



REFUSE AND RECYCLING

Site Address:

Land adjacent to 51 Bishops Road, Hayes, UB3 2TF

Condition 5:

Refuse Storage facilities

Planning Reference:

64416/APP/2023/1459

Local Planning Authority:

London Borough of Hillingdon





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Introduction:

This document has been prepared to discharge Condition 5 of the planning permission for the development at 51 Bishops Road, Hayes, UB3 2TF. It provides precise details of the proposed refuse and recycling storage facilities, including bin provision, dimensions, location, access arrangements, screening, and confirmation of long-term retention.

The refuse and recycling arrangements have been designed to ensure that storage facilities are sufficient, accessible, hygienic, and convenient for residents, while allowing safe and efficient collection by refuse operatives, in accordance with London Borough of Hillingdon requirements.

The facilities will be provided prior to first occupation of the dwelling and retained thereafter in perpetuity for their intended purpose, unless otherwise agreed in writing by the Local Planning Authority.

Condition 5:

Prior to the first occupation of the development hereby approved, refuse storage facilities shall be provided in accordance with precise details, including screening, that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter those refuse storage facilities shall be retained in perpetuity for their intended purpose.

General Requirements

The London Borough of Hillingdon follows guidance from:

- Hillingdon Local Plan: Part 2 – Development Management Policies
- Hillingdon Council Waste and Recycling Storage and Collection Guidance
- The London Plan (Policy SI7 – Reducing Waste and Supporting the Circular Economy)

Bin Provision

- Bins provided: 3 × 140-litre wheelie bins (Hillingdon Council standard size)
- Bin colour and use:
 - 1 × Black bin – General Waste
 - 2 × Green bins – Mixed Recycling

This provision offers adequate capacity for a one-bedroom dwelling and promotes waste minimisation and recycling in line with borough policy.



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Bin Dimensions (Each 140L Wheelie Bin – Approx.)

- **Height:** 1,060 mm
- **Width:** 490 mm
- **Depth:** 550 mm

Bin Storage Location

The refuse and recycling bins are positioned at the front of the property, within the site boundary.

- The location:
 - Provides convenient access for the occupiers
 - Allows straightforward presentation of bins at the front boundary on collection day
 - Avoids obstruction to pedestrian routes and the public highway

Where visible from the street, the bins can be screened with low-level fencing or enclosure, if required, to maintain visual amenity.

Space and Access Requirements

To comply with Hillingdon Council handling and access standards:

- Total footprint (bins stored side by side):
Approximately 1.6 m width × 0.6 m depth
(allowing 100–150 mm spacing between bins for lid operation)
- Minimum height clearance: 1.2 m
- Clear access space in front of bins:
Minimum 1.2 m, enabling safe movement of bin

Access Route to Collection Point

- Surface between refuse storage and collection point:
 - Level and step-free
 - Minimum width: 2.0 m
 - Finish: Block paving
 - Gradient: Gentle and compliant with refuse collection requirements

This arrangement ensures safe and efficient movement of bins by residents and collection crews, in accordance with London Borough of Hillingdon guidance.



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