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REFUSE AND RECYCLING MANAGEMENT PLAN

HAYES PARK NORTH, HAYES PARK, HAYES END ROAD, HAYES

Prepared on behalf of Shall Do Hayes Development Ltd

May 2025

Reference: P25082 RRMP/PC

Introduction

- 1** This Refuse and Recycling Management Plan ('RRMP') is prepared on behalf of Shall Do Hayes Development Ltd (the 'Client') in respect of their approved residential development proposals at Hayes Park North, Hayes Park, Hayes End Road, Hayes, located within the London Borough of Hillingdon ('LB Hillingdon').

- 2** In July 2024, amendments proposed under Section 73 (Application reference 12853/APP/2024/1374), to vary Appeal reference APP/R5510/W/21/3280015, dated 23/06/2022, (Application reference 12853/APP/2021/2202, dated 26/07/2021, submitted under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) were approved. As such, the application was considered to be acceptable and it was recommended that prior approval be required and approved, subject to planning conditions

3 The permission was approved subject to the imposition of five planning conditions, of which Condition 4 states:

"4. Car and Cycling Parking and Refuse and Recycling Details

Prior to the occupation of the development, details of the following shall be submitted to, and approved in writing by the Local Planning Authority:

- 1) The layout of a cycle parking area able to accommodate 92 no. bicycles;*
- 2) The layout of a motorcycle parking area able to accommodate 4 no. motorcycles;*
- 3) Active electric vehicle charging points at 20% of all parking spaces with all the remainder having passive provision;*
- 4) A car parking management plan including the requirement that all car parking spaces are leased and not sold;*
- 5) Details of a refuse and recycling management scheme, including details of storage facilities which should be located within/close to the building entrances and also a collection day storage area close to the site access, together with appropriate management arrangements in order to aid collection.*

Thereafter, these shall be implemented as approved and permanently retained and used for no other purpose.

REASON

To comply with Condition O.2.-(1), Class O, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Also, to ensure that the development does not compromise the safe and efficient operation of the local highway network, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) and Policy T4 of the London Plan (2021).

4 This RRMP is prepared in relation to item 5 of Condition 4.

5 Hayes Park North was originally a three storey office building with a basement level for servicing and deliveries. The site forms part of the Hayes Park business park, a landscaped parkland setting of approximately 5.22 hectares. The wider site comprises three buildings, the remaining two of which are vacant but in office use. A multi-storey car park borders the application site to the west.

