

Waste Management Strategy

Site Address: 7A Derby Street, Leek, Staffordshire, ST13 6HN

Planning Application Reference: SMD/2022/0602

Date of Consent: 25/07/2023

1. Introduction

This Waste Management Strategy has been prepared to support the application to amend Condition 5 of planning permission SMD/2022/0602. The amendment seeks to replace the requirement for a waste chute with an alternative waste management solution, ensuring efficient, safe, and compliant waste and recycling disposal arrangements for the property.

2. Overview of the Property

The property is a four-bedroom House in Multiple Occupation (HMO) with a shared communal kitchen. Bedroom 2 has been converted into a communal kitchen following advice from Building Control, which confirmed that separate cooking facilities in each bedroom were not permissible.

As a result, the internal waste storage and collection strategy has been reviewed to ensure effective management. Waste will be stored primarily in the communal kitchen, with supplementary storage available in the cleaner's cupboard (the corridor adjacent to the former chute, which has now been blocked and fitted with a door). The void space itself remains inaccessible and is not used for waste storage.

3. Waste Generation and Storage

The property will accommodate up to four residents, with estimated waste generation of approximately 40–50 litres per week in total, based on national statistical data for HMOs.

To manage this effectively:

- Small domestic bins (30–50L) will be provided in the communal kitchen for both general waste and recycling.
- Recycling will be separated internally from residual waste, using clearly labelled receptacles.
- The cleaner's cupboard can provide supplementary storage if required.

- The property will be fully serviced by cleaners, who will empty the internal bins weekly and ensure proper separation and disposal of general waste and recycling.
- Cleaners will also be responsible for transferring bagged waste to the external Council bins and presenting these bins for collection.

4. Waste Collection Arrangements

The waste chute is no longer an option, as the external chute opening has been permanently blocked. Waste and recycling will therefore be collected either:

- From Council-issued bins stored at the rear of the property, collected by the Council; or
- Directly from the street, where the bin bags will be placed by the cleaners at the front of the property on collection day (preferred option).

Residents will use the internal kitchen bins, and cleaners will transfer waste and recycling into the additional storage area should it be required or placed directly at the agreed collection point each week.

The final arrangements will be confirmed following consultation with the Council's waste team to ensure compliance with their requirements.

5. Capacity

With estimated total waste generation of 40–50 litres per week, the property requires only modest storage internally. This will be provided by small domestic bins in the communal kitchen and supplementary storage in the cleaner's cupboard.

6. Health & Safety Considerations

To maintain a safe and clean environment:

- The chute arrangement is no longer possible, and the blocked external opening ensures this route is permanently removed as a disposal method.
- Waste will be stored internally in small secure bins and transferred to Council bins for weekly collection, ensuring a controlled and hygienic process.
- Recycling is separated internally to ensure compliance with waste minimisation and recycling requirements.
- The proposed approach meets health and safety regulations while maintaining public amenity and minimising disruption to neighbouring properties.

7. Conclusion

The alternative waste management strategy presented in this document ensures that waste and recycling are managed effectively while addressing site constraints and health and safety concerns. The waste chute is no longer an option as the external chute opening has been permanently blocked. Waste will be stored in small bins within the communal kitchen, with supplementary capacity in the cleaner's cupboard, and recycling will be separated internally.

Waste and recycling will be collected weekly using Council bins, preferably from the front of the property, but with the possibility of rear storage if agreed with the Council's waste team.

This proposed amendment to Condition 5 ensures that the development remains compliant with planning and environmental standards while providing a practical and sustainable solution for waste and recycling disposal.