

Job No: 2020-3289
File Ref: N01-PS-Waste Management Plan
Date: 1 March 2022
Job Title: Silverdale Road, Hayes

Subject: Waste Management Plan

Introduction

1. This Waste Management Plan relates to the residential led mixed use redevelopment of the former Silverdale Industrial Estate at Silverdale Road in Hayes. The redevelopment proposals comprise a podium at ground level and buildings ranging from four to nine storeys, containing 122 residential units (Use Class C3) and 230 square metres of flexible commercial space (Use Classes A1, A3, B1, D1 or D2), together with associated car parking, vehicular access, landscaping, infrastructure works and the extension of Shackles Dock.

2. Planning permission was granted by the London Borough of Hillingdon (LBH) in July 2019 (application reference 71374/APP/2016/4027) subject to conditions. Condition 23 of the permission states;

"Prior to the commencement of development a Waste Management Plan for the development shall be submitted and approved in writing by the Council.

Thereafter, the proposed works shall be implemented and carried out in accordance with the approved details."

REASON To comply with the Hillingdon Design & Accessibility Statement (HDAS) Supplementary Planning Document: "Residential Layouts" (May 2006) and for the convenience of residents in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)."

3. It is noted that the refuse storage and collection arrangements for the development were discussed in the planning committee report, which concluded that;

"Integral and secure waste storage will be located at ground floor level and will have no impact on the quality of the outdoor spaces. The plans indicate that sufficient space would be provided to accommodate adequate capacity for waste and recycling. It would also be conveniently located for future occupants and for collection. Details have also been provided to demonstrate that refuse vehicles can safely enter and exit the servicing area of the site. This application is supported by a Waste Management Strategy prepared by RPS and considered by the Council's Waste Management Officer who raises no objection. On this basis, the proposed refuse and

recycling arrangements are considered to be acceptable, in compliance with policy 5.17 of the London Plan (2016)."

4. This Waste Management Plan has been developed to enable the discharge of this planning condition and builds on the October 2016 Waste Management Strategy prepared by the RPS Group.

Relevant Policies and Guidance

Hillingdon's Residential Layout's Supplementary Planning Document (SPD) July 2006

5. With regard to waste management the SPD advises that:

"Adequate and appropriate space for waste and recycling facilities, including wheelie bins where appropriate, recycling bins and composting facilities should be incorporated into new developments. Such space should be designed and located in a way which integrates them with the buildings they serve and minimises the impact on the local amenity"

And

"The best bin stores are solid (but well-ventilated) with walls/doors/roof (to prevent wind blown litter, over flow, accommodate bulky items, prevent vermin etc)."

Finally, the SPD states;

"Facilities must be easily and safely accessible and should not be farther than 23m from the highway /collection point and not farther than 9m for wheelie bins."

Hillingdon Local Plan Part 2 Development Management Policies (DMP) in January 2020

6. Hillingdon Unitary Development Plan Saved Policies was replaced by the Local Plan Part 2 Development Management Policies (DMP) in January 2020. With regard to waste storage, the DMP advises that;

"The sustainable management of waste is integral to any development and needs to be factored into its design at the outset. Local authorities have increasing targets to separate out materials for re-use and recycling and to reduce the amount of waste sent to landfill. Waste has the potential to be a nuisance and may cause serious problems if it is not managed properly, therefore all proposals for new development are expected to provide satisfactory arrangements for the internal and external storage and collection of general waste, recycling and organic waste. External bins should be located and screened to avoid adverse visual impacts and nuisance to both occupiers and neighbours."

Building Regulations 2010 Part H, Drainage and Waste Disposal

7. Paragraph 1.8 of section H6 states that;

"Storage areas for waste containers and chutes should be sited so that the distance householders are required to carry refuse does not usually exceed 30m (excluding any vertical distance). Containers should be within 25m of the waste collection point specified by the waste collection authority.

8. Paragraph 1.11 advises that;

"The collection point should be reasonably accessible to the size of waste collection vehicles typically used by the waste collection authority."

Waste Storage Provision

Residential

9. The development comprises 4 buildings, Blocks A, B, C and D. **Table 1** provides a schedule of residential accommodation within each building.