6 The location of the approved site is shown in **Figure 1**.

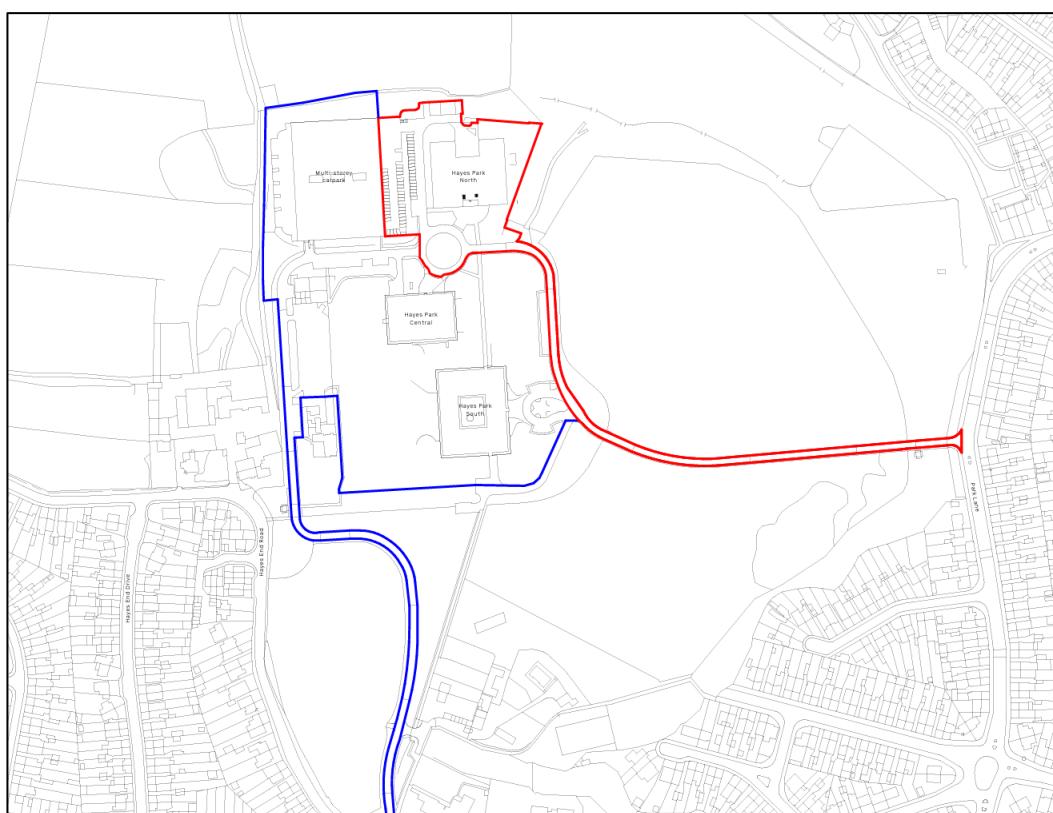


Figure 1: Approved Site Location (source: Studio Egret West submission dwg 0447-SEW-ZZ-ZZ-DR-A-PL0000/T3)

7 The approved scheme comprises the change of use of the building from office (Use Class E(g)) to residential use (Use Class C3) to form 70 units comprising 5 x studio units, 43 x 1-bedroom (2-person) units, 18 x 2-bedroom (4-person) units and 4 x 3-bedroom (6-person) units.

Refuse Vehicle Access

- 8 For the former use, servicing and refuse collections took place from the rear of the building along the northern elevation where the basement level is directly accessible onto street level.
- 9 Given the site's former use, the routes in and through the site are suitable for accommodating refuse vehicles. Accordingly, for the proposed residential use, refuse collections will continue to be able to take place from the rear of the building as per the former arrangements. For the approved residential use, collections will be undertaken by LB Hillingdon, whereas for the former use we can expect the refuse collections to have been carried out by either LB Hillingdon or a private contractor.
- 10 The existing/proposed refuse vehicle routing is shown in **Figure 2** below.

