

Tottenham Hale - North Island

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Contents

1 Introduction..... 1

Background..... 1

Report Structure..... 2

2 Policy Context..... 3

National Policy..... 3

Local Policy 3

3 Operational Waste Management..... 4

Waste Generation 4

Refuse Storage and Collection 4

Pest Control and Cleansing Schedule 5

4 Summary 6

Summary..... 6

Appendices

A Residential Bin Store

1 Introduction

Background

- 1.1 This Residential Waste Management Plan (RWMP) has been prepared by Steer on behalf of TH DM North Island Ltd (the “Applicant”) for the Tottenham Hale North Island development which forms part of the wider Tottenham Hale Centre development in the London Borough of Haringey (LBH). This document has been prepared to discharge Planning Condition A2 of the associated planning consent which was granted on 17th March 2019 (LPA ref: HGY/2018/2223) for:
- “Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,713sqm of floorspace (GIA), comprising residential use (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highway works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.”*
- 1.2 Planning Condition A2 of the associated planning consent states the following, relevant to this document and where the site is referred to as Plot A:
- “Prior to the residential occupation of Plot A a Residential Waste Management Plan in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority.*
- The plan shall demonstrate as necessary:*
- *Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures;*
 - *Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20;*
 - *Suitable pest control of waste storage areas;*
 - *Separate commercial and residential waste storage and disposal;*
 - *A cleansing schedule and measures to ensure waste is contained at all times.*
- 1.3 The development within Plot A shall be implemented in accordance with the approved Plan and maintained thereafter.
- 1.4 This document details the waste infrastructure and management procedures that will ensure that the development operates under best environmental practices for its lifespan. The strategy will provide a framework for the Applicant to operate within to deliver cost effective and sustainable waste management procedures. This document relates to the residential element of the scheme, a standalone Commercial Waste Management Plan (CWMP) has been prepared for the commercial elements of the development.

Report Structure

- 1.5 The report is divided into four chapters, of which this forms the Introduction. The remaining chapters are as follows:
- **Chapter 2:** Policy Context;
 - **Chapter 3:** Operational Waste Management; and
 - **Chapter 4:** Summary.

2 Policy Context

National Policy

2.1 The following national policy documents have been considered in developing the waste strategy and producing this document:

- National Planning Policy Framework (2021);
- Waste Management Plan for England (2013);
- Revised Waste Framework Directive (2018); and
- BS: 5906:2005 Waste Management in Buildings – Code of Practice (2005).

Local Policy

2.2 The following local policy documents have been considered when producing this document:

- The London Plan (2021);
- The Mayor's Vision for London's Waste (2010);
- Making Business Sense of Waste: The Mayor's Business Waste Strategy for London (2010);
- North London Waste Plan (NLWP) Proposed Submission (January 2019) with Proposed Modifications (March 2021);
- LBH 'Tottenham Area Action Plan' (2017);
- LBH 'Sustainable Design & Construction Supplementary Planning Document (2013); and
- LBH 'Development Management' DPD (2017).

3 Operational Waste Management

Waste Generation

- 3.1 **Table 3.1** sets out the residential waste standards provided in the appendices of the LBH's 'Sustainable Design & Construction' SPD (2013).

Table 3.1: LBH Waste Storage Standards

Bin Type and Size	Dimensions	Application
1100L Eurobin	985mm D x 1260mm W x 1370mm H	For refuse: one per 6 dwellings. Collection frequency, once per week. Very large developments can be cleared at a maximum frequency of twice per week. For dry recycling: one per 10 dwellings. Preferred collection frequency, once per week. Very large developments can be cleared at a maximum frequency of twice per week.
140L Wheeled Bin	885mm D x 620mm W x 1100mm H	For food waste: One per 20 dwellings. Very large developments can be cleared at a maximum frequency of twice per week.

- 3.2 As per the planning consent and strategy for the Tottenham Hale Masterplan, it is assumed that collections by the LBH will be made two times per week.
- 3.3 **Table 3.2** shows the waste storage requirements for the 136 residential dwellings of the site, based on the standards presented in **Table 3.1** and twice a week collection frequency as approved within the consented Waste Management Plan submitted with the Planning Application (HGY/2018/2223).

Table 3.2: Residential Waste Storage Requirement (136 Residential Dwellings)

Bin Type	Waste Type	Collection Frequency	Requirement
1100L Eurobin	Refuse	Twice per week	12
1100L Eurobin	Dry Recycling	Twice per week	7
140L Eurobin	Food Waste	Twice per week	4

Refuse Storage and Collection

- 3.4 Waste storage areas within the Proposed Development have been designed based on the guidelines set out within the LBH's 'Sustainable Design and Construction' SPD (2013).
- 3.5 The refuse store for the residential element of the Proposed Development will be located in the northern side of the ground floor, as shown in **Appendix A**. The store can be easily accessed by all residents, with direct access from the residential core.

- 3.6 This store is located 10m from the loading bay on The Hale, with level access provided between the refuse store and loading bay. Installed dropped kerbs provide gradients no greater than 1:20. The lay-by will be utilised for both residential and commercial deliveries, standalone delivery and servicing plans have been prepared, which outlines the forecast quantum of trips and how servicing and deliveries will be managed.
- 3.7 A management strategy will be put in place to ensure residential and non-residential waste is collected on different days and/or times to ensure that they remain separate. All commercial operators will be required to sign up to this arrangement.
- 3.8 In accordance with LBH requirements, commercial refuse will be stored separately from the residential store. As previously noted, a standalone CWMP has been prepared for the non-residential elements of the scheme.

Pest Control and Cleansing Schedule

- 3.9 Building management will monitor the residential bin store on a daily basis to ensure it is kept clean and tidy. This regular monitoring will help to ensure that pests are not attracted; however, this will also be monitored and pest control measures implemented including the following:
- The refuse storage room will be secure, there will be no gaps around or beneath the door, and the door will be fitted with a spring-closer, so that it does not remain open.
 - Receptacles will remain closed at all times and all waste correctly deposited within them, rather than at their side, to prevent access to that waste by pests and vermin.
 - All sighting or signs of pests will be reported immediately and a pest control professional (affiliated to the British Pest Control Association) will be employed to visit the site.
 - Any cracked or broken bins are reported internally and immediately replaced.

4 Summary

Summary

- 4.1 This document has identified the key features relating to operational waste management for the residential element of the proposed North Island. The development shall be implemented in accordance with this document and maintained thereafter.
- 4.2 This document aims to:
- outline how the Site satisfies the appropriate guidelines in terms of waste collection and waste storage capacity and location;
 - provide residents with convenient, clean and efficient waste management systems that enhance the operation of the buildings and promote high levels of recycling; and
 - provide residents with reliable, cost-effective waste management solutions that allow them to maximise recycling and reuse.

Appendices

A Residential Bin Store



NOTES:

1. BIN LAYOUT BASED ON STANDARD SIZE BIN DIMENSIONS
2. DO NOT SCALE FROM THIS DRAWING

KEY:



12x 1100L EUROBIN
(GENERAL REFUSE)



7x 1100L EUROBIN
(RECYCLABLE REFUSE)



4x 140L WHEELED BIN
(ORGANIC REFUSE)

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