Table 1 – Schedule of Residential Accommodation					
Block	Unit Type				
	Studio	1 Bed	2 Bed	3 Bed	Total
A	0	7	6	7	20
B	1	30	20	9	60
C	2	7	14	2	25
D	3	2	9	3	17
Total	6	46	49	21	122

10. A copy of the consented ground floor site layout plan is attached at **Appendix A**.
11. British Standard 5906 "Waste management in buildings — Code of practice", provides guidance on weekly waste arisings for different types of building. For domestic buildings, the standard advises that weekly waste arisings are 70 litres per bedroom plus 30 litres. Based upon this guidance, the weekly waste arisings for each block in the development would be as listed in **Table 2**.

Table 2 – Residential Waste Arisings Per Week	
Block	Waste Quantity (litres)
A	3,400
B	8,660
C	3,760
D	2,750
Total	18,570

12. The submitted Waste Management Strategy noted that Hillingdon Borough Council's Waste Team advised that the following bins should be provided to serve the residential element of the development.
- Building A) 3 x 1100 litre - plus 1 x 1100 litre for dry recycling (optional) = Total Capacity 4,400 litres

- Building B) 9 x 1100 litre - plus 4 x 1100 litre for dry recycling bins (optional) = Total Capacity 14,300 litres
 - Building C) 5 x 1100 litre - plus 2 x 1100 litre for dry recycling (optional) = Total Capacity 7,700 litres
 - Building D) 3 x 1100 litre - plus 1 x 1100 litre for dry recycling (optional) = Total Capacity 4,400 litres.
13. This provides a total waste storage provision of 30,800 litres, significantly in excess of the provision calculated in accordance with BS5906. The ground floor site layout plan shows that each building has a refuse store located close to the building core that provides the recommended provision of 1100 litre refuse bins.
14. BS5906 recommends waste storage chambers, detached or as part of the building, should be sited within 30 metres (excluding any vertical distance) from each dwelling. All apartments within blocks A and D comply with this recommended distance, as do the majority of units within Blocks B and C. In total 80% of dwelling comply with the recommended 30 metre distance. There are 16 units in Block B that are located more than 30 metres from the building bin store and 8 in Block C. **Table 3** shows the distance from the nearest bin store for the 24 units that exceed the 30 metre travel distance.

Table 3 – Distance to bin store (units over 30m)		
Location	Number of units	Distance to bin store
Block B	12	33.3m
Block B	4	31.1m
Block C	4	37.3m
Block C	3	35.3m
Block C	1	33.7m

15. The maximum additional travel distance over that recommended by BS5906 is 7.3m, which based on an 80 metre per minute walking speed, would take 5.5 seconds to walk. As noted, the bin stores are all located close to the building cores and this provides opportunity for residents to drop off their waste when leaving the building rather than make a dedicated trip. As such, it is considered that the waste storage arrangements for residents are sited to be conveniently accessible to all residents of the building. It is noted that this was acknowledged in the committee report at paragraph 7.15 which commented that waste and recycling would *"be conveniently located for future occupants and for collection"*.

Commercial Waste

16. The commercial floor space is located within two units within Blocks A and C. These units could be occupied by a wide range of uses given that planning approval was given for A1, A3, B1, D1 or D2 uses. The development proposals allow for the storage of waste within each of the commercial units. Suitable ventilation will be provided in areas that waste will be stored.

17. The collection of commercial waste will be contracted to a private waste collection/recycling operator once the occupier of the commercial units is known. This arrangement will specify the appropriate frequency of collection and the waste streams to be collected.