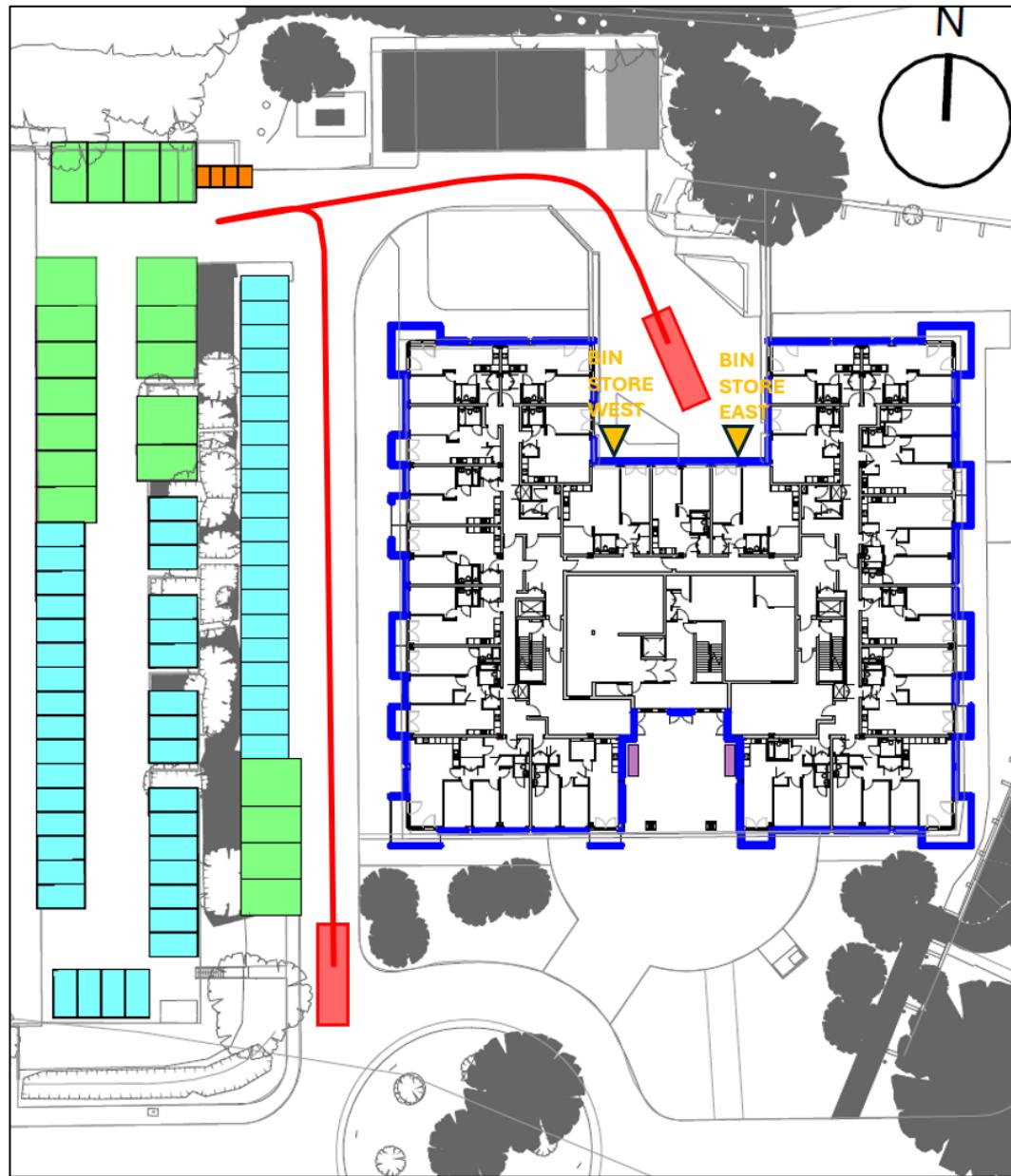


Figure 2: Existing/Proposed Refuse Vehicle Routing In

11 Refuse vehicles shall be able to manoeuvre to within 10m of the access to the bin stores and the widths of the bin store access doors are circa 2m wide. The Council's bin operatives will thus be able to collect the bins efficiently.

Capacity

12 Within the basement level, two bin stores are provided, namely 'Bin Store West' and 'Bin Store East'. Each bin store has a minimum capacity for 6 x 1,100L Eurobins which shall accommodate the waste demands of the building based on *LB Hillingdon's Waste Guidance 2021*, as per the following calculation:

- 48 x studio/1-bedroom units (100L/flat): 4,800L
- 18 x 2-bedroom units (170L/flat): 3,060L
- 4 x 3-bedroom units (240L/flat): 960L
- Total Minimum Requirement: 8,820L/1,100L Eurobin = 8 bins

13 The provision of a total of twelve bins split across the two bin stores therefore exceeds the minimum requirement. Each store shall have three general waste bins and three recycling bins.

14 Food waste bins shall also be provided. Each bin store shall accommodate two 140L wheelie bins for food waste collections.

Management

15 The Client has appointed a property management company to manage the building. Their details are as follows:

Company Name: Landswood de Coy LLP

Company Address: 21/22 Great Castle Street

London

W1G OHY

Tel.: +44 (0)20 7636 5557

- 16** Part of the role of the appointed management company shall be to ensure the bin stores are used as intended and vehicular access to the bin stores is maintained at times of collection. They will also be responsible for ensuring that the bin store doors can be opened by the Council's bin operatives when required. This will be carried out by way of a keypad, or any other measure preferred by LB Hillingdon.
- 17** In the event that access to the bin stores becomes hindered to the extent that the Council's refuse vehicle and/or bin operatives are unable to collect waste, then the property management company will be responsible for arranging on-site caretaking staff to move the bins to a collection point to be agreed with LB Hillingdon and returning the bins thereafter.

Summary

- 18** This RRMP has been prepared and tailored for the approved residential scheme at Hayes Park North, Hayes Park, Hayes End Road, Hayes, located within the London Borough of Hillingdon and will be reviewed regularly by the Client and appointed building management company to ensure that the key objectives of the plan continue to be met.
- 19** The appointed management company will be responsible for the management of the refuse and recycling stores, including access to them by refuse vehicles and bin operatives.
- 20** The refuse and recycling stores shall be managed by the appointed car park management company in accordance with the approved RRMP at all times after first occupation, in accordance with Condition 4 of the planning approval.



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