

Waste Management Plan

Proposed Change of Use: Residential Dwelling (Use Class C3) to Residential Care Home (Use Class C2)

Address: 166 Woodrow Avenue, Hayes, UB4 8QR

Prepared on behalf of: Family First Care Ltd

Local Planning Authority: London Borough of Hillingdon

Prepared by:

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1.0 Introduction

This Waste Management Plan has been prepared in support of the proposed change of use at 166 Woodrow Avenue.

The purpose of this document is to demonstrate that waste arising from the operation of the two-bed children's home will be managed in a manner consistent with domestic use and in full compliance with London Borough of Hillingdon waste collection standards.

The scale of the home is modest and equivalent to a small family household.

2.0 Nature of Waste Generated

The home will accommodate a maximum of two children with 24-hour staffing.

Waste generated will consist solely of:

- Domestic refuse
- Mixed dry recycling
- Food waste
- Garden waste where applicable

The property will not generate:

- Commercial waste
- Clinical waste
- Hazardous waste

The volume of waste will be comparable to that of a typical family dwelling with multiple occupants.

3.0 Bin Provision and Storage

The property will utilise standard domestic bins issued by the London Borough of Hillingdon.

These typically include:

- Residual waste bin
- Recycling bin
- Food waste caddy

All bins will be stored within the property curtilage, out of public view and not obstructing the public highway.

Bins will only be presented for collection on designated collection days and returned promptly following emptying.

4.0 Waste Handling Procedures

Internal waste segregation will be encouraged within the home.

Staff will ensure:

- Clear separation of recyclable materials
- Secure bagging of refuse
- Appropriate food waste disposal
- Regular monitoring of bin capacity

Residents will be supported to understand recycling responsibilities as part of life skills development.

Responsibility for bin presentation and storage will be allocated within staff rotas.

5.0 Hygiene and Maintenance

Bin storage areas will be maintained in a clean and orderly condition.

Measures include:

- Regular cleaning of bin storage area
- Ensuring lids remain closed
- Immediate reporting of damaged bins
- Monitoring of any missed collections

The Registered Manager will oversee compliance with borough waste requirements.

6.0 Impact on Neighbouring Amenity

Given the modest scale of occupation:

- Waste volumes will not exceed normal household levels
- There will be no increase in collection frequency
- There will be no commercial waste storage
- There will be no obstruction of the highway

The waste profile of the property will remain consistent with its residential context.

7.0 Policy Compliance

The proposal complies with:

- Environmental Protection Act 1990
- Waste (England and Wales) Regulations 2011
- London Borough of Hillingdon waste collection policies

The development does not introduce intensification that would trigger alternative waste management requirements.

8.0 Conclusion

The proposed two-bed children's home at 166 Woodrow Avenue will generate domestic waste only.

Waste volumes and management arrangements will remain consistent with typical residential use.

There will be no material impact on neighbouring amenity or public realm.

The Waste Management Plan demonstrates full compliance with local authority expectations.