PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Site Wide Waste Management Plan (SWMP)

20 / 08 / 2026 REV: **-**



Osborne House

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design

Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904

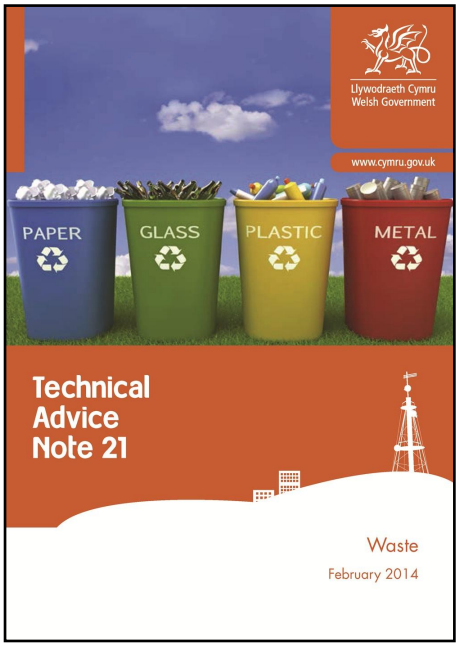
PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

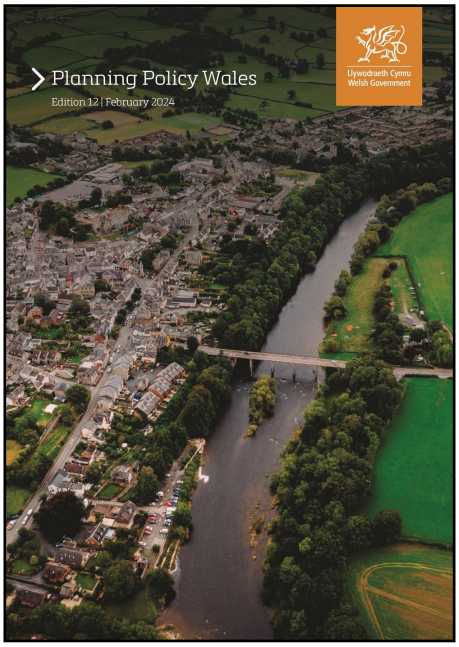
Regent House, Regent Street, Wrexham LL11 1PR

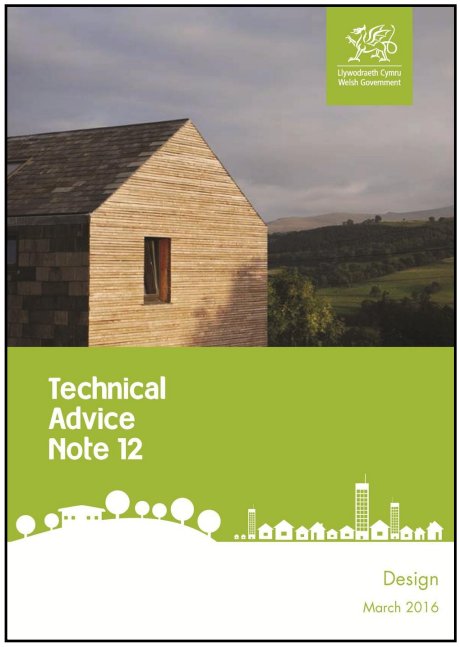
Contents Page

Page

3. Site Location Plan
4. Introduction & Purpose
5. Waste Management Operational Phase (Post-Completion)
6. Waste Management Continued...
7. SWMP Overview Diagram
8. Sample - Waste Audit Template







