Tottenham Hale Centre Development - Welbourne Health Centre

Commercial Waste Management Plan

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1. Introduction

This Commercial Waste Management Plan (CWMP) has been prepared by GBP consult on behalf of the Lawrence House Group (LHG). Two LHG practices will occupy the ground and first floor of the south wing of the Welbourne building (Plot C), which forms part of the wider Tottenham Hale Centre Development within the London Borough of Haringey (LBH). The medical services will be provided by two LHG, local General Practices – Dowsett Road Surgery and Tottenham Hale Medical Centre – that will relocate to the new Welbourne Health Centre (WHC) when its fit-out completes. The Welbourne building is a mixed-use development, comprising 1,648 sqm GIA of health centre (use class D1) floor space over ground and first floor with 131 flats above.

This document has been prepared to discharge Planning Condition C2 of the associated planning consent for Plot C. Condition C2 states the following:

> "Prior to the occupation of the Plot C non-residential floorspace, a Commercial Waste Management Plan in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority.
>
> The plans 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
> - In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
> - A cleansing schedule and measures to ensure waste is contained at all times.
>
> The development within Plot C shall be implemented in accordance with the approved Plan and maintained thereafter."

This CWMP relates only to the health centre within the Welbourne building. It provides detail on waste management procedure, and measures that the service providers within the health centre will take to minimise refuse collection vehicle impacts.

2. Operational Waste Management

Waste Generation

The waste arising at WHC will be generated by the two General Practices that will occupy the demise, and any other service providers that may intermittently be present. The quantity of general waste has been estimated using current waste volumes generated by the two practices as a baseline. There is no external waste hold for the premises.

The estimated collection requirements for various waste arising from WHC are summarised in table 1.

Waste	Container	No.	Weekly Collections	Total (litres)	Estimated Bin Usage (%)	Estimated Volume (litres)
General Waste	1100 litre Euro-bin	1	3	1100	100	3300
Dry Mixed Recycling	660 litre Euro-bin	1	1	660	100	660
Clinical Waste Bags	28 litre	17	3	476	100	476
Clinical Waste Sharps	28 litre	17	1	476	100	476
Sanitary Waste Bins	28 litre	10	1	280	50	140
Total						

Table 1. Bin usage estimates in the proposed development WHC.

The ground and first floor of WHC will comprise the following accommodation: 12 consulting / examination rooms, 5 treatment rooms, 4 consulting 'pods', 2 digital 'pods', 2 offices, 2 reception spaces, 2 dirty utility rooms and 2 staff rest rooms (refer to floor plans, Appendix B). The waste volume and frequency of removal from each type of space is:

- Each clinical room will have one clinical waste bag that will be removed 3 times per week directly from clinical rooms to external vehicle by private contractor.
- Each clinical room has one sharps box (containing used needles) that is collected separately and delivered to the pick-up van.
- Sanitary waste bins are collected weekly and are replaced with empties by the provider.

Source Segregation

General waste will be segregated from other types of waste at source. A sufficient number of bags in purpose-made bag holders will be provided within each clinical, operational support and public space.

Clinical waste will be segregated according to HTM 07-01 (NHS technical guidance). The expected quantity of clinical waste has been estimated using actual waste volumes arising from current activity at the existing premises, scaled up to accommodate the increased operational area in the new premises. Clinical waste will be sorted at source into the following key waste types:

- Offensive waste stored in 'tiger' stripe bags e.g. PPE, couch roll, dressings or hygiene wastes contaminated with bodily fluids not deemed to present an infection risk
- Infection risk waste stored in orange UN approved clinical waste bags e.g. contaminated PPE, dressings or swabs
- Used sharps such as hypodermic needles stored in a UN approved sharps receptacle.

Waste Storage and Collection

A dedicated waste storage room (waste hold) is provided within the new premises on the ground floor – please refer to the floor plans in Appendix B. This room has been sized to accommodate the bins required: 1 no. general waste bin, 1 no. recyclable waste bin, 1 no. food waste bin, 1 no. clinical waste bin, 1 no. sharps bin – refer to Appendix B for plan and details.

General, recyclable and food waste will be collected by the local authority refuse collection service. Clinical waste and sharps will be collected by a licenced contractor. Refuse vehicles will park on street or in the dedicated loading bay outside the service entrance – refer to Appendix B Site Plan. WHC staff will place general, recyclable and food waste bins outside the service entrance the night before collection day/s and return them to the waste hold after collection. Clinical waste and sharps bins will not be placed outside the premises. They will be taken from within the waste hold by the licenced contractors on day/s of collection and replaced once emptied.

