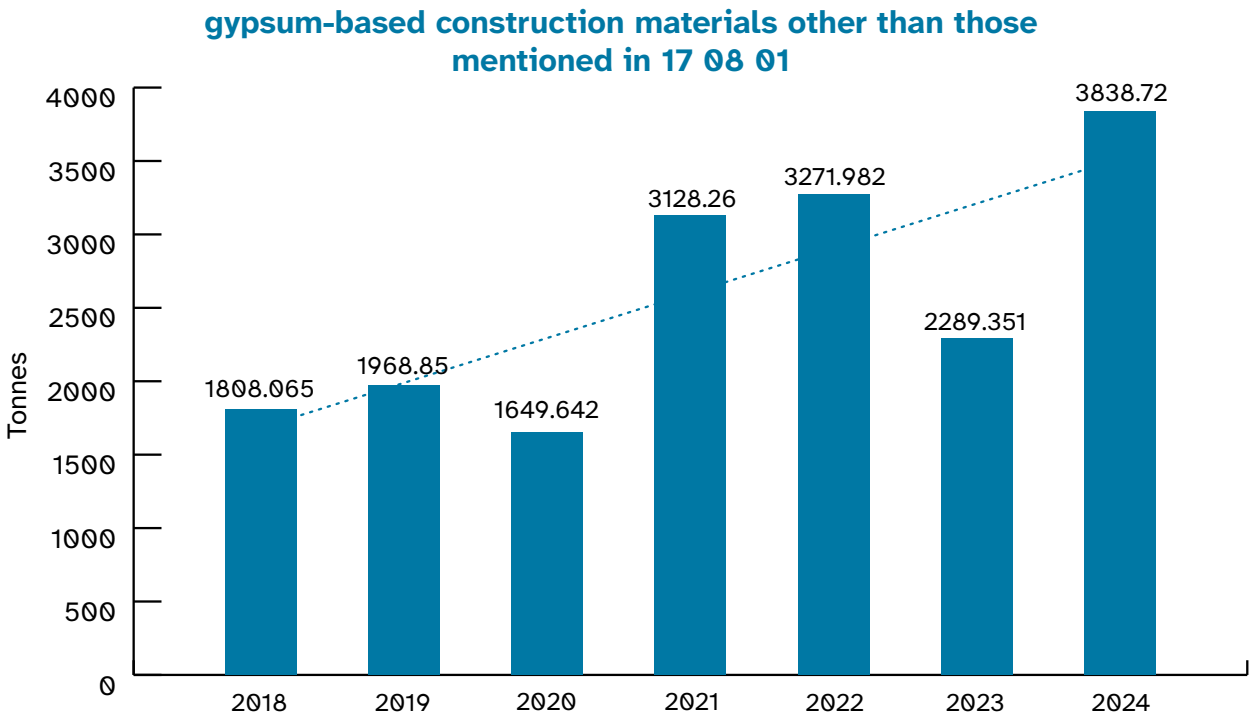


Figure 29: Gypsum-based construction materials other than those mentioned in 17 08 01

Category 17 08 01 refers to gypsum-based construction materials contaminated with hazardous substances. As can be seen from the graph above, the quantity of this material has been on average increasing.

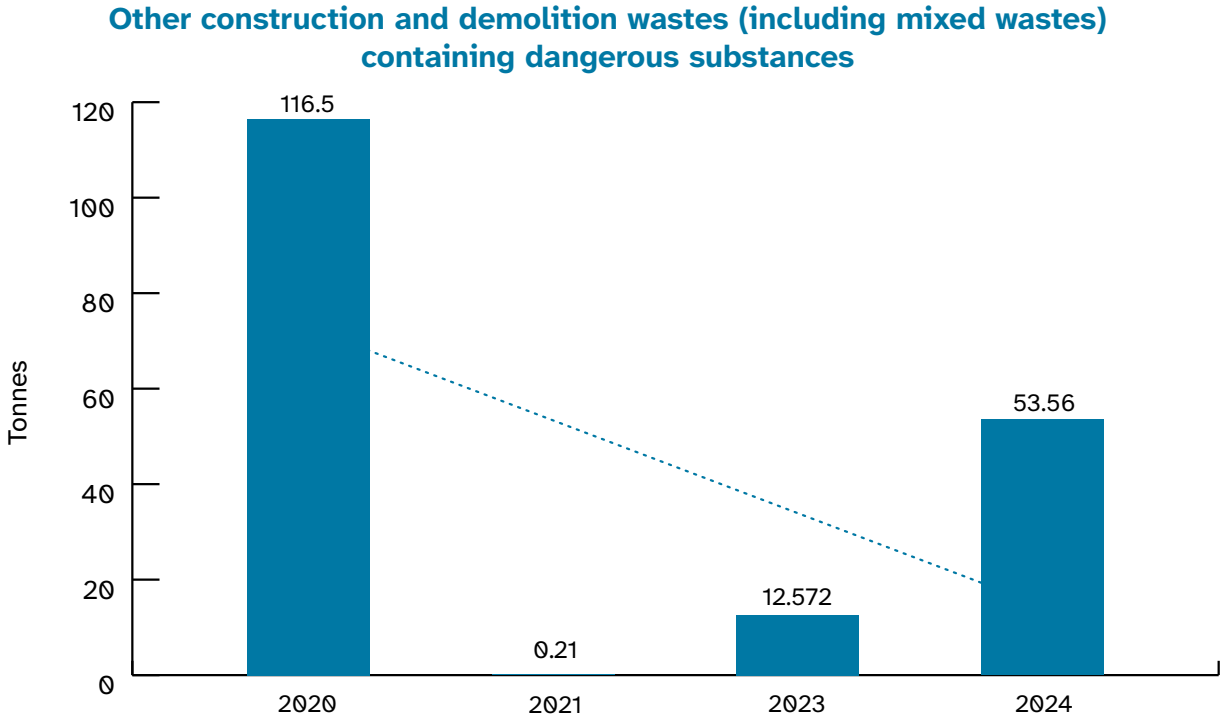


Figure 30: Other construction and demolition wastes (including mixed wastes) containing dangerous substances

There is limited data available for this category, though in general its quantity appears to be declining.