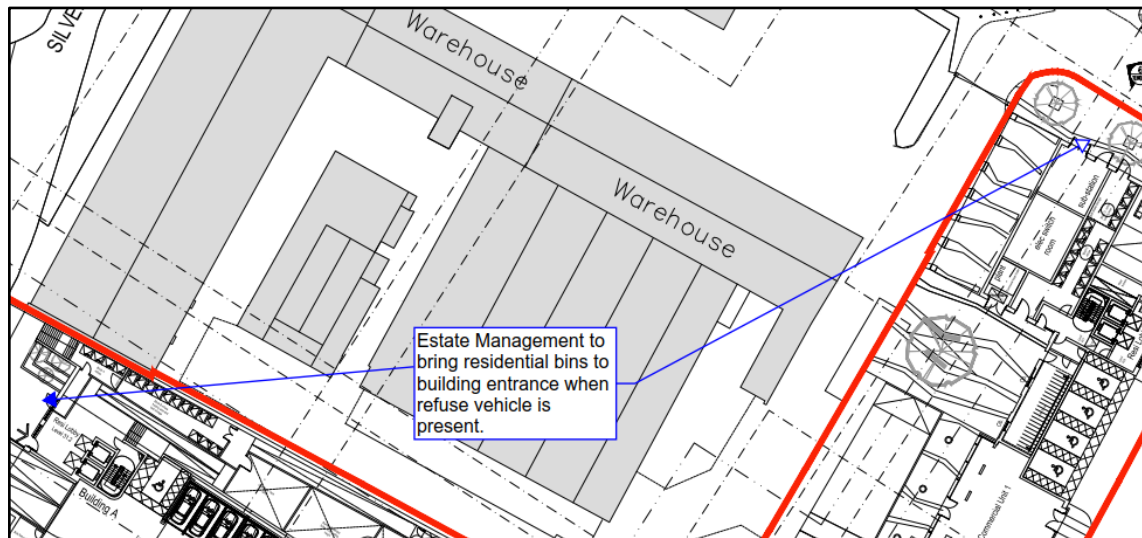
Waste Management

18. Residents will be responsible for transferring waste and recycling material from their property to the waste storage area for each building. As the waste stores are located close to each building core, it will be convenient for residents to transfer waste to the stores when leaving the site, rather than having to make a dedicated trip.
19. The development has two refuse holding areas for Blocks B and C, which are located adjacent to the bins stores for Blocks A and D. The Estates Management Team will be responsible for transferring full bins from the bin stores for Block B and C to the holding areas on the day of collection.

Waste Collection

20. Refuse vehicles would stop on Silverdale Road to collect waste and recycling material from the proposed development. There are two locations that vehicles would need to stop to collect residential waste, close to Block C to collect from the Block C bin store and Block D refuse holding area, and close to Block A to collect waste from the Block A refuse store and Block B refuse holding area.
21. A plan showing residential refuse collection locations and swept path analysis of vehicles manoeuvring to and from the site was included in the Waste Management Strategy prepared by the RPS Group and is attached at **Appendix B**. It is noted that the trolley distances from the residential bin stores are slightly over the 9 metre distance specified by the Council's Residential Layout's SPD, but significantly within the 25 metres distance specified by Part H of the 2010 Building Regulations. As noted at paragraph 7.15 of the committee report, it was concluded by officers that waste and recycling would *"be conveniently located for future occupants and for collection"*.
22. Notwithstanding this, it is proposed that when refuse vehicles are present, Estate Management will bring bins out of the storage areas and out to the building entrances so as to minimise the distance that the Council's refuse collection crews need to pull refuse containers. **Figure 1** shows locations that Estate Management will bring the bins to.

