

WASTE MANAGEMENT PLAN

Prepared on behalf of: Zeeshan Deen

Site address: 12 St Ronans Road, Reading, RG30 2QE

Application type: Full Planning Permission

Prepared by: Inhaus Planning, Suite Ra01, 195-197 Wood Street, London, E17 3NU

1.0 Introduction

This Waste Management Plan has been prepared by Inhaus Planning on behalf of Zeeshan Deen in connection with the proposed children's home at 12 St Ronans Road, Reading, RG30 2QE. It sets out the arrangements for the storage, collection and management of waste arising from the proposed use, and demonstrates that the home will generate a volume and type of waste consistent with a standard residential household.

2.0 Nature of Waste Generated

The proposed use is a small residential children's home for up to 2 young people and a small number of staff. The waste arising from the home will be entirely domestic in character, comprising food waste, general household refuse, recyclable materials including paper, card, glass and plastics, and garden waste where applicable. No clinical, hazardous or commercial waste will be generated by the proposed use.

The total volume of waste produced by the home will be comparable to that of a family of equivalent size occupying the property in its existing residential use, and will in no case exceed the capacity of the standard residential waste and recycling collection service provided by Reading Borough Council.

3.0 Waste Storage

Waste will be stored within the existing bin storage area of the property, using the standard domestic waste and recycling containers provided by Reading Borough Council. Separate containers will be maintained for general refuse, dry recyclables and, where applicable, food waste, in accordance with the council's standard residential waste segregation requirements. All waste containers will be stored securely within the property boundary when not presented for collection, and will be placed at the kerbside on the designated collection day only.

The internal storage of waste within the home will be managed to prevent odour, pest attraction and any hygiene risk. Waste will be collected from internal bins regularly and stored in the outdoor containers pending collection. Staff will be responsible for the management of waste within the home, and training will be provided to ensure that waste segregation requirements are understood and adhered to.

4.0 Waste Collection

Waste and recycling will be collected by Reading Borough Council's standard residential collection service on the scheduled collection days applicable to the property's location. No additional or specialist collection arrangements are required. The volume of waste generated by the home will not necessitate any collection frequency beyond that of the standard residential service. Bins will be presented at the kerbside on the designated collection day by staff and returned to the property promptly following collection.

5.0 Recycling

The home will operate a robust recycling programme, in accordance with the recycling requirements of Reading Borough Council and the environmental objectives of the Reading Borough Local Plan 2019, in particular Policy CC5 (Waste Minimisation and Storage). Residents will be encouraged and supported to participate in recycling as part of their daily household responsibilities, in a manner that promotes environmental awareness and the development of practical life skills.

Where the home generates any specialist recyclable materials, including electronic equipment or batteries, these will be disposed of responsibly through the appropriate local authority recycling facilities or authorised collection services, in accordance with applicable environmental legislation.

6.0 Management and Responsibility

Overall responsibility for waste management within the home rests with the Registered Manager. The Registered Manager will ensure that adequate waste storage containers are maintained at all times, that waste segregation procedures are followed, and that bins are presented for collection on the correct days. Any issues arising from waste management, including complaints from neighbours regarding bin storage or presentation, will be addressed promptly and proportionately by the Registered Manager.

7.0 Conclusion

The waste management arrangements described in this Plan are consistent with those of a standard residential household and will have no impact on the established residential character of the area. The proposed home will generate a volume and type of waste entirely within the capacity of Reading Borough Council's standard residential collection service, will comply fully with the council's waste segregation requirements, and will operate in a manner that reflects a strong commitment to recycling and environmental responsibility.