



Civil Engineers & Transport Planners

Axis House,
Bath Road

Refuse & Recycling
Management Plan

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Civil Engineers & Transport Planners

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1 INTRODUCTION

1.1 General

1.1.1 Lanmor Consulting Ltd has been commissioned to provide a Refuse & Recycling Management Plan (RRMP) for the proposed development at Axis House, 242 Bath Road, Heathrow, UB3 5AY.

1.1.2 Within this RRMP, detailed consideration will be given to the logistics of the refuse and recycling collections for both the commercial and residential units of the proposed development in order to minimise the impact on the surrounding public highway networks.

1.1.3 This plan will also demonstrate that the proposed development accords with the key planning policies with regards to refuse and waste collection, review the proposed refuse provisions on site and the management of the plan. The objectives of the RRMP will be to establish the measures and initiatives to be implemented to increase the efficiency of refuse collection for the application site.

1.2 Site Description

1.2.1 The site is located within the London Borough of Hillingdon, in west London. The existing site is located to the north of Bath Road (A4) between 242 & 264 Bath Road, which is a busy dual carriageway providing access to the M25 and into Central London.

1.2.2 The existing site is currently occupied by a car park to the rear of Axis House. The local area is predominantly built up, with residential dwellings, office buildings, hotels and London Heathrow to the south. Figure 1.1 below shows the location of the site.

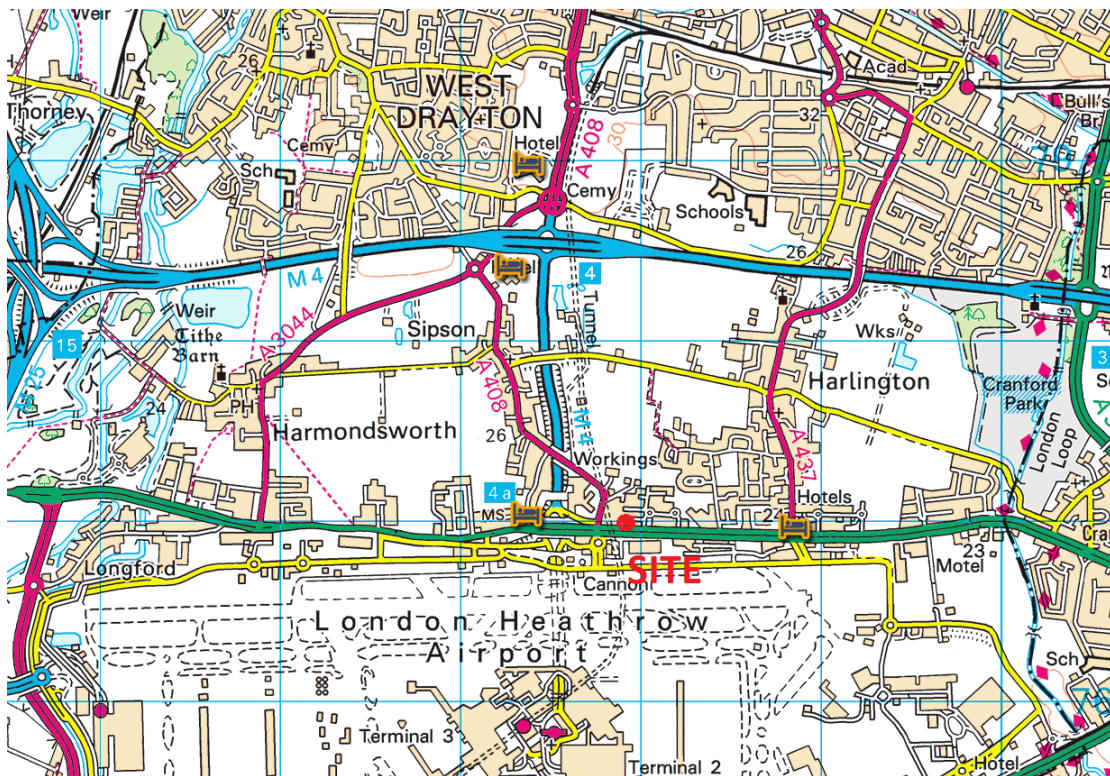


Figure 1.1 – Site Location

1.3 Development Proposals

- 1.3.1 The proposed development has secured approval at appeal for the erection of a hotel building comprising 157 rooms and associated access, parking, landscaping and refuse storage, subject to conditions.
- 1.3.2 Condition 9 of the appeal decision states: *“Notwithstanding the details included in the Waste and Recycling Strategy (2022) prepared by Progress Planning, no development shall take place until a refuse and recycling management plan is submitted to and approved in writing by the local planning authority. It shall include a collection schedule, the distance collection crews will need to reverse to collect the waste containers and details to demonstrate that sufficient provision is made available for food waste, recycling and general waste containers.”*