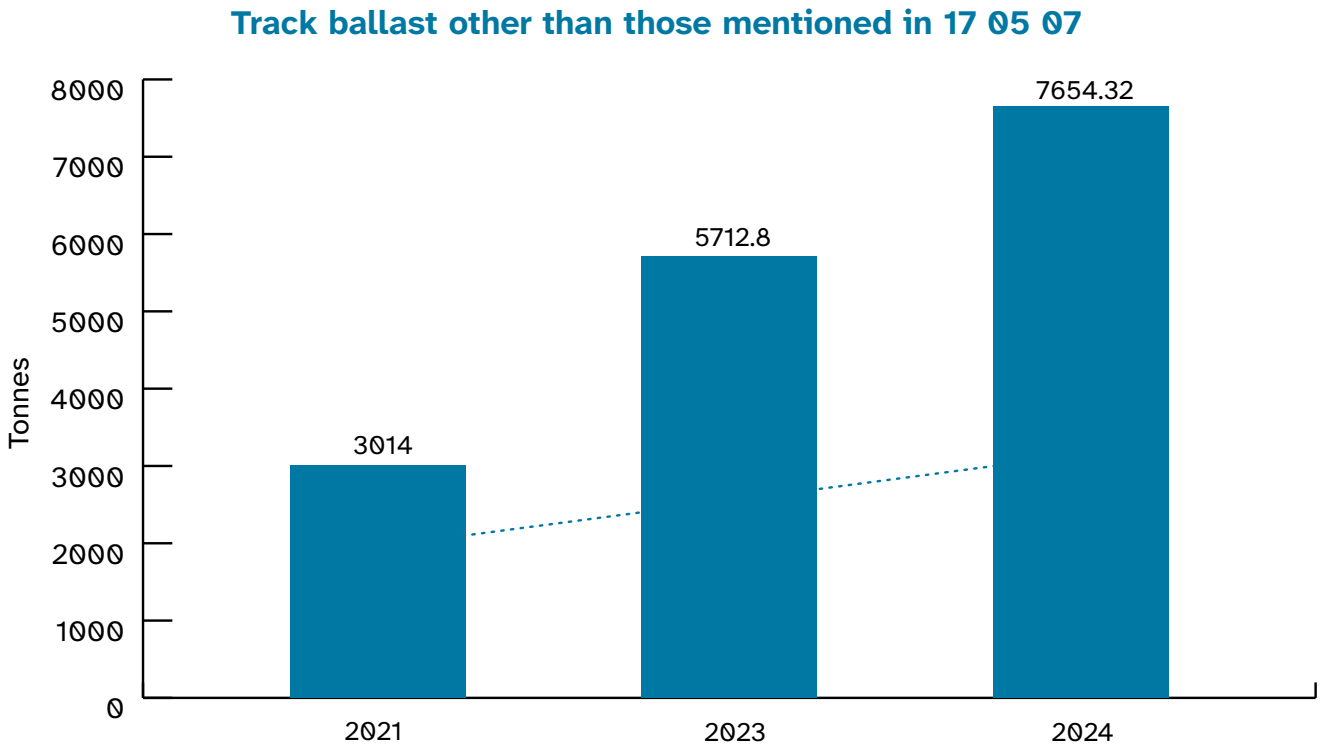


Figure 31: Track ballast other than those mentioned in 17 05 07

17 05 07 is the category for track ballast containing hazardous substances. Track ballast that does not contain hazardous substances, though some data is unavailable, appears to be increasing.

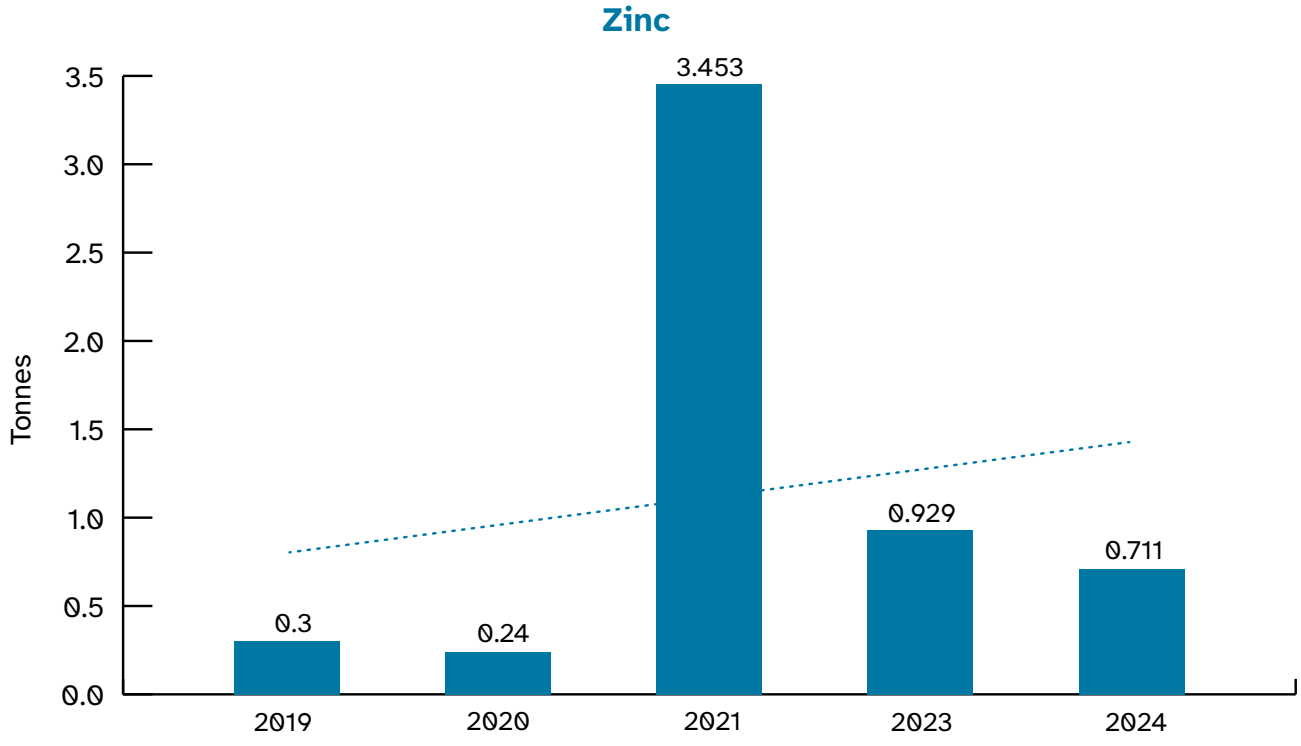


Figure 32: Zinc

The quantities of zinc being categorised as waste is relatively low compared to other waste streams. As with other metals from construction and demolition activities, there is a high probability that the majority of zinc is recycled.

