Pell Frischmann		Version No. 104182-D2
TECHNICAL NOTE	Purpose Response to comments	Date 01/12/2020
Subject Response to Officer Comments on 16299/APP/2020/3313 Waste Strategy		By D Watson Checked V Balboa

Introduction

1.1 This Note has been produced by Pell Frischmann in response to London Borough of Hillingdon (LBH) comments dated 20/11/2020 (reference CRS63882). They refer to the Waste Strategy submitted within the Delivery and Servicing Plan as part of application 16299/APP/2020/3313 Land Off Harefield Road Uxbridge.

Twice Weekly Collection

1.2 The Applicant has agreed that as a commercially operated site, twice weekly collection is appropriate. This is in line with their overarching waste strategy for all the later living sites that they manage and avoids unnecessarily large waste stores being required within their buildings. A suitable commercial waste operator will be employed to collect the waste on this basis.

Refuse Storage

1.3 The site will not have the same characteristics as a conventional residential block of flats, instead it well be fully managed by an on-site team of staff.

1.4 The units themselves are primarily single occupancy residencies and are specifically designed for over 65s. Whilst the majority of the units are for people requiring minimal care (typically 3 hrs a week), a proportion of the units will also provide a higher level of care for less mobile residents. The volume of waste likely to be generated by these residencies is therefore less than a standard family sized home.

1.5 It is also noted that the site includes a number of additional services for the elderly residents including a café and restaurant where they can eat their meals (reducing their own domestic waste). There is therefore an element of double counting in the calculations as we have provided for both the residencies and the restaurant separately.

1.6 The waste calculations for each land use have been based on British Standards and the waste streams have then been divided out between general refuse, recyclables and organic waste. Organic waste will include garden waste, which can be stored in the 140 litre bins.

1.7 In addition to the main refuse store, there are two smaller refuse stores adjacent to the cores which are filled up before the waste is transferred to the main waste store by management. This provides further capacity and resilience within the waste strategy. If for any reason additional waste were generated across the development, then it could be held for longer in the smaller bin store before being transferred.

1.8 Therefore, the number of bins provided is considered to be acceptable and that no additional storage space is required. The addition of redundant space dedicated to unnecessary waste stores would impact on the useable floor space and design of the Proposed Development.

Ventilation

1.9 In instances where the refuse stores are accessed from outside, double louvred doors allow the space to be naturally ventilated. In instances where refuse stores are not adjacent to the façade, both the refuse store and its associated lobby will be mechanically ventilated.

Clinical waste

1.10 Clinical waste has been accounted for within the design and a section within the Delivery and Service Plan provides further details how this will be handled. The duties of both the employee and staff are listed within the DSP to demonstrate the strategy for dealing with the clinical waste.

1.11 The clinical waste store has been included on the latest plan as shown in **Figure 1**.

Figure 1- Revised Bulk Waste and Clinical Waste Store



Bulky Waste

1.12 A bulky waste store has been included within the plan (as shown in **Figure 1**) for larger items should they need to be temporarily stored before collection.

Access to Waste Stores

1.13 It is noted that: *'Access to the refuse collection point is suitable and the vehicle can safely enter and exit the site in forwards motion'.* The DSP includes a swept path drawing demonstrating adequate space for a refuse truck to manoeuvre within the site