

WASTE MANAGEMENT PLAN

Proposed Development: Erection of new dwelling (2bed-4person) on land adjacent to 103 Church Road, Hayes, UB3 2LD with amenity space, cycle storage, refuse bins. Alteration to host property to include new flush kerb and front garden. Demolish existing garden shed.

Site Address: 103 Church Road, Hayes, UB3 2LD

Local Planning Authority: Hillingdon London Borough Council

1. Introduction

This Waste Management Statement has been prepared in support of a planning application for the erection of a new two-bedroom dwelling (4-person occupancy) on land adjacent to the existing dwelling at 103 Church Road, Hayes, UB3 2LD.

The purpose of this statement is to demonstrate that the proposed development will provide appropriate arrangements for the storage, management, and collection of household waste and recycling, in accordance with the requirements of Hillingdon London Borough Council.

2. Description of Development

The proposed development consists of:

- Construction of one new two-storey residential dwelling
- Two bedrooms accommodating up to four persons
- Total internal floor area of approximately 87.35 m²
- Provision of private amenity space
- Cycle storage
- Refuse and recycling storage at the front of the property
- Demolition of the existing garden shed

Minor alterations to the host property will also include the creation of a new flush



kerb crossover and reconfiguration of the front garden and parking arrangement.

3. Waste Generation

The proposed dwelling is expected to generate a typical level of domestic waste consistent with a small residential property.

Waste streams generated by the dwelling will include:

- General household waste
- Mixed dry recycling
- Food waste
- Garden waste (if applicable)

Waste generation levels are expected to be consistent with typical household waste outputs for a two-bedroom dwelling.

4. Refuse Storage Arrangements

Dedicated refuse storage will be provided for the proposed dwelling in a designated location at the front of the property.

The refuse storage area will accommodate the standard waste containers required by Hillingdon London Borough Council, which typically include:

- One residual waste bin
- One mixed recycling bin
- One food waste container

The storage area will be designed to:

- Be easily accessible for occupants
- Avoid obstruction of pedestrian or vehicle access
- Maintain appropriate visual appearance within the street environment
- Allow adequate space for manoeuvring bins

5. Waste Collection

Waste and recycling collections will be undertaken in accordance with the regular collection services provided by Hillingdon London Borough Council.

On designated collection days:

- Bins will be moved by occupants from the storage area to the collection point at the front of the property adjacent to Church Road.
- Council collection vehicles will collect waste directly from the roadside.



This arrangement follows the standard waste collection practices for residential properties along Church Road.

6. Construction Waste Management

During the construction phase, waste generated from demolition and building works will be managed responsibly.

Measures will include:

- Removal of the existing garden shed prior to construction
- Segregation of recyclable materials where possible
- Use of licensed waste carriers for disposal
- Recycling or reuse of materials where feasible

Construction waste will be managed in accordance with environmental best practice and relevant waste regulations.

7. Environmental Considerations

The waste management strategy has been designed to minimise environmental impacts and promote sustainable waste practices.

Key considerations include:

- Provision of adequate space for recycling containers
- Easy access for residents and collection services
- Avoidance of clutter or visual impacts on the street scene
- Compliance with local authority waste management requirements

8. Conclusion

The proposed development at 103 Church Road, Hayes, UB3 2LD includes appropriate arrangements for the storage and collection of household waste and recycling.

The proposal:

- Provides suitable refuse storage at the front of the property
- Ensures convenient access for residents and waste collection services
- Supports recycling and sustainable waste management practices

The waste management arrangements are considered appropriate for the scale of the development and comply with the waste management requirements of Hillingdon London Borough Council.