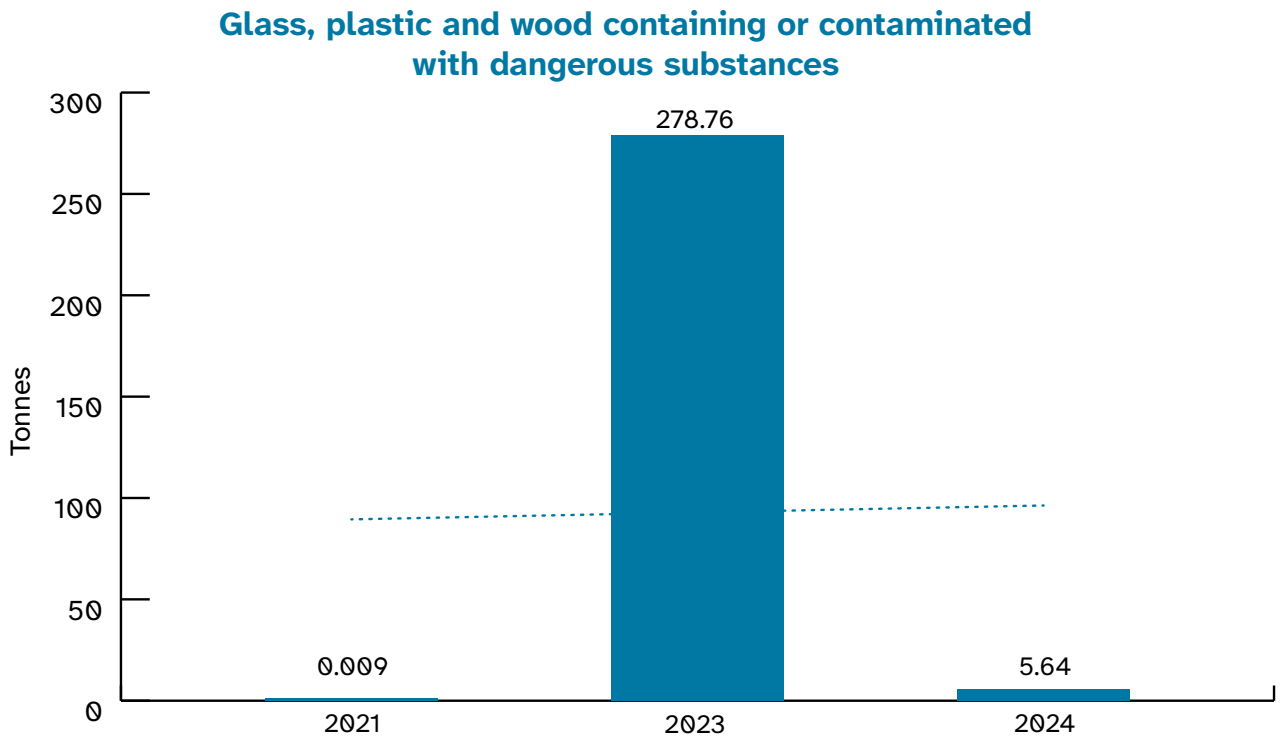


Figure 33: Glass, plastic and wood containing or contaminated with dangerous substances

It is difficult to infer in what direction this category is trending as 2023 was the only year significant quantities of this material were collected. It is possible that it was just a once off occurrence.

