

WASTE & RECYCLING STORAGE STATEMENT

Change of Use from Public House (Sui Generis) to Four Self-Contained Flats
(Use Class C3)

Former Ox Public House
178 New Road, Littleborough, OL15 8NL

1. Introduction

This statement has been prepared in support of a full planning application for the change of use of the former public house to four self-contained residential flats.

The document sets out the proposed refuse and recycling storage and collection arrangements, taking account of the revised site layout.

2. Site Context

The property benefits from access to the rear via Back Union Street.

This allows refuse storage to be positioned to the rear of the development, removing the need for storage within the site frontage or side areas and improving the overall visual appearance of the scheme.

3. Bin Provision

The development will operate a communal refuse arrangement appropriate for four one-person residential units.

Provision comprises:

4 no. 240 litre communal bins (one per waste stream).

This level of provision accords with the expected waste output for a four-unit scheme.

Each flat will also include adequate internal space for the temporary storage and segregation of waste prior to transfer to the communal facility.

4. Bin Storage Location

The bin store will be located to the rear of the development, as shown on the submitted drawings.

The store will be positioned entirely within the site boundary, accessed directly from Back Union Street, and provided at external street level.

Level access will be available for both residents and collection operatives, ensuring a practical and accessible solution for day-to-day use and waste collection.

5. Enclosure and Screening

The bin store will be enclosed and screened with a purpose-built timber fence enclosure.

The enclosure will be constructed from treated timber boarding with supporting posts and include gated access for ease of use and security.

The bin store will be formed on a durable concrete slab base.

This approach ensures the bin storage area is both functional and visually contained.

6. Collection Arrangements

Bins will be presented for collection directly from the rear access point on Back Union Street.

Due to the level access and proximity to the highway, collection operatives will be able to service the bins without entering the building or requiring excessive pulling distances.

Following collection, bins will be returned to the enclosed store promptly.

At no time will bins be permanently stored on the public highway.

7. Management

The building owner or management company will be responsible for presenting bins for collection on the designated day, returning bins following emptying, maintaining the cleanliness of the bin store, and ensuring bins are not left on the highway outside collection periods.

8. Conclusion

The revised refuse storage strategy relocates the bin store to the rear of the site, with direct access from Back Union Street.

The proposal provides appropriate bin capacity, a secure and screened storage area, and safe and convenient access for residents and collection operatives.

The scheme therefore delivers a practical, policy-compliant and well-integrated waste management solution suitable for approval.

AJ Cocker Associates

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