

To: Building Control / Planning Department
Newport City Council
Subject: Application to Discharge Condition – Waste Management Plan (Condition 3) **Site:** The Crown Building, 11 Chepstow Road, Newport Np19 8BQte Address **Planning Reference:** 18/0802

Dear Sir/Madam,

In accordance with Condition 3 of planning permission 18/082, please find enclosed details of the Waste Management Plan to discharge this condition

The submission includes:

- Waste Management Scheme
- Approved Ground Floor Plan (as a separate attachment)
- Approved Swept Path Analysis (as a separate attachment)
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We trust that this provides sufficient information to discharge the condition. Should you require any further details or clarification, please do not hesitate to contact me.



Waste Management Scheme

Property Location: The Crown Building, 11 Chepstow Road, Newport, NP19 8BQ
Planning Reference: 18/0802
Condition: Discharge of Condition 3 (Waste Management Plan – Policy W3)

1. Introduction and Approved Storage Provision

This scheme sets out the arrangements for the storage, segregation and collection of waste and recyclable materials for the approved development, in accordance with the requirements of Condition 3 and Policy W3 of the Newport Local Development Plan

The approved plans identify the location of the bin store at ground floor level, and this scheme explains how this approved arrangement will operate in practice.

All waste and recyclable materials generated by the development will be stored within this approved bin store area.

The details set out in this document demonstrate how the approved waste storage arrangement will be operated in accordance with the Council's requirements.

2. Refuse Vehicle Access and Servicing

Suitable access for Newport City Council's waste collection service has been established as part of the approved development:

- **Vehicle Access:** A swept path analysis previously submitted and approved demonstrates that a refuse collection vehicle can safely enter the site, access the designated servicing point adjacent to the bin store, utilise the turning head, and exit the site in a forward gear.
- **Collection Arrangements:** Bins will be presented from the bin store to the agreed servicing location at the time of collection, at a point immediately accessible to the refuse vehicle
- **Collection Distance:** The bin store is positioned such that bins can be brought to the servicing point via a clear and convenient route, ensuring that handling distances are minimal and within accepted operational practice
- **Surface and Levels:** The route between the bin store and collection point is level, unobstructed, and finished in a suitable hard-standing surface, with no steps or significant gradients.
- **Store Access:** The bin store is accessed via doors/gates designed to allow clear and unobstructed movement of containers during collection.

These arrangements ensure that the bin store can be suitably accessed and serviced by the Council's collection team in accordance with Policy W3.

3. Waste Segregation and Container Provision

The development incorporates provision for the segregation of waste into the following streams:

- Residual (general) waste
- Dry mixed recyclables (including paper/card, plastics and metals)
- Glass recycling
- Food waste

Appropriate containers for each waste stream will be provided in accordance with the Council's requirements and will be accommodated within the approved bin store area.

The internal layout of the bin store will allow containers to be arranged in a manner that ensures:

- Safe and practical access for residents
- Clear identification of waste streams
- Efficient collection and handling by operatives

4. Management and Operation

A site management regime will be implemented prior to first occupation and maintained thereafter by the appointed Property Management Company. This will ensure that:

1. The bin store is kept secure, clean, and free from obstruction or loose waste
2. Containers are stored and managed within the designated area
3. Waste is presented for collection in accordance with the Council's collection schedule
4. Any operational issues are monitored and addressed as part of ongoing site management

Summary

This scheme demonstrates that:

- The approved bin storage area, as identified on the planning drawings, provides for the storage of waste and recyclable materials generated by the development
- Waste can be appropriately segregated and managed within the site
- The bin store can be accessed and serviced by the Council's waste collection service
- Appropriate management arrangements are in place to ensure ongoing operation

Accordingly, the requirements of Condition 3 (Waste Management Plan) are satisfied, and the condition can be discharged