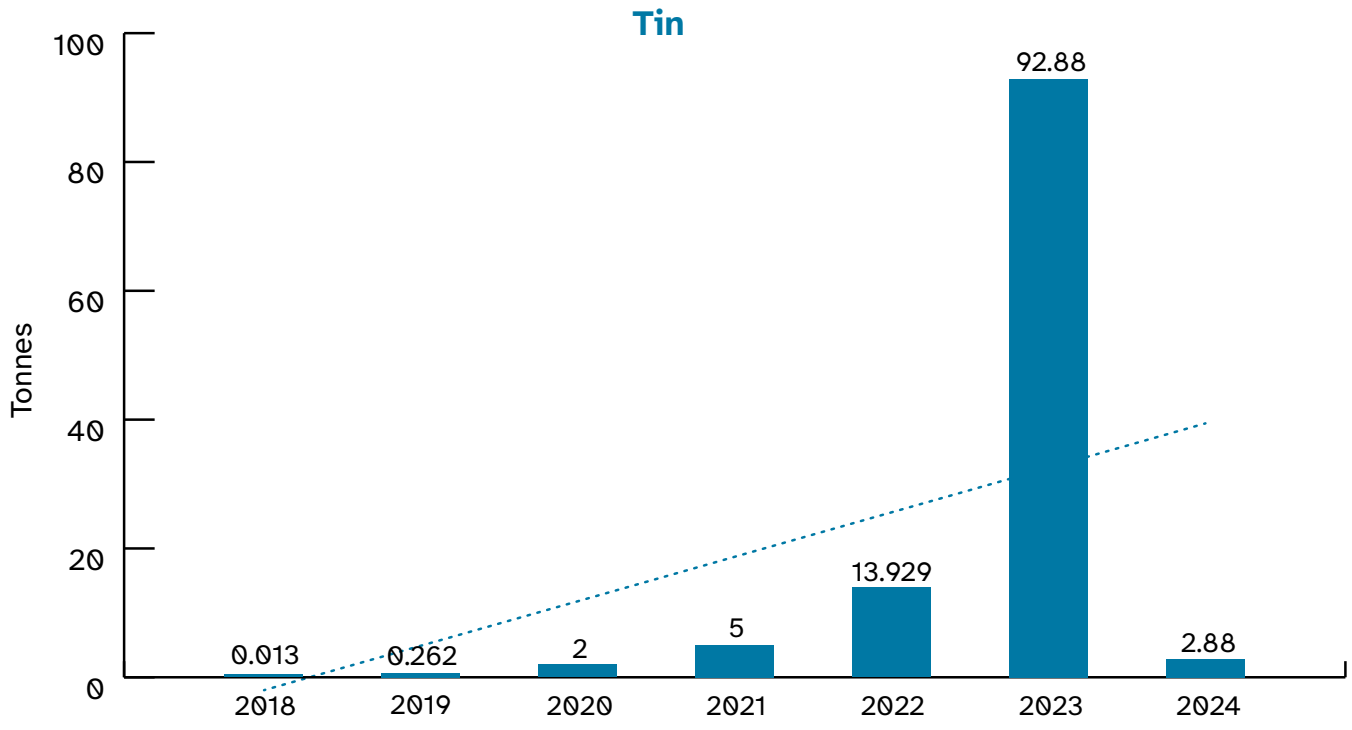


Figure 34: Tin

Tin waste has been generally of low quantities except for a sudden spike in 2023. It is likely that the majority of tin classified as waste has been repurposed or recycled.

Appendix II – Quantities of C&D waste produced, segregated by waste type and year the waste was generated

TABLE 2: CONSTRUCTION AND DEMOLITION WASTE DATA STATISTICS FOR THE DUBLIN CITY COUNCIL AREA 201-2024 CATEGORISED ACCORDING TO THE EU'S WASTE CLASSIFICATION SYSTEM (EUROPEAN WASTE CATALOGUE).

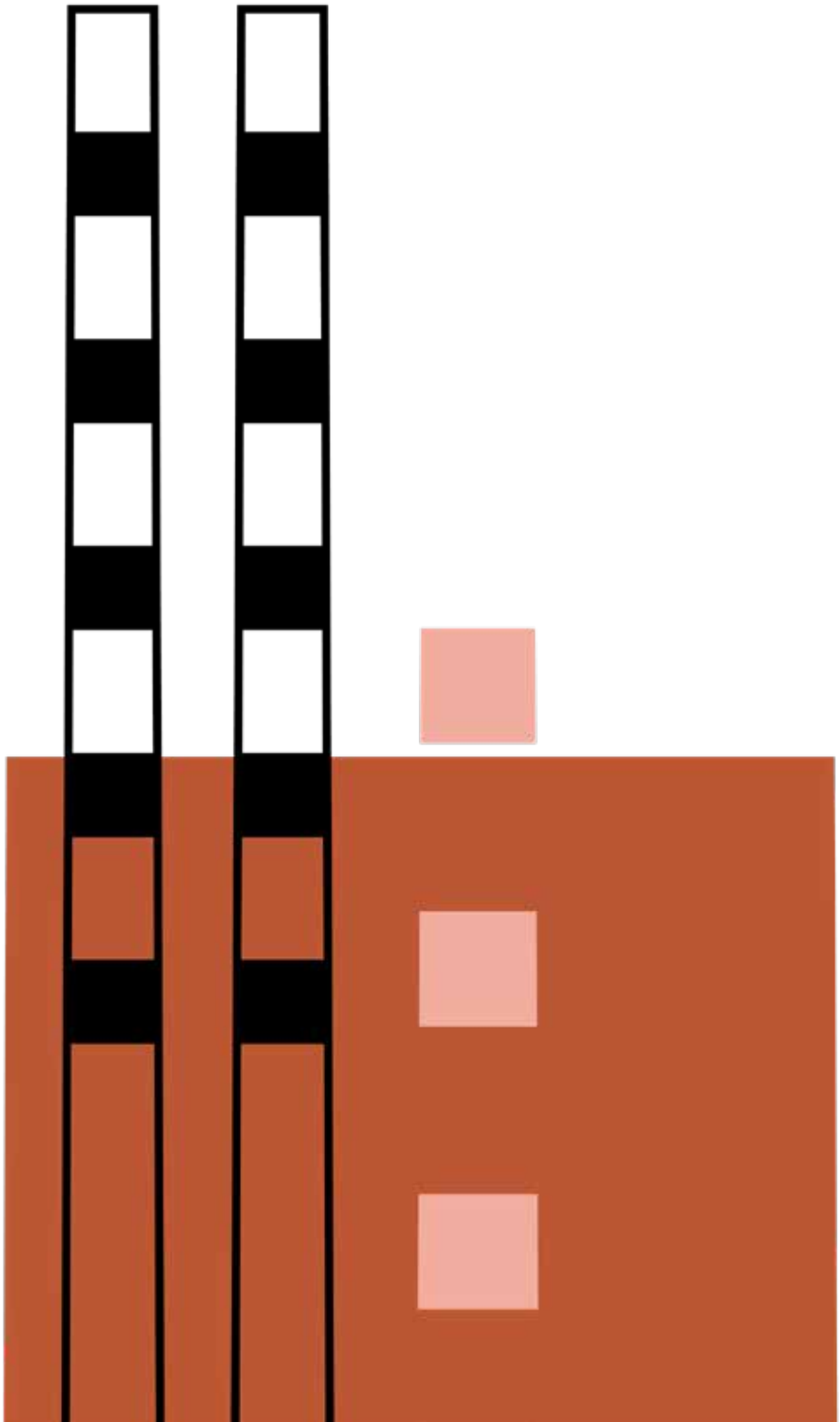
YEAR	EWC	QUANTITY (IN TONNES)
2018	17 01 01	167871.45
2018	17 01 02	1528.98
2018	17 01 03	1000.88
2018	17 01 06*	609.1
2018	17 01 07	12529.59
2018	17 02 01	2674.46
2018	17 02 02	1421.644
2018	17 02 03	4.66
2018	17 03 02	5173.355
2018	17 04 01	48.297
2018	17 04 02	443.218
2018	17 04 03	8.177
2018	17 04 05	10005.259
2018	17 04 06	0.013
2018	17 04 07	5164.58
2018	17 04 11	88.597
2018	17 05 03*	42917.9
2018	17 05 04	617115.745
2018	17 06 01*	2374.902
2018	17 06 04	25.46
2018	17 06 05*	7373.202
2018	17 08 02	1808.065
2018	17 09 04	96145.807
2019	17 01 01	149212.42
2019	17 01 02	98.38
2019	17 01 03	200
2019	17 01 07	25547.61
2019	17 02 01	4060.57
2019	17 02 02	1315.63
2019	17 02 03	61.95
2019	17 03 02	9550.865
2019	17 04 01	40.898
2019	17 04 02	358.18
2019	17 04 03	6.112
2019	17 04 04	0.3

