

Tottenham Hale - Ferry Island

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Title: Commercial Waste Management Plan

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Status: Construction

Tottenham Hale - Ferry 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 & Collection 5

Pest Control and Cleansing Schedule 6

4 Summary 7

Summary..... 7

Appendices

A Swept Path Analysis

1 Introduction

Background

- 1.1 This Commercial Waste Management Plan (CWMP) has been prepared by Steer on behalf of Midgard Ltd (the “Applicant”) for the Tottenham Hale Ferry Island development which forms part of the wider Tottenham Hale Centre development in the London Borough of Haringey (LBH).
- 1.2 The Tottenham Hale Centre Development planning permission (LPA ref. HGY/2018/2223) was granted in March 2019. The approved Description of Development is:
- “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.”*
- 1.3 This document has been prepared to discharge Condition A2 of the associated planning consent for the planning permission for Plot B. In relation to this document, Condition A2 states the following (where the Site is referred to as Plot B).
- “Prior to the occupation of the Plot B non-residential floorspace, a Commercial Waste Management Plan in respect of Plot B 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.*
 - *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.*
- 1.4 The development within Plot B shall be implemented in accordance with the approved Plan and maintained thereafter. This document relates to the commercial element of the scheme, a standalone Residential Waste Management Plan (RWMP) has been prepared for the residential element of the development.

- 1.5 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.

Report Structure

- 1.6 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 LBH does not provide waste standards for commercial uses and, therefore, Westminster City Council (WCC) standards have been used as set out in WCC's 'Recycling and Waste Storage Requirements' document. These standards are widely accepted as being best practice and were applied within the consented planning application.
- 3.2 **Table 3.1** details a breakdown of WCC's guidance for the commercial units as proposed.

Table 3.1: WCC Refuse Standards

Land Use	Overall Waste	General Waste	Recycling	Recycling Split		
				Card and Paper	Dry mix recycling	Food / Organic
Food Retail	3,500L for every 1,000 sqm NIA	30% of overall waste	70% of overall waste	10% of overall	20% of overall	40% of overall
Non Food Retail	4,000L for every 1,000 sqm NIA	30% of overall waste	70% of overall waste	50% of overall	10% of overall	10% of overall
Community Use	2,000L for every 1,000 sqm NIA	30% of overall waste	70% of overall waste	40% of overall	20% of overall	10% of overall

- 3.3 **Table 3.2** provides a breakdown of the forecast waste storage generated per unit. At this stage, sufficient in lieu of information regarding tenants sufficient storage for 2 days' worth of waste has been assumed, this may change subject to specific tenant requirements, once known.

Table 3.2: Flexible Use Waste Storage Requirement (2 Days Storage)

Unit 1 A3 (314.9m ² NIA)	Generated Waste (Litres)	Storage Method	# of Receptacles Required Stored within Demise
General	170	240L Wheeled Bin	1
Dry Mixed Recyclables	110	240L Wheeled Bin	1
Organic	170	140L Wheeled Bin	2
Card & Paper	110	240L Wheeled Bin	1
Unit 2 A3 (123.3m ² NIA)	Generated Waste (Litres)	Storage Method	# of Receptacles Required Stored within Demise
General	60	240L Wheeled Bin	1
Dry Mixed Recyclables	40	240L Wheeled Bin	1
Organic	60	140L Wheeled Bin	1
Card & Paper	40	240L Wheeled Bin	1