Pest Control and Cleansing Schedule

The waste hold will be inspected on a daily basis to ensure it is kept clean and tidy. Regular monitoring will ensure that pests are not attracted. However, this pest control measures will be 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.
- An approved pest control professional (affiliated to the British Pest Control Association) will be employed to visit and inspect the site on a regular basis.
- All sighting or signs of pests will be reported immediately to the pest control contractor for action.
- Any cracked or broken bins will be reported and immediately replaced.

3. Summary

This document identifies the key features relating to operational waste management for WHC, as part of the Tottenham Hale Centre Development. The development shall be implemented in accordance with this CWMP and maintained thereafter.

This document will:

- ensure that the refuse storage and collection strategies for WHC accord with appropriate policy, guidance, and best practice.
- deliver convenient, clean, and efficient waste management systems that enhance the operation of the buildings and promote high levels of recycling; and
- deliver reliable, cost-effective waste management that maximises recycling and reuse.

4. Appendix A: National and Local Policy

This appendix summarises the national and local waste policy and guidance reviewed in developing this commercial waste management plan.

National Policy

The following national policy documents have been reviewed and considered when producing this document:

- NHS England Health Technical Memorandum 07-01: Safe and sustainable management of healthcare waste (2023);
- National Planning Policy Framework (2021);
- Revised Waste Framework Directive (2018);
- Waste Management Plan for England (2013); and
- BS: 5906:2005 Waste Management in Buildings – Code of Practice (2005).

Local Policy

The following local policy documents have been reviewed and 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).

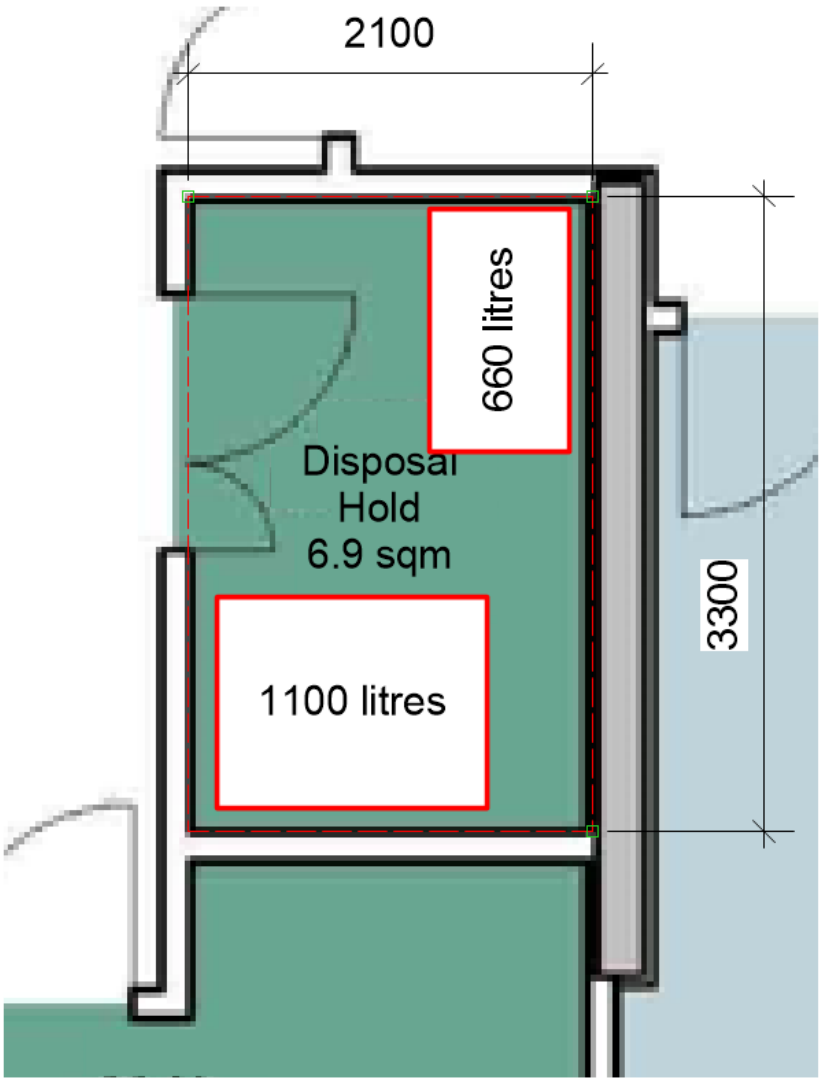
5. Appendix B: Floor Plans & Site Plan

Below are the Ground & First Floor Plans at Welbourne Health Centre by Murphy Philips Architects