2019	17 04 05	12949.871
2019	17 04 06	0.262
2019	17 04 07	4847.468
2019	17 04 11	32.875
2019	17 05 03*	32135.867
2019	17 05 04	1706736.537
2019	17 05 04 EOW	694.82
2019	17 06 01*	127.196
2019	17 06 04	41.42
2019	17 06 05*	1635.36
2019	17 08 02	1968.85
2019	17 09 04	89296.488
2020	17 01 01	108576.738
2020	17 01 02	190.25
2020	17 01 03	200
2020	17 01 07	24913.609
2020	17 02 01	8859.962
2020	17 02 02	446.16
2020	17 02 03	16.82
2020	17 03 01*	8.395
2020	17 03 02	17794.059
2020	17 04 01	52.582
2020	17 04 02	640.927
2020	17 04 03	4.363
2020	17 04 04	0.24
2020	17 04 05	9032.287
2020	17 04 06	2
2020	17 04 07	4480.069
2020	17 04 11	50.893
2020	17 05 03*	34617.538
2020	17 05 04	1558772.978
2020	17 05 04 EOW	14.36
2020	17 05 06 WET	419.25
2020	17 06 01*	70.762
2020	17 06 05*	1387.787
2020	17 08 02	1649.642
2020	17 09 03*	116.5
2020	17 09 04	124347.273
2021	17 01 01	142258.69
2021	17 01 02	346.65
2021	17 01 03	300.191
2021	17 01 07	16269.244
2021	17 02 01	2595.56
2021	17 02 02	764.63

2021	17 02 03	34.71
2021	17 02 04*	0.009
2021	17 03 01*	34.66
2021	17 03 02	13492.27
2021	17 04 01	92.852
2021	17 04 02	406.022
2021	17 04 03	1.951
2021	17 04 04	3.453
2021	17 04 05	10052.926
2021	17 04 06	5
2021	17 04 07	3540.107
2021	17 04 10*	0.44
2021	17 04 11	117.031
2021	17 05 03*	30677.84
2021	17 05 04	1350862.942
2021	17 05 08	3014
2021	17 06 01*	505.53
2021	17 06 04	6.98
2021	17 06 05*	1266.767
2021	17 08 02	3128.26
2021	17 09 04	100019.205
2022	17 01 01	132952.47
2022	17 01 02	1922.55
2022	17 01 03	964.51
2022	17 01 07	13389.099
2022	17 02 01	2388.87
2022	17 02 02	506.55
2022	17 02 03	34.61
2022	17 03 01*	0
2022	17 03 02	15384.884
2022	17 04 01	97.368
2022	17 04 02	272.712
2022	17 04 03	56.418
2022	17 04 05	10997.817
2022	17 04 06	13.929
2022	17 04 07	1648.863
2022	17 04 11	129.148
2022	17 05 03*	32071.4
2022	17 05 04	1290641.791
2022	17 05 08	5712.8
2022	17 06 01*	280.799
2022	17 06 05*	1257.89
2022	17 08 02	3271.982
2022	17 09 03*	0.2

2022	17 09 04	152008.277
2023	17 01 01	123976.046
2023	17 01 02	1834.22
2023	17 01 03	2153.07
2023	17 01 07	15645.734
2023	17 02 01	3472.89
2023	17 02 02	367.65
2023	17 02 03	65.59
2023	17 02 04*	278.76
2023	17 03 01*	21.148
2023	17 03 02	13979.32
2023	17 04 01	104.1
2023	17 04 02	265.301
2023	17 04 03	14.031
2023	17 04 04	0.929
2023	17 04 05	6149.429
2023	17 04 06	92.88
2023	17 04 07	1886.43
2023	17 04 11	151.729
2023	17 05 03*	16751.7
2023	17 05 04	1230353.297
2023	17 05 06 DRY	1760.14
2023	17 06 01*	157.558
2023	17 06 05*	1308.665
2023	17 08 02	2289.351
2023	17 09 03*	12.572
2023	17 09 04	188244.653
2024	17 04 02	372.524
2024	17 03 01*	1007.67
2024	17 03 02	10796.45
2024	17 01 02	1137.64
2024	17 04 11	202.072
2024	17 01 01	415235.99
2024	17 06 05*	1637.386
2024	17 04 01	221.651
2024	17 02 02	112.471
2024	17 02 04*	5.64
2024	17 08 02	3838.72
2024	17 06 01*	169.254
2024	17 06 04	5.6
2024	17 04 05	9956.737
2024	17 04 03	8.1545
2024	17 09 04	230604.354
2024	17 04 07	1678.375

2024	17 01 07	5366.025
2024	17 09 03*	53.56
2024	17 02 03	173.5
2024	17 05 03*	19403.84
2024	17 05 04	812491.696
2024	17 01 03	651.88
2024	17 04 06	2.88
2024	17 05 08	7654.32
2024	17 02 01	3518.03
2024	17 04 04	0.711

