

Supporting Planning Statement

Application for Approval of Details Reserved by Condition

Refuse and Recycling Details

Equitable House, 2nd & 3rd floor 88–100 South Street, Romford, RM1 1RX

This statement is submitted in support of an application for the approval of details pursuant to the planning condition relating to refuse and recycling storage and collection at 2nd & 3rd floor Equitable House, 88–100 South Street, Romford.

1. Site Context and Background

Equitable House contains residential accommodation at upper-floor level. An existing operational collection arrangement is in place with the Council's environmental and waste service, whereby refuse is collected from the front of the building on South Street twice weekly. The applicant currently pays the Council for this service.

This submission seeks to formalize and **improve the existing twice-weekly collection arrangement, and to add an additional collection day for refuse and recycling, together with the provision of an internal bin store** and a managed presentation and collection process.

2. Proposed Refuse and Recycling Arrangements

It is proposed to provide a dedicated bin room within the building for the storage of refuse and recycling.

- residents will deposit refuse and recycling into the appropriate bins within the internal bin room;
- refuse and recycling will therefore be stored internally within a dedicated enclosed area;
- on the agreed collection Mon, Wed, Fri, the maintenance building will move the bins from the bin room to the agreed collection point at the front of the building on South Street.
- following collection, the bins will be returned immediately to the bin room.

The proposal ensures that waste is stored in proper containers within the building and that bags will be available for collection for a short time before collecting.

3. Management and Maintenance

The refuse and recycling arrangements will be actively managed by the building's maintenance operative.

- movement of bins to the collection point three times a week and not more than 30-60min before collection in accordance with the existing collection arrangement agreed with the Council.
- return of bins to the internal bin room following collection.
- inspection and cleaning of the bin room twice weekly;

Monitoring the frontage area three times a week to ensure that it remains clean and free from waste-related nuisance.

This management approach will avoid the need for residents to leave loose refuse bags outside the building a few hours before collection and will provide a more controlled and visually acceptable arrangement.

4. Planning Assessment

The proposed strategy represents an improvement to the existing operational position.

- a dedicated internal space for refuse and recycling storage;
- containment of waste within proper bins rather than loose bags;
- reduced visual impact on the public realm to 30-60min before collection.
- reduced risk of litter, spillages and refuse-related nuisance;
- an actively managed collection process;
- continuation of an established collection arrangement already operating with the Council's waste service.

The proposal therefore improves the current situation by ensuring that refuse and recycling are stored internally and presented for collection in a controlled manner by building management.

5. Conclusion

The proposed refuse and recycling arrangements provide a suitable and appropriately managed solution for Equitable House.

The proposal introduces a dedicated internal bin room, ensures that waste is stored in proper containers, and provides for a managed presentation and return of bins on agreed collection days. It will improve the operation and appearance of the existing arrangement and minimize impacts on the public realm.

The Local Planning Authority is therefore respectfully requested to approve the submitted details and discharge the relevant planning con