Figure 1 – Residential Waste Collection Locations

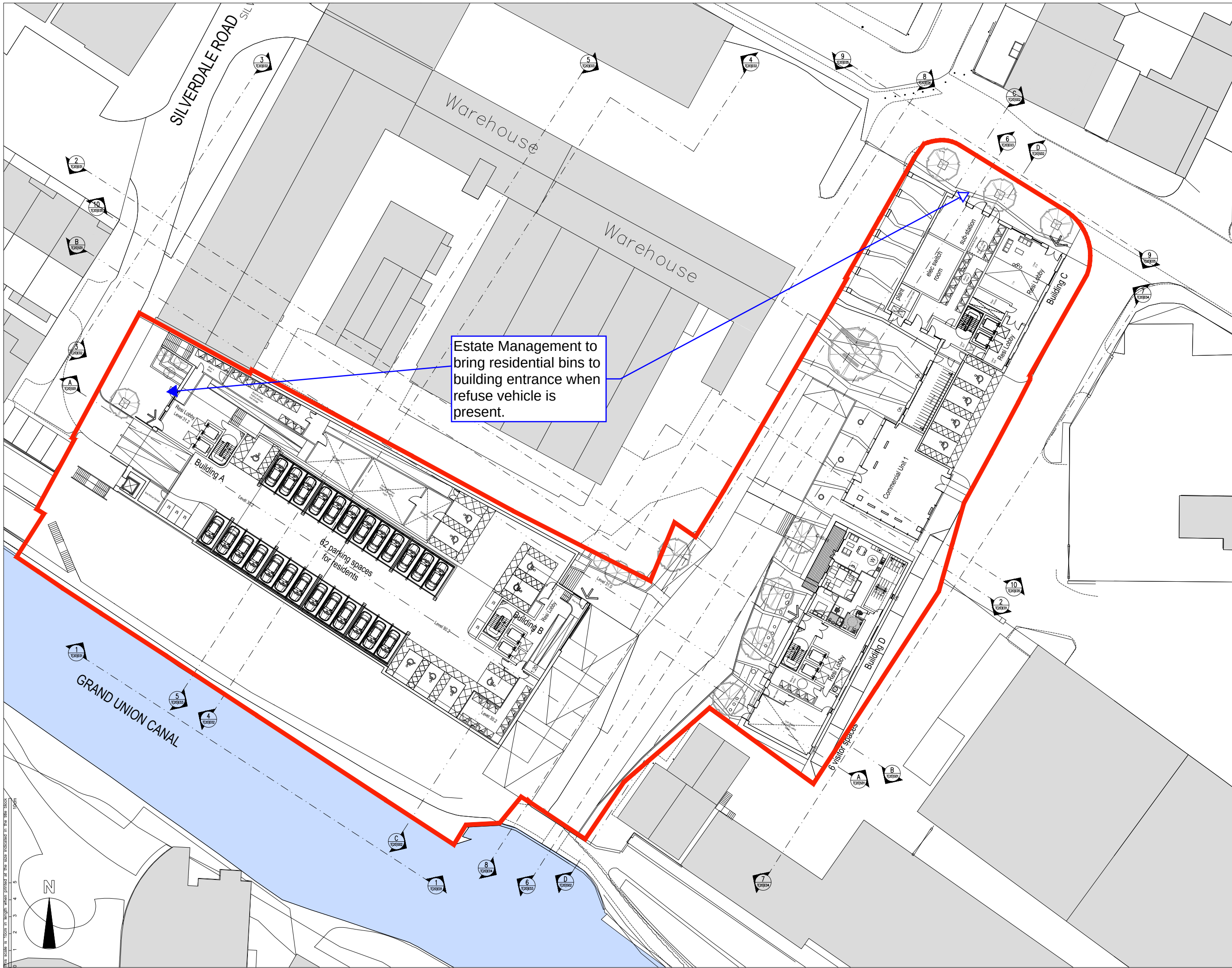


23. Commercial waste would be collected from the units by private contractor. Refuse collection vehicles would stop in the same location as residential waste collection vehicles and would be scheduled to take place at different times to residential collections.
24. It is noted that at present, parking could take place on street in the areas that refuse collection vehicles would need to stop. The section 106 legal agreement for the development includes highway works comprising (but not limited to) the provision of new footway crossovers and footway reinstatement. Any works needed to prohibit parking in refuse collection areas or to provide dropped kerbs to manoeuvre containers to refuse collection vehicles could therefore be carried out as part of the package of highway works that need to be completed prior to occupation of the development.

Summary

25. This note provides detail of the waste and recycling arrangements for the new housing and commercial units at the Silverdale Industrial Estate at Silverdale Road in Hayes. The proposed arrangements have been designed with reference to relevant guidance and through pre-application discussion with LBH. In summary, it is considered that;
 - The proposed arrangement provides sufficient storage provision for predicted waste arisings;
 - Storage facilities are conveniently for access by residents;
 - Estate management will be responsible for ensuring that waste is moved to collection areas on the day of collection; and
 - Refuse and recycling material can be conveniently collected by waste vehicles stopping on street.

Appendix A



- NOTES
- 1 The Contractor must check and confirm all dimensions
 - 2 All discrepancies must be reported and resolved by the Architect before works commence
 - 3 This drawing is not to be scaled
 - 4 All work and materials to be in accordance with current applicable Statutory Legislation and to comply with all relevant Codes of Practice and British Standards

Note: "Ob." denotes obscured glass in window

P1 Re-issued for planning: New Client 21/02/17
Rev _____ Date _____

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Client
Access Self Storage Limited

Project
Silverdale Road, Hayes II

Drawing
Proposed Ground Floor Layout

Scale 1:250 (A1) Date Feb 17 Status Planning
Job Number Drawing Number Revision
5886 T(20) P00 P1
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Appendix B