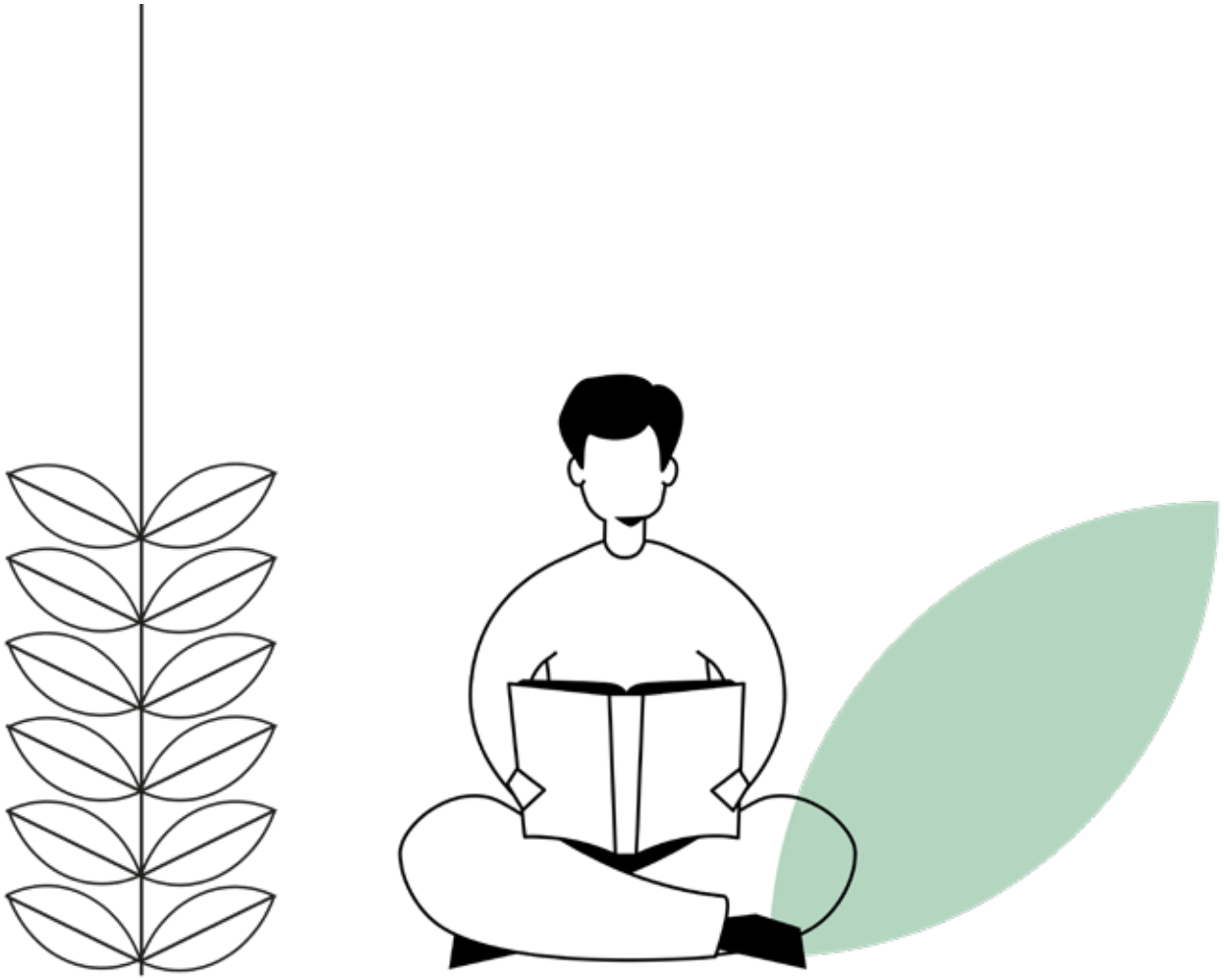


Appendix III – List of Waste (LoW) codes for the different categories of construction and demolition waste

TABLE 3: LIST OF WASTE (LOW) CODES FOR THE DIFFERENT CATEGORIES OF CONSTRUCTION AND DEMOLITION WASTE

17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)
17 01	**Concrete, bricks, tiles and ceramics**
17 01 01	Concrete
17 01 02	Bricks
17 01 03	Tiles and ceramics
17 01 06*	Mixtures of, or separate fractions of concrete, bricks, tiles and ceramics containing hazardous substances
17 01 07	Mixtures of concrete, bricks, tiles and ceramics other those mentioned in 17 01 06
17 02	**Wood, glass and plastic**
17 02 01	Wood
17 02 02	Glass
17 02 03	Plastic
17 02 04*	Glass, plastic and wood containing or contaminated with hazardous substances
17 03	**Bituminous mixtures, coal tar and tarred products**
17 03 01*	Bituminous mixtures containing coal tar
17 03 02	Bituminous mixtures other than those mentioned in 17 03 01
17 03 03*	Coal tar and tarred products
17 04	**Metals (including their alloys)**
17 04 01	Copper, bronze, brass
17 04 02	Aluminium
17 04 03	Lead
17 04 04	Zinc
17 04 05	Iron and steel
17 04 06	Tin
17 04 07	Mixed metals
17 04 09*	Metal waste contaminated with hazardous substances
17 04 10*	Cables containing oil, coal tar and other hazardous substances
17 04 11	Cables other than those mentioned in 17 04 10
17 05	**Soil (including excavated soil from contaminated sites), stones and dredging spoil**
17 05 03*	Soil and stones containing hazardous substances
17 05 04	Soil and stones other than those mentioned in 17 05 03
17 05 05*	Dredging spoil containing hazardous substances
17 05 06	Dredging spoil other than those mentioned in 17 05 05
17 05 07*	Track ballast containing hazardous substances
17 05 08	Track ballast other than those mentioned in 17 05 07
17 06	**Insulation materials and asbestos-containing construction materials**

17 06 01*	Insulation materials containing asbestos
	Other insulation materials consisting of or containing hazardous substances
	Insulation materials other than those mentioned in 17 06 01 and 17 06 03
	Construction materials containing asbestos
17 08	**Gypsum-based construction material**
17 08 01*	Gypsum-based construction materials contaminated with hazardous substances
17 08 02	Gypsum-based construction materials other than those mentioned in 17 08 01
17 09	**Other construction and demolition wastes**
17 09 01*	Construction and demolition wastes containing mercury
17 09 02*	Construction and demolition wastes containing PCB (for example PCB-containing sealants, PCB-containing resin-based floorings, PCB-containing sealed glazing units, PCB-containing capacitors)
17 09 03*	Other construction and demolition wastes (including mixed wastes) containing hazardous substances
17 09 04	Mixed construction and demolition wastes other than those mentioned in 17 09 01, 17 09 02 and 17 09 03



Appendix IV – Blank Survey

The construction and demolition (C&D) sector in the DCC area is highly dynamic and has gone through significant changes in recent years. Many of these changes specifically impact C&D waste. Some of these changes include the introduction of new levies, the infrastructure demands of a growing population, updated national policies and the development of the circular economy philosophy. The purpose of this survey is to gather as many perspectives as possible from stakeholders across this sector in the DCC area. This is so as to improve the understanding of the various viewpoints held by the relevant stakeholders. This information can then be used in turn to help inform future policymaking.

