

WASTE MANAGEMENT PLAN

Change of use from offices (Class E) to 2 no. two-bedroom residential flats (Class C3) with associated external and internal alterations.

DISCHARGE OF CONDITION – 05

Prior to first occupation of the development hereby approved, details of facilities for the storage and collection of refuse and recyclables shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information in relation to location, dimensions, external finishes and design. The facilities shall be provided in accordance with the approved details prior to first occupation and thereafter retained as approved.

Alexander House
18 Oaklands Gate,
Northwood
HA6 3AA

1. Purpose of the Waste Management Plan

This Waste Management Plan has been prepared to support of the discharge of the planning condition requiring details of facilities for the storage and collection of refuse and recyclables prior to first occupation at Alexander House, 18 Oaklands Gate, Northwood HA6 3AA

The purpose of the plan is to demonstrate that the development provides suitable, secure and appropriately designed facilities for the storage and collection of household refuse, dry mixed recycling and food waste generated by the two residential flats.

The arrangements are intended to:

- provide adequate storage capacity for the two flats;
- enable residents to separate general waste and recyclable materials;
- provide a suitable and hygienic storage location within the site;
- prevent waste containers or bags from obstructing the highway or pedestrian routes;
- enable waste to be presented at the property frontage for collection;
- minimise visual impact, odour and potential nuisance; and
- ensure the facilities are retained and maintained for the lifetime of the development.

The arrangements will be implemented before the first occupation of either flat and retained thereafter.

2. Development

The approved development comprises the conversion of the existing office accommodation at Alexander House, 18 Oaklands Gate, Northwood, HA6 3AA, to provide:

- **Flat 1 – two-bedroom residential flat**
- **Flat 2 – two-bedroom residential flat**

The development will therefore generate normal domestic household waste associated with two residential units.

There will be no commercial, industrial or office waste arising from the completed development.

3. Waste Streams

The following principal household waste streams will be provided for:

3.1 General/residual waste

General household waste that cannot reasonably be recycled will be placed in tied black refuse sacks.

Hillingdon Council's current guidance states that household rubbish should be stored in tied black bags and recommends standard domestic dustbins of up to 90 litres capacity to contain household rubbish prior to collection. (Hillingdon Council)

For the development, provision will therefore be made for **two domestic refuse storage containers, each not exceeding 90 litres**, with one allocated principally to each flat. Additional tied sacks may be stored within the property until the appropriate collection day.

3.2 Dry mixed recycling

Recyclable household materials will be separated from general waste and stored in accordance with the Council's current recycling requirements.

Recycling will be stored in suitable clear recycling sacks or other containers permitted by Hillingdon Council. Residents will be responsible for ensuring that recyclable materials are correctly separated and presented for collection.

3.3 Food waste

Food waste will be separately collected and stored using the Council's prescribed food-waste containers/liners.

Residents will be provided with appropriate kitchen food-waste caddies and will transfer food waste to the external collection point on the relevant collection day.

Food waste will not be placed in the general refuse containers.

3.4 Other waste

Bulky household items, electrical items, garden waste and other waste streams not accepted through the normal household collection will not be stored permanently within the refuse enclosure.

Residents will be responsible for arranging an appropriate collection or disposal route where required. Hillingdon Council operates a separate bulky-waste collection service, subject to its applicable requirements. (Hillingdon Council)

No hazardous waste, chemicals, clinical waste, asbestos or other specialist waste will be stored within the communal refuse facility.

4. Waste Storage Facility

4.1 Location

A dedicated refuse and recycling storage area will be provided within the curtilage of Alexander House, close to the site frontage and the existing pedestrian/access route to Oaklands Gate which is within the clients red line boundary as per their land registry.

The storage facility will be positioned so that:

- it is accessible to residents of both flats;
- it does not obstruct pedestrian access;
- it remains within the property boundary;
- waste can be transferred to the collection point without passing through the residential accommodation;
- it is readily accessible on collection days; and
- waste can be presented at the front boundary without causing an obstruction to the highway.

The final location will be as shown on the approved refuse/storage arrangement drawing accompanying this submission.

Hillingdon Council's current collection guidance states that household waste and recycling collections are made from the front of the property and that waste should be placed at the front boundary by 6:00am on collection day. Waste should, where possible, remain within the property boundary and off pavements and roads to avoid obstruction.

4.2 Dimensions

A dedicated refuse/recycling area of approximately:

A dedicated space within the curtilage is allocated to the right of the entrance, subject to coordination with the approved site layout and detailed architectural drawings.

The proposed dimensions provide sufficient practical space for the two 90-litre general-waste containers together with the storage of recycling sacks/containers and food-waste receptacles, while allowing residents reasonable access to the facility.

This will not be used for the storage of bicycles, household goods, building materials or other items.

4.3 Design

This area will have compliant refuse bins in accordance with Hillingdon councils guidelines. There will be respective bins for each flat, however they will remain small, discrete enclosure appropriate to the residential character of the property.

5. Storage Capacity

The proposed arrangement is based on two residential units.

