

Waste Management Plan

279 Long Lane Hillingdon UB10 9JS

By Anva

Proposed Development: Subdivision of Plot and Erection of One Two-Bedroom Bungalow at the Rear Garden of No. 171 Kensington Avenue, London E12 6NL

1. Introduction

This Waste Management Statement has been prepared in support of the proposed subdivision of the existing plot and erection of a new two-storey, 3-bedroom dwelling house to the rear garden of 279 Long Lane, Hillingdon.

The purpose of this statement is to demonstrate that suitable refuse and recycling storage facilities will be provided for the proposed dwelling and that an appropriate arrangement is in place for the safe and convenient collection of household waste.

The proposed waste management arrangements have been designed to ensure that:

- Adequate refuse storage capacity is provided;
- Waste storage facilities are conveniently located for future occupants;
- Collection arrangements do not impact the existing dwelling at 279 Long Lane;
- The visual impact of refuse storage within the street scene is minimized.

2. Existing Waste Management Arrangement

The proposed development involves the subdivision of the existing residential plot at 279 Long Lane.

The existing dwelling at 279 Long Lane will retain its current refuse storage and collection arrangements. The proposed development will not affect or alter the existing waste management provision for the host dwelling.

A separate refuse storage area will be provided for the proposed new dwelling to ensure that both properties have independent and appropriate waste management facilities.

3. Proposed Refuse Storage Provision

A dedicated refuse storage area will be provided within the front garden area of the proposed dwelling. The refuse storage area has been carefully located to provide:

- Convenient access for future residents;
- Easy movement of bins to the collection point;
- A safe and unobstructed route;
- Minimal visual impact on the streetscene.

The refuse storage area will accommodate the required household waste and recycling containers associated with a 3-bedroom dwelling.

The proposed provision includes:

- General household waste - 1 no. 240 litre wheeled bin
- Recycling waste - 1 no. 240 litre recycling wheeled bin
- Food waste - Food waste container in accordance with Council collection requirements

The refuse storage arrangement provides sufficient capacity for the proposed dwelling and supports effective household waste separation and recycling.

4. Waste Collection Arrangements

Waste collection for the proposed dwelling will take place from Hartshill Close. On collection days, refuse and recycling bins will be moved from the dedicated storage area to the collection point on Hartshill Close.

The route between the refuse store and collection point is approximately 3.5 metres in length and provides:

- A short and direct route;
- A level and unobstructed access path;
- No gates or physical barriers;
- Safe movement of bins for collection purposes.

Following collection, bins will be returned to the dedicated refuse storage area within the site.

5. Integration with Site Design

The refuse storage area has been incorporated into the overall site layout to ensure that waste facilities are functional while maintaining the quality of the proposed development.

The location of the refuse store within the front garden allows convenient access while ensuring that bins can be appropriately managed and screened when not required for collection. The proposed arrangement avoids unnecessary storage of bins on the public highway outside collection periods and maintains an attractive residential frontage

6. Recycling and Sustainable Waste Management

The proposed development encourages sustainable waste management through the provision of dedicated recycling facilities. Future occupants will be able to separate recyclable materials from general household waste through the provision of appropriate recycling containers.

The proposed arrangement supports responsible waste management practices and contributes towards reducing household waste sent to landfill.

7. Construction Waste

A separate Construction Management Plan has been prepared and submitted as part of the planning application to address construction-related matters. This Waste Management Statement relates solely to the long-term operational waste storage and collection arrangements for the proposed residential dwelling.

8. Conclusion

The proposed development provides suitable and practical waste storage and collection arrangements for the new 3-bedroom dwelling.

The dedicated refuse storage area, convenient access route and collection arrangements ensure that waste management can be effectively undertaken without impacting the existing dwelling at 279 Long Lane or the surrounding residential environment.

The proposed waste management strategy is therefore considered appropriate for the scale and nature of the development.