****Please only complete this survey if you are a stakeholder of the construction and demolition waste sector in the DCC area****

We leave it up to the discretion of the individual as to whether they qualify as a stakeholder of this sector, though examples of relevant stakeholders include construction and demolition contractors, government agencies, built environment advocacy groups, surveyors, carpenters, architects etc.

****The results of this survey will be entirely anonymised****

Quotes from the "Have your say" section may however be used in a subsequent report that will be published after the survey submissions deadline has passed.

1. In what capacity are you involved in the C&D sector in the DCC area? You may select multiple options. If the category you qualify for is not listed, please specify in the "Other" option.

   ☐ Building Inspector
   ☐ Building Surveyor
   ☐ Carpenter
   ☐ Electrician
   ☐ Plumber
   ☐ Architect
   ☐ Bricklayer
   ☐ Builder
   ☐ Engineer
   ☐ Academic
   ☐ Scientist
   ☐ Demolition Contractor
   ☐ Equipment Operative
   ☐ Material/Equipment Transporter
   ☐ Civil/Public Servant
   ☐ Project Manager
   ☐ NGO/ Advocacy Employee
   ☐ Tiler
   ☐ Other: _____

2. Are you optimistic that the C&D sector in the DCC area can meet the needs of a growing population while also meeting environmental targets?

   ☐ Highly pessimistic

   ☐ Pessimistic

   ☐ Neutral

   ☐ Optimistic

   ☐ Highly Optimistic

3. Do you believe that implementing circular economy initiatives in the C&D sector in the DCC area has the potential to positively or negatively impact the employment conditions and opportunities available to those working or looking to work in the sector?

   ☐ Very Negatively Impact

   ☐ Negatively Impact

   ☐ Neutral

   ☐ Positively Impact

   ☐ Very Positively Impact

4. Have Your Say. This section is for you to express your opinion on what you believe is the current condition of the C&D sector in the DCC area, what your viewpoint is on how waste from this sector is currently being managed, and what you believe are the key factors which will determine the future of this sector in Dublin city.

   Answers from this section will be analysed using thematic analysis to extrapolate any common "themes" or patterns among respondents' submissions.

   *****Quotes from this section may be used in an upcoming publicly available report, to be published following the deadline for submissions to this survey*****

Appendix V – Description of themes with examples

Each theme and its description have been accompanied by examples from respondents.

TABLE 1: DESCRIPTION OF THEMES WITH EXAMPLES

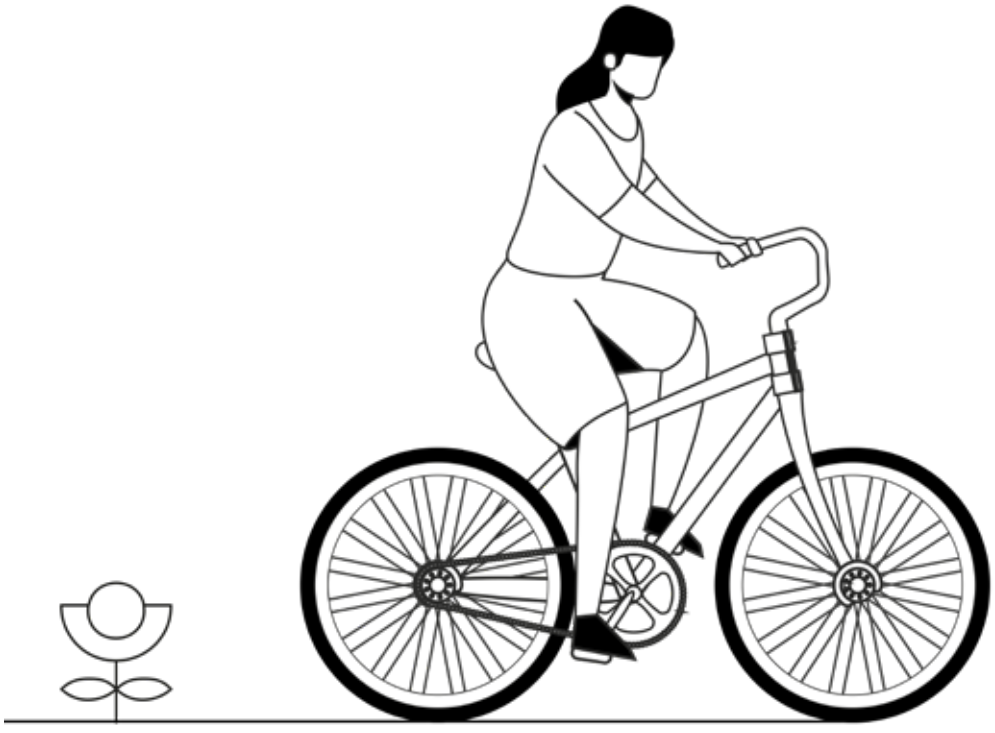
THEME	DESCRIPTION	EXAMPLES
Trust	The theme of trust describes how stakeholders in the sector perceive the behaviours and infer the motivations of other stakeholders in DCC's C&D sector.	"I have studied the August 2025 EPA Report on CDW and think its headline that the construction industry is responsible for 40% of the national waste stream is misleading" "Are the contractor doing there [sic] best when is comes to C&D waste in Ireland [sic] ... Are we been [sic] honest here and having truthful conversation about the waste in Ireland?" "The primary focus on operational energy or operational carbon is shortsighted and convenient for some in the industry with vested commercial interests." "If the design teams are unsure of what to do, if the insurance industry is capitalising on this momentary doubt to find risks with these existing buildings that justify the high premiums, then the majority of clients are being misinformed by the potential of the built environment within their ownership."
Culture	Culture focuses on the current attitudes in the C&D sector to waste management and CE practices in the DCC area.	"I think the construction industry is already doing quite well" "Using the correct term of "CD Resources" and not CD Waste would help shift the mindset of everyone involved. I believe most people in the industry want to do the best they can to help mitigate climate change." "Approach to waste management is client driven. Some clients make it a priority, and others couldn't care less. Until there is an incentive for our clients to make this a priority then not much will change." "we are all working towards a sustainable tomorrow" "Embodied energy and embodied carbon is currently being treated as an inconvenient truth within the C&D industry" "We have the potential in us to be better. There are people within this industry who have the capability and passion needed to steer this ship to safer waters"
Sector Performance	This theme focuses on the current and future performance of the sector in the DCC area.	"The C&D sector in Dublin is currently very active, driven by housing demand and ongoing development across the city." "Waste management practices have improved in recent years, with greater emphasis on segregation, recycling and reducing landfill, although space constraints on urban sites can still present challenges" "Dublin will face a recovery capacity issue as old quarries begin to fill up, and the city will need to find new ways to treat soil or reuse it as fill material/. If the local capacity were to fail, this would likely lead to increasing transportation costs."