Cinema (524.5m² NIA)	Generated Waste (Litres)	Storage Method	# of Receptacles Required Stored within Demise
General	160	240L Wheeled Bin	1
Dry Mixed Recyclables	100	240L Wheeled Bin	1
Organic	50	140L Wheeled Bin	1
Card & Paper	210	240L Wheeled Bin	1
Unit 1a A1 (83.5m² NIA)	Generated Waste (Litres)	Storage Method	# of Receptacles Required Stored within Demise
General	50	240L Wheeled Bin	1
Dry Mixed Recyclables	20	240L Wheeled Bin	1
Organic	20	140L Wheeled Bin	1
Card & Paper	80	240L Wheeled Bin	1
Unit 1b A1 (50.3m² NIA)	Generated Waste (Litres)	Storage Method	# of Receptacles Required Stored within Demise
General	30	240L Wheeled Bin	1
Dry Mixed Recyclables	10	240L Wheeled Bin	1
Organic	10	140L Wheeled Bin	1
Card & Paper	5	240L Wheeled Bin	1
Unit 1c A1 (39.5m² NIA)	Generated Waste (Litres)	Storage Method	# of Receptacles Required Stored within Demise
General	20	240L Wheeled Bin	1
Dry Mixed Recyclables	10	240L Wheeled Bin	1
Organic	10	140L Wheeled Bin	1
Card & Paper	40	240L Wheeled Bin	1
Unit 2 A1 (91m² NIA)	Generated Waste (Litres)	Storage Method	# of Receptacles Required Stored within Demise
General	50	240L Wheeled Bin	1
Dry Mixed Recyclables	20	240L Wheeled Bin	1
Organic	20	140L Wheeled Bin	1
Card & Paper	90	240L Wheeled Bin	1
Unit 3 A3 (230.1m² NIA)	Generated Waste (Litres)	Storage Method	# of Receptacles Required Stored within Demise
General	120	240L Wheeled Bin	1
Dry Mixed Recyclables	80	240L Wheeled Bin	1
Organic	120	140L Wheeled Bin	1
Card & Paper	80	240L Wheeled Bin	1

Refuse Storage & Collection

- 3.4 Waste storage areas within the Proposed Development will be designed based on the guidelines set out within the LBH 'Sustainable Design and Construction' SPD.
- 3.5 Due to the minimal quantum of waste expected to be generated the bins will be accommodated within waste storage facilities within the back of house of each unit, designed once the operators are on board as part of the internal fit out of the development.

- 3.6 Commercial and residential waste will be collected from three lay-bys provided, swept path analysis is provided at **Appendix A**. A standalone delivery and servicing plan has been prepared, which should be read alongside this document which outlines 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. Commercial occupants will be responsible for segregating, storing and managing their refuse. All commercial operators will be required to sign up to the waste management protocol within their lease.
- 3.8 Sustainability will be a key consideration in the procurement of a waste contractor to collect commercial waste arisings. Level access is afforded from the commercial units to the loading bays, whilst distances to/from the commercial units exceed 10m, this will be mitigated through the use of a private contractor employed to collect and dispose of the waste. Installed dropped kerbs provide gradients no greater than 1:20.

Pest Control and Cleansing Schedule

- 3.9 Commercial tenants will monitor bin stores on a daily basis to ensure they are 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 rooms will be secure, there will be no gaps around or beneath the doors, and the doors will be fitted with a spring-closer, so they do 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 commercial element of Plot B of the Tottenham Hale Centre Development. The development shall be implemented in accordance with this CWMP and maintained thereafter.
- 4.2 This document aims to:
- ensure that the commercial refuse storage and collection strategies accord with appropriate policy, guidance and best practice;
 - provide commercial tenants with convenient, clean and efficient waste management systems that enhance the operation of the buildings and promote high levels of recycling; and
 - provide commercial tenants with reliable, cost effective waste management solutions that allow them to maximise recycling and reuse.

A Swept Path Analysis



- NOTES:**
1. THIS DRAWING IS BASED ON:
'TH-IS-00-001-A-22061-20-100_C05_0'
PROVIDED BY AHMM, DATED 27/08/2025.
 2. ALL DIMENSIONS IN METRES UNLESS
OTHERWISE SPECIFIED.
 3. DO NOT SCALE FROM THIS DRAWING.

Medium Refuse Vehicle (3 axle)

Overall Length 9.01m

Overall Width 2.450m

Overall Body Height 3.742m

Min Body Ground Clearance 0.295m

Track Width 2.450m

Lock to Lock Time 4.00s

Kerb to Kerb Turning Radius 8.200m

Hatched Body Envelope

Wheel Tracks

P01	22DEC25	ORIGINAL ISSUE	BBR	DRG	SJE
REV	DATE	DESCRIPTION	DES	CHK	APP

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Client:

MIDGARD LTD

Project Title:

FERRY ISLAND

Drawing Title:

PROPOSED
GROUND FLOOR REFUSE COLLECTION
SWEEP PATH ANALYSIS

Status:

WORK IN PROGRESS

Size:	Scale:	Suitability	Rev.
A3	1:400	S0	P01

Drawing No.

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Project Title: FERRY ISLAND

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GROUND FLOOR REFUSE COLLECTION
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Size: A3	Scale: 1:400	Suitability: S0	Rev. P01
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