

AUGUST 2025

WASTE MANAGEMENT PLAN

286-292 WELLS ROAD, BRISTOL BS4 2PU

ON BEHALF OF: **EMPYREAN PROPERTIES LIMITED**

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planning

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1 INTRODUCTION

- 1.1 This Waste Management Plan has been prepared to support a planning application for the erection of a mansard roof extension, and the change of use of the upper floors from a bank to residential, to provide 9no. flats. 2no. commercial units are proposed at ground floor level.
- 1.2 The site is a former branch of the Nat West bank, on the corner of Wells Road and Greenmore Road, within the designated Wells Road/Broad Walk Town Centre area.

2 WASTE MANAGEMENT PLAN

- 2.1 Residential waste and recycling bins will be located in the dedicated storage areas at ground floor level, accessed from Greenmore Road. The size and types of bins and arrangement will be agreed with Bristol City Council and Bristol Waste Company.
- 2.2 5no. 240l refuse bins (one per two flats), 4no plastic/cans 55l containers, 4no. 90l cardboard sacks, 2no 23l food bins, 1no. 45l paper box and 1no. 45l glass box will be provided.
- 2.3 It will be the responsibility of the residents to leave waste within the bin stores, sorted into the appropriate bins.
- 2.4 Commercial waste storage for the two units will also be accessed from Greenmore Road.
- 2.5 Waste and recycling collection will be organised by the building landlord and management company, and agreed with Bristol City Council and Bristol Waste Company. This will involve either the management company providing access to the bin stores, or containers being brought out on to Greenmore Road/Wells Road, on collection day, and returned to the stores within one hour.
- 2.6 The pavement in this location is of a sufficient width that bins can be positioned on street for collection without causing an obstruction.

- 2.7 The communal bin store will be maintained and cleaned by the management company. Any complaints regarding misuse of the facility will be recorded, monitored, and acted upon by the management company. Contact details for the management company will be available within the refuse storage area.