

**Mount Pleasant Phase 2
Waste Storage Details Note**

Project number **10407**
 Date **22/02/21**
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This file note has been prepared in response to comments from Camden’s Waste Officer regarding the submission of ‘32875_4-Refuse Strategy_RevJ’ to support the discharge of planning condition 20 waste storage details.

Condition 20 Waste Storage Details

Condition: Before development on the relevant section commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Local Planning authority. The details shall include the layout, design and appearance (shown in context) of the dedicated refuse/ recycling enclosures.

The development shall be carried out and operated strictly in accordance with the details and waste management strategy so approved. The physical enclosures shall be provided/ erected prior to the first occupation of any residential or commercial unit within that section and shall be maintained as such thereafter.

This condition can be discharged on a section by section basis.

Waste Strategy Document Comments

The below section notes comments received from Camden’s waste officer and the corresponding action where necessary. Taylor Wimpey would like to clarify and agree the below points with Camden waste officers so that the Waste Strategy report may be subsequently updated as required for submission to Camden.

Waste officer comments	Action
1.0 <i>Please change the document title ‘Refuse strategy’ to <u>Waste strategy</u> this is because refuse is only one type of waste produced. We currently refer to ‘refuse’ as general waste. The land owner and their agent is fully responsible for managing and controlling all waste types that arise or are produced on their land demise, by segregation and presentation for Environment Agency approved waste collections or under the waste hierarchy table. The waste strategy is written as a standalone document for wider sharing with relevant parties</i>	Ryder to update document to be titled ‘Waste Strategy’
2.0 <i>What is the emergency access to remove fly tipped waste on your roadways and open spaces? Can you confirm the access or arrangement to be followed for this waste type? The road access appears to only support a small van and rear loading or cage 3.5 T for accessibility? Please confirm the layout and access to be written into the refuse strategy or whether you will arrange for your FM management to facilitate the transfer to the point of presentation on Gough street (This is not advised for fly tips / Hazardous mixes of wastes).</i>	The landscape design has been developed to deter fly tipping. In addition, all external spaces are covered by CCTV with adequate supervision from estate management. There is also natural surveillance from residents, commercial units and the wellness centre to deter fly tipping.

Waste officer comments	Action
<p>3.0 <i>Repair it spaces within the land demise, we are keen to support circular approaches to repair and fix broken or damaged home items. All large developments are putting forward a repair it space to allow contractors to fix and repair. Please write this into the refuse strategy by adding to the layout plan.</i></p>	<p>This was not included as part of the approved planning permission so there are no dedicated spaces for this.</p>
<p>4.0 <i>Please put in place points within the layout plans where fly litter and recycling on the go capture will be in place for the public accessing the spaces adjacent to the buildings. This is usually checked against the air/wind reports for conflicts.</i></p>	<p>This is not relevant to the waste strategy for residents as defined in the planning condition.</p>
<p>5.0 <i>Please confirm that the Waste Strategy will be periodically checked against the updated fire plan for any conflicts to be resolved and that a secondary system of transfer exists in the requirements for the FM management team i.e. in the event of breakdown of equipment / lift maintenance failure. Also that suitable winter maintenance and tree cover maintenance is in place. Also if access for fly tips is written in what parking management regime is underway or in place.</i></p>	<p>Ryder to add a paragraph into Waste Strategy planning condition submission to state that the waste strategy will be periodically checked against updated fire strategy. In the event of a resident lift failure, residents will have a second lift or stairs to utilise in Block B and C or stairs in Block D. The facilities management team will regularly check the wheelie bin electric tug to ensure it is in working order.</p> <p>The facilities management team will arrange for any required winter maintenance and tree cover maintenance to be arranged with any necessary collections outside of the twice weekly collection times, storing any branches and vegetation within the collection holding area off-street at the top of the car park ramp.</p> <p>Regarding fly tipping, please refer to note 2.0 above.</p>
<p>6.0 <i>There is no mention of wider communications or information sharing with residents. We would expect that information holds are designed in on the bin stores for recycling information. That information is regularly shared with starters and leavers. That suitable training is provided to FM staff on how to extract and handle contaminated wastes if there are rejected bins (very common). That the commercial tenancy agreement can write in a clear clause's under their 'Duty of Care' responsibility regarding the management of waste produced, 2 or more types as a minimum.</i></p>	<p>The submitted '32875_4-Refuse Strategy_RevJ' states on page 4 that 'Waste provisions within the stores will be clearly segregated with signage, with information holds for posters and information.'</p> <p>Recycling and waste strategies will also be provided in the Home Owner Info pack given to all new residents upon moving in.</p> <p>Concerning commercial waste – the commercial unit waste management strategy including two types of waste as a minimum will be written into the lease of the commercial tenancy agreement.</p>

Waste officer comments

7.0

Please appendix the model of the supplier bins that will provide accessibility for wheelchair users and other mobility affected residents."

Action

The submitted '32875_4-Refuse Strategy_RevJ' states on page 4 that 'In consideration for older persons & persons with disability, access to the waste stores are step free, free from obstructions and have a firm, slip resistant surface to allow for easy manoeuvre of a wheelchair. Corridors to bin stores provide width for passing of a wheelchair and aisle between bins within the store allows for wheelchair turning circles. Illumination and use of contrasting colours will be used to enable safe use of facilities by visually impaired people.'

The refuse bins will be provided by Camden Council and the intension is that Camden's typical 1280 litre wheelie bins would be provided for general waste and recycling waste. Camden's typical 240 litre bins will be provided for food waste.