Development & Innovation	This theme captures responses which advocate for the improvement or current practices and/or new innovations in the sector.	"more precise digital identification and measurement of these resources, tracking and segregation of the remaining and reuse it before they are prematurely 'written off' and defined as CD Waste." "I know of companies in this sector who are investigating processes which could reuse some of these CD Resources to make sustainable products with low-embodied carbon. It will take time to develop markets for these new products but I think we can achieve nearly-zero disposal of these CD Resources." "Going forward, stronger circular economy requirements, improved recycling infrastructure and increased focus on material reuse will be key factors shaping the future of the sector." "Fundamentally, we think the majority of existing buildings could be reused or extended." "Technology such as Building Information Modelling should also be built into work practices, which will allow for more precise material ordering, which "designs out" waste before any construction begins."
Support	Support includes multiple types such as financial support (investment), education and awareness to enable those working in the C&D sector to implement improved waste management and CE practices.	"For demolition waste to be properly recycled and materials made available for reuse in construction there has to be significant investment made" "Avenues for circularity need to be made easier for Construction and Demolition" "recycled aggregate construction products are not supported within the industry and there is a reliance on quarried material being brought into the region" "a centralised strategy that allows business to focus on planning infrastructure and developing products." "There seems to be an education piece missing between public sector and industry" "More is required to support awareness of the cost, materials and environmental benefits of resource efficient practices." "Some of the smaller contractors and sub-contractors are generally outside the loop and there needs to be more awareness for this sector of the industry... [t]here perhaps needs to be facilities for these types of business to be able to availed off [sic] to deposit segregated waste, even some form of incentives." "there are no courses available to learn about the early reinforced concrete structures deployed throughout Dublin in it's initial wave of office developments. Many structural engineers are taught primarily about new structural calculations with less time or experience gained of how to assess existing structural capability"

Policies & Regulations	This theme captures the various perspective of relevant policies and regulations held by different stakeholders in the sector.	"Adding levies to waste won't result in reductions in volumes, it just makes the cost of building more expensive." "In many cases, the regulatory framework can create additional challenges. Materials generated during construction are typically automatically classified as waste, requiring the contractor to submit an Article 27 notification in order to have certain materials reclassified as a by-product. This adds an administrative burden and can delay the efficient reuse of materials. Furthermore, contractors must identify and secure destination sites for materials such as spoil or topsoil, which must themselves have the appropriate planning permission. This requirement can significantly restrict available options and complicate waste management on projects." "The existing waste authorisation system for crusher use on-site must be updated and made efficient and relevant."
Local Authorities	How the role of local authorities, especially DCC are perceived by stakeholders in the C&D sector.	"DCC as an organisation needs to pilot a brownfield soil and stone project in terms of CE ambitions" "local authories [sic] need to work with the contractors to embed circular principals [sic]" "responsibility falls primarily on the contractor to manage and remove waste, often with limited input or practical guidance from county councils or local authorities." On DCC's planned move of from the Civic Offices on Wood Quay Venue to the Camden Yard site: "The reasons argued for this type of development are not reasonable and disappointing that they are representative of the Local Authority, who generally would be expected to lead by example." "Under the DCC Development Plan, there is increased emphasis on the reuse of existing buildings over demolition, which is a good step in changing how we see buildings as "material banks""
Incentivisation	Incentivisation covers the ways in which respondents believe the use of different motivators can be used to encourage behaviour change in the C&D sector.	"Provide more favourable terms for contractors to dispose of their unused soil etc and make it worth their while to prioritise this" "the use of recycled aggregates should be incentivised - perhaps by reduction in planning application fees/ connection charges / rates reduction for commercial premises etc - also should be a requirement under Green Public Procurement"
Planning & Design	The Planning & Design theme focuses on how the planning process and it's relation to construction and demolition are perceived	"Planning need to be to forefront of any C&D CE initiatives" "Planning need to liaise with enforcement/regulatory bodies both internally and externally to fully understand what is going on in the sector" "There appears to be insufficient consideration given to the management of waste generated by developments at the planning stage." Planning authorities to "consider whether greater flexibility could be introduced, particularly regarding the planning requirements for destination sites, in order to facilitate more practical and sustainable management of excavated materials"

Next Steps

It is the intention of Dublin City Council - Building Control to update the ‘Rubble With A Cause Construction and Demolition Waste in the Dublin City Council Area’ report annually. This is in order to provide a continually evolving reflection of the sector’s dynamic landscape and any changes in the quantities of waste produced. It is also the intention of Dublin City Council - Building Control to make the ‘Rubble With A Cause’ conference an annual event.



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