

MEMORANDUM

BDP.

TO Richard Phillips – Hillingdon Council

DATE 13 September 2023

FROM BDP

CC Tom Rudd (BDP Planning)

FILE REF ACS Hillingdon International School, 108 Vine Lane, Hillingdon UB10 0BE

SUBJECT RESPONSE TO LB HILLINGDON CONSULTEEES

Please see our responses to the queries raised in the email from Richard Phillips (Hillingdon Council, Principal Planning Officer) dated 11th September 2023.

Consultee	Item Number	Comment / Query	Applicant Response and Proposed Approach	Drawing Supplied
Waste Services	1	The swept path analysis provided, clearly shows that access for refuse collection will be hindered by parked cars and/or coaches, and therefore, the collection point is not suitable. It should be relocated or the parking spaces should be removed to allow clear access, Access including Vehicle Access and Access Road	<p>An updated swept path analysis drawing has been provided with the below response:</p> <p>Swept path analysis has been provided for a 10.5m front-loading refuse vehicle, indicating a 6.6m reverse required for egress.</p> <p>This location is currently in use by the school and they are seeking to regularise the change, they had amended the location due to it being more convenient for refuse collection. The school have confirmed that collections are scheduled between 9am-2pm on Friday's. During this time period, the spaces shown in green will not be filled. They are only used between 8-8:30am and 3-3:30pm daily. Therefore, there the swept path analysis and bin collection is provided on this basis. The school currently operate in this way and have no issues with this location. Moving the store or losing spaces would compromise the functionality of proposed parking arrangement.</p> <p>The approved Transport Plan (Transport Statement, prepared by Mayer Brown, dated July 2015) associated with the original application confirms this with paragraph 4.7 stating:</p> <p><i>Once all students have been off loaded and escorted into the school, the buses continue around the access road to leave the school.</i></p> <p>The coaches then arrive at 3pm to take students home, thus confirming that the spaces in green are not filled during the time of refuse collection.</p>	1689-IID-PL-XX-DR-A-1051-P02 – Site Swept Path – Refuse Collection 01 – now shows full extent of the school grounds
	2	It should be ensured that there are no steep inclines, door lips or flights of stairs between the location of the external bin store and the collection point	This is confirmed by the architects and is reflected in IID's Hard Landscape Drawing and Nicola Maher's approved landscaping detail drawing.	1689-IID-PL-XX-DR-A-1052-P02 – Landscape – Proposals Hard Materials – This has been revised to show correct proposed level in refuse area 0028-302 RevA Parking Bay Demarcation Coach / Car Park
	3	The gradient of any path that the bulk bins must be moved on should be no more than 1:20, with a width of at least 2 metres without obstruction. The surface should be smooth	This is confirmed by the architects and is reflected in IID's Hard Landscape Drawing and Nicola Maher's approved landscaping detail drawing.	1689-IID-PL-XX-DR-A-1052-P02 – Landscape – Proposals Hard Materials – This has been revised to show correct proposed level in refuse area 0028-302 RevA Parking Bay Demarcation Coach / Car Park
	4	Roads providing access to the building should have foundations and a hard-wearing surface capable of withstanding a fully laden refuse vehicle of 32 tonnes Gross Vehicle Weight.	Confirmed – route is used currently used by a refuse collection vehicle and the school has had no issues. There are no proposals to substantially amend the existing road.	N/A

MEMORANDUM CONT.

FILE REF
DATE

ACS HILLINGDON
INTERNATIONAL SCHOOL, 108
VINE LANE, HILLINGDON
UB10 0BE
13 SEPTEMBER 2023

5	Roads should have a minimum width of 5m and be designed so that the collection vehicle can continue mainly in a forward direction. For safety reasons, we would encourage developers to make use of turning circles or separate entrances and exits to minimise the need for vehicles to reverse.	Survey shows road width reduces to 4.5m in some locations but is currently sufficient for the refuse vehicle which serves the school (2.53m width).	N/A
6	Dropped kerbs are needed outside each bin store entrance to allow for the safe manoeuvre of bins by the collection crews. These should be 2 kerb lengths minimum (a kerb length is 900 mm). A dropped kerb should be sited within 10m of the facilities and the pulling area should be free from obstructions and have a sound surface.	The bin store is located at road level and has no requirement for a kerb.	1689-IID-PL-XX-DR-A-1052-P02 – Landscape – Proposals Hard Materials - This has been revised to show correct proposed level in refuse area 0028-302 Rev/A Parking Bay Demarcation Coach / Car Park
7	A swept path analysis must be provided to demonstrate that the collection vehicle will not reverse more than 12 metres, with entrance and exit in a forward motion being considered. Providing a swept path to the Council is advantageous as it helps for visualisation of proposed service	As per the previous response, swept path analysis has been provided for a 10.5m front-loading refuse vehicle, indicating a 6.6m reverse required for egress.	N/A
8	The driver's line of sight to the storage must not be obstructed.	Confirmed – the front-loading vehicle means the driver maintains clear line of sight to the storage area. As there are no coaches onsite when the refuse vehicle attends the school, all spaces marked green will be unoccupied.	N/A
9	Where access to the storage may become blocked, developers may need to request the Council to implement parking restrictions.	Noted	N/A
10	Where collection may take place on a public road, existing road markings, traffic restrictions and to allow free flow of traffic	Not applicable to this development	N/A
11	Barriers to be in place where bins will closely pass parked cars. - Bins should not cross parking bays, whether designated or otherwise.	Due to the coach parking timings set out in points 1 and 8, the refuse vehicle does not affect bays designated as green on the swept path plan. The school would be willing to put temporary barriers in place during collection times to avoid any potential impact to cars parked in the vicinity.	N/A
12	Waste collection crews and caretakers should not have to: - carry refuse or recycling sacks more than 15 metre - move a Bulk bin or other large wheeled bin more than 10 metres	Waste collection crews do not need to carry or move bulk bins, vehicle is front-loading. An alternative back-loaded vehicle would park up to the Refuse Area, meaning crew travel distance would be the length of vehicle. Caretakers currently carry refuse from the Main Building which is in excess of 15m, so the proposal is no worse than existing	N/A
13	Collectors should not pass through the building internally for collections	Confirmed – all is external	N/A
14	If any of the collection requirements are not met, this must be agreed by prior written agreement and the Council may levy a charge to the developer/ managing agent to account for additional collection costs incurred	The collection requirements are met to an appropriate level considering the site constraints and needs	N/A