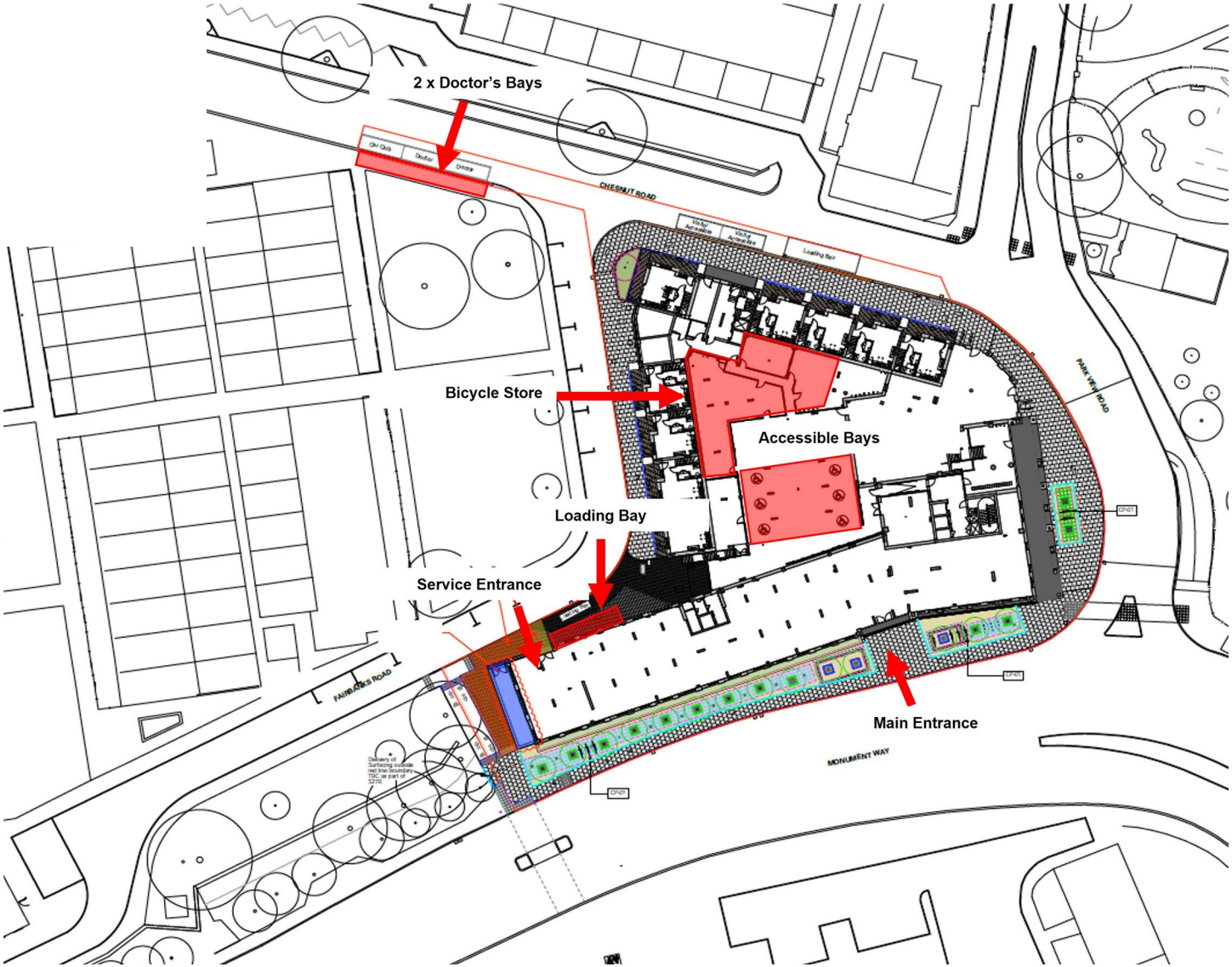
First Floor Plan

Ground Floor Plan

Right is the plan of the Disposal Hold on the ground floor with bin types illustrated to scale



Below is the Block C Site Plan with service entrance and loading bay for waste collection vehicles indicated



6. Appendix C: Acknowledgements

This report was prepared by gbpartnerships consult (gbp consult).

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