2 RELEVANT PLANNING POLICIES

2.1 London Borough of Hillingdon Local Plan Part 1: Strategic Policies (2012)

Policy EM11 – Sustainable Waste Management

“The Council will aim to reduce the amount of waste produced in the Borough and work in conjunction with its partners in West London, to identify and allocate suitable new sites for waste management facilities within the West London Waste Plan to provide sufficient capacity to meet the apportionment requirements of the London Plan which is 382 thousand tonnes per annum for Hillingdon by 2026.

The Council will require all new development to address waste management at all stages of a development's life from design and construction through to the end use and activity on site, ensuring that all waste is managed towards the upper end of the waste hierarchy.

The Council will follow the waste hierarchy by promoting the reduction of waste generation through measures such as bioremediation of soils and best practice in building construction. The Council will promote using waste as a resource and encouraging the re-use of materials and recycling. The Council will also support opportunities for energy recovery from waste and composting where appropriate. The Council will safeguard existing waste sites unless compensatory provision can be made.

The Council will seek to maximise the use of existing waste management sites through intensification or co-location of facilities”

2.2 London Borough of Hillingdon Local Plan Part 2: DMPs (2020)

Policy DMHB 11 – Design of New Development

“Development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.”

Policy DMIN 4 – Re-use and Recycling of Aggregates

“The London Plan sets targets for the re-use of construction, demolition and excavation waste and recycling of these wastes is promoted in the West London Waste Plan.

The Council will promote the recycling of construction, demolition and excavation waste. All developments will be encouraged to: recycle and re-use construction, demolition and excavation waste as aggregates; process and re-use the recyclable material on-site, and where this is not possible, the material should be re-used at another site or for land restoration; and use substitute or recycled materials in new development in place of primary minerals”

3 REFUSE COLLECTION PROCEDURES

- 3.1.1 Refuse will be collected by a private collection firm who will be able to access the site from along Egerton Way. There is a service drop off area to the east of the site accessible through a dropped kerb.
- 3.1.2 The bins will be stored to the front of this service bay within a storage unit enclosed by a storage yard and the refuse company will be given access to this area by a member of hotel maintenance staff. The storage unit itself will comprise an area of 30.8m² and will allow for 8 x 1240L Eurobins: 3 for general waste, 3 for recycling and 2 for food waste which has been designed to suit the waste and recycling needs of a hotel development.
- 3.1.3 On collection day, refuse workers will be able to access the bin store and wheel out bins to the refuse vehicle. It is assumed that waste collections will take place outside of the peak hours, with specific collection times being arranged to minimise impacts upon the operation of the surrounding highway network.
- 3.1.4 The access to the bin storage is away from the service bay and so the refuse collection workers will need to wheel the bins out of the storage unit, through the gates of the yard and out towards the service area, ready for emptying into the refuse truck. This is a journey of approximately 21.1m. Once the collection of the refuse has been completed, the bins will be returned to the storage area and the gates locked.
- 3.1.5 The bins will be clearly labelled so it is clear to the refuse workers which bins to empty. The bin store has been designed to be as accessible as possible to maximise the efficiency of the waste removal operation
- 3.1.6 The service bay will also be used by delivery vehicles dropping off food and general kitchen supplies to the front entrance, as well as laundry and cleaning supplies etc. These deliveries and collections will be coordinated by the hotel management such that they do not interfere with the collection of refuse and recycling.

3.2 Enforcement

3.2.1 Details of refuse collection information will be handed to the hotel staff and included within staff manuals to ensure that they are aware of collection dates and times, as well as the means of access, storage, waste separation and the security which has been implemented.

3.2.2 The refuse system will be monitored regularly by the management company for the building, to ensure all users are placing waste correctly, and that the bins are being emptied in an efficient and tidy manner by the staff and the refuse company. Should there be any issues with the system the management company will implement any necessary changes.

3.3 Conclusion

3.3.1 The above strategy will provide the proposed development with an efficient refuse and recycling collection system for all users of the building to use and is therefore considered acceptable and in line with council policy.