Each flat will have access to:

- 1 x domestic refuse container up to 240 litres for residual waste, which includes 90litres per flat as per the councils requirements.
- appropriate storage/presentation arrangements for dry mixed recycling which is also 240 litres including 90litres per flat as per the councils requirements ; and
- a food-waste caddy/container.

This provides dedicated residual-waste storage for each dwelling while allowing recyclable and food waste to be kept separate.

The proposed arrangement is consistent with Hillingdon's current approach to low-rise flats with ground-floor access, for which the Council identifies weekly kerbside sack collection and recommends containers no greater than 90 litres where used for the storage of black-sack waste.

The waste storage provision will be reviewed if the Council changes its collection system or container requirements.

6. Collection Arrangements

The development will use the household waste and recycling collection service available from Hillingdon Council.

Hillingdon Council currently states that:

- general waste, recycling and food waste are collected on the same collection day;
- collections are made from the front of the property; and
- waste and recycling should be placed at the front boundary before 6:00am on the collection day. (Hillingdon Council)

Collection procedure

On the evening before or morning of the scheduled collection:

1. Residents or the appointed property manager will remove the appropriate waste sacks/containers from the storage area.
2. Waste will be placed at the designated collection point at the front boundary of Alexander House.
3. Waste will be presented no later than **6:00am** on the collection day.
4. Waste will be positioned so that it does not obstruct pedestrians, vehicles, entrances or the public highway.
5. Following collection, any reusable containers will be returned to the designated storage area.
6. Waste sacks or containers will not be left permanently at the property frontage.

The Council's collection-day information will be checked by residents/management and updated whenever the Council changes the collection arrangements.

7. Resident Responsibilities

Residents will be provided with information explaining the waste arrangements for the development.

Residents will be responsible for:

- separating general waste from recyclable materials;
- placing food waste in the designated food-waste receptacle;
- securely tying general-waste sacks;
- not overfilling containers;
- not placing prohibited materials in the general waste;
- keeping the refuse storage area clean;
- presenting waste only on the appropriate collection day; and
- returning containers to the storage facility after collection.

Hillingdon Council identifies recyclable items, food waste, electrical items, chemicals, clinical waste and other specialist materials as items that should not be placed in ordinary household rubbish.

8. Management and Maintenance

Responsibility for the ongoing management of the waste facility will rest with the property owner, landlord or appointed managing agent.

The responsible party will:

- inspect the refuse storage area regularly;
- ensure the area remains accessible, and is clean at all times
- promptly remove any illegally dumped or abandoned waste;
- ensure waste is not allowed to accumulate outside the designated storage area;
- liaise with Hillingdon Council regarding collection issues; and

- ensure residents are informed of any changes to collection arrangements.

9. Hygiene and Pest Control

The refuse facility will be maintained to a clean and hygienic standard.

The following measures will be adopted:

- all general waste will be contained within securely tied sacks;
- food waste will be separately contained;
- waste will not be permitted to accumulate on the floor;
- the enclosure will be ventilated;
- the floor will be capable of being washed down;
- spills will be cleaned promptly;
- containers will be kept closed where applicable; and
- any evidence of vermin or persistent odour will be addressed promptly.

Hillingdon Council specifically recommends containing household rubbish within suitable domestic dustbins to reduce the risk of sacks being split by foxes, birds and other animals.

10. Access and Highway Considerations

The waste storage arrangement will ensure that waste can be transferred to the collection point without creating an unacceptable impact on the public highway.

Waste will only be presented at the frontage for the period necessary for collection.

The collection point will be kept clear of:

- parked vehicles;
- pedestrian access routes;

- steps or other unnecessary obstructions; and
- other stored materials.

The waste storage area itself will remain within the site's private curtilage.

11. Future Changes to the Collection Service

The waste management arrangements will be operated in accordance with the waste collection service applicable to the property at the time.

If Hillingdon Council changes its collection system, container requirements or collection methodology, the owner/manager will make reasonable adjustments to the internal management arrangements to ensure continued compliance.

The physical refuse storage facility will be retained unless an alternative arrangement is agreed in writing with the Local Planning Authority.

12. Implementation

The refuse and recycling storage facility described in this document will be installed and made available prior to the first occupation of either of the two residential flats.

The facility will be provided in accordance with the approved details relating to:

- location;
- dimensions;
- waste storage capacity; and
- collection arrangements.

The facility will thereafter be retained and maintained for the lifetime of the development.

14. Conclusion

The proposed waste management arrangements provide appropriate facilities for the storage, separation and collection of household waste generated by the two proposed two-bedroom residential flats at Alexander House.

The proposal provides dedicated storage for residual waste, recycling and food waste within the site, with waste presented at the property frontage for collection in accordance with Hillingdon Council's current household collection arrangements.

The storage enclosure will be appropriately located, secure, ventilated, durable and visually compatible with the existing property. The arrangement will prevent unnecessary obstruction of the public highway and ensure that the refuse and recycling facilities remain available and properly managed throughout the lifetime of the development.

The details set out in this Waste Management Plan are therefore submitted for approval in discharge of the relevant pre-occupation planning condition.
