

Utilities Statement

Addition of an ancillary workshop and associated infrastructure for the maintenance of waste collection vehicles

SUEZ Waste Transfer Station, Rigby Lane, Hayes

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October 2025



1 OVERVIEW

Purpose of report

- 1.1 The purpose of this report is to provide a description of the utilities in the vicinity of the proposed development and the requirements of the proposed vehicle workshop.
- 1.2 The statement is provided for planning application purposes only. The scope of the statement is limited to a desktop study and is reliant on information from third parties. A Digitised Desktop Utility Survey is provided at **Appendix A**.

Project Description

- 1.3 The proposed addition of a workshop and associated infrastructure for maintenance of waste collection vehicles. The workshop is proposed to be located on land to the south of the operational Waste Transfer Station (WTS) Rigby Lane, Hayes, Greater London UB3 1ET.
- 1.4 The WTS site has been in operational waste use for many decades. The proposed vehicle workshop would be located partially on an area of land within the Rigby Lane Hayes WTS 'red line' boundary and partially on land directly to the south of the WTS building. The site is located within an established industrial estate approximately 1.3 kilometres southwest of Hayes town centre and 1.3 kilometres north of the M4 Motorway in Greater London at National Grid Reference TQ 082 798.
- 1.5 A plan showing the site location and surrounding context is shown in the figure below:

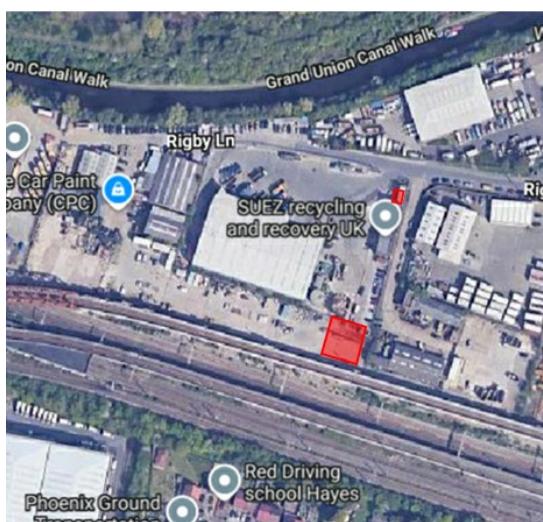


Figure 1: Site location

- 1.6 The site is surrounded immediately to the north, east and west by commercial/industrial units. To the north of the site, beyond Rigby Lane and additional industrial units, is the Grand Union Canal. To the south is the railway line leading from the Hayes and Harlington railway station

New utilities assessment

- 1.7 As an existing operational site, an existing electricity supply is available for use.
- 1.8 The proposed workshop will not require a gas connection.
- 1.9 The existing Thames Water sewer network will have sufficient capacity given the small scale of the infrastructure proposed.
- 1.10 Given the small scale of the proposed development and its situation within an existing operational site, the site's telecommunications demand will be low. It is not anticipated that new telecom infrastructure will be required.

Existing utilities on site

- 1.11 Utility searches have been undertaken in the vicinity of the Site.
- 1.12 Safe digging practices, in accordance with Health & Safety Executive publication HS (G) 47, shall be used to verify and establish the actual position of mains, pipes, services, and all other apparatus on Site before any mechanical plant is used.
- 1.13 The general requirements of the relevant guidelines of the National Joint Utilities Group including Guidelines on the Positioning and Colour Coding of Utilities Apparatus (www.njug.org.uk) shall be complied with.

2 SITE UTILITY REQUIREMENTS

Electricity

- 2.1. UK Power Networks own and maintain the electricity cables in South East England, the East of England and London.

- 2.2. As an operational site, electricity supply is already installed. SUEZ will not need to apply for any new incoming supply.

Gas

- 2.3. SUEZ do not proposed to use gas for any of the energy use required for the new development.

Sewer

- 2.4. Thames Water is the sewerage undertaker for the area. The site is located within the an industrial estate in Hayes, Greater London. The proposed development will tie into existing foul and surface water connections within the site.

Clean Water

- 2.5. Affinity Water is the clean water provided for the area.

- 2.6. As an existing operational site, a clean water supply is already available on site. SUEZ will not be applying for any additional supply.

Telecommunications

- 2.7. As an operational site, telecommunications infrastructure already serves the site as shown in **Appendix A**. A extension to the existing line will be provided as part of the development works.



Appendix A: Digitised Desktop Utility Survey EMS17987-TEC-DR-0001

