

**Refuse Management Strategy Statement V2**

*Planning Application: 20240199*

*Dalefield Industrial Park, Dalefield Way, Gravesend, Kent, DA12 2FL*

The site comprises two operational office buildings belonging to the same group – The OHOB Group: B&T Plant Hire Ltd and the O’Halloran & O’Brien Ltd (OHOB) Head Office—located at Dalefield Industrial Park, Dalefield Way, Gravesend, Kent, DA12 2FL. These buildings have been in continuous occupation and operational use since 2018, accommodating an average of 40–60 staff daily, with peak occupancy rising to approximately 80.

To support waste management for these operations, a dedicated refuse storage area has been established within the southern portion of the site. Specifically, the closest bay to the gate on the left strip of parking bays as one drives in the industrial park and has been permanently repurposed into a refuse store. This location offers suitable vehicular access for collection and remains safely segregated from pedestrian walkways.

The refuse store is a roofed, open-sided shed structure, built over existing hardstanding. It comprises:

- A flat roof with weather protection,
- Three partially open sides for airflow and ventilation,
- A central entrance allowing clear access for manoeuvring bins,
- Capacity for up to six 1,100-litre Eurobins.

At present, the site operates with three Euro wheeled bins, each with a capacity of 1,100 litres (dimensions: 1.4 m high × 1.2 m wide × 1.0 m deep), comprising:

- Two bins for general waste, and
- One bin for dry mixed recycling.

These bins serve both the B&T and OHOB office buildings. Waste is collected once weekly, on Friday mornings, by our appointed waste management contractor.

A satellite plan showing bin location is attached, along with a site photograph of the bin store, confirming the enclosure and current bin layout.

**Provision for Future Expansion (Keady Construction Office – part of OHOB Group)**

The existing refuse store has spare capacity for three additional 1,100-litre bins. This allows for expansion to service the forthcoming Keady Construction office without the need for structural alterations.

In anticipation of increased occupancy, the existing waste contractor has confirmed that collection frequency can be increased, if necessary. However, our current projection is that capacity can be maintained by simply adding one additional bin for general waste, one for recycling and the introduction of a food waste bin.

### On-Site Management & Monitoring

Although the Yard Manager is responsible for a range of day-to-day operational tasks, they also hold responsibility for refuse oversight. This includes:

- Inspecting bin fill levels during the week,
- Ensuring the refuse area remains tidy and accessible, and
- Requesting additional collections from the contractor in the event of overflow.

In practice, unscheduled additional collections are rare, typically only requested once annually, during the pre-Christmas period when packaging waste increases substantially.

### Simpler Recycling Strategy

With the introduction of the Simpler Recycling rules on 31 March 2025 for workplaces in England, Keady Construction Offices will ensure that staff have access to clearly labelled bins for each waste stream: dry recyclables, food waste, and non-recyclable waste. Clear guidance will be provided for both employees and visitors on what materials belong in each stream. Food waste bins will be placed in areas where food waste is commonly generated, such as staff rooms, and an additional food waste bin will be introduced in the existing refuse store to ensure consistent waste separation across the site.

### Location of Existing Refuse Storage



### Image of Existing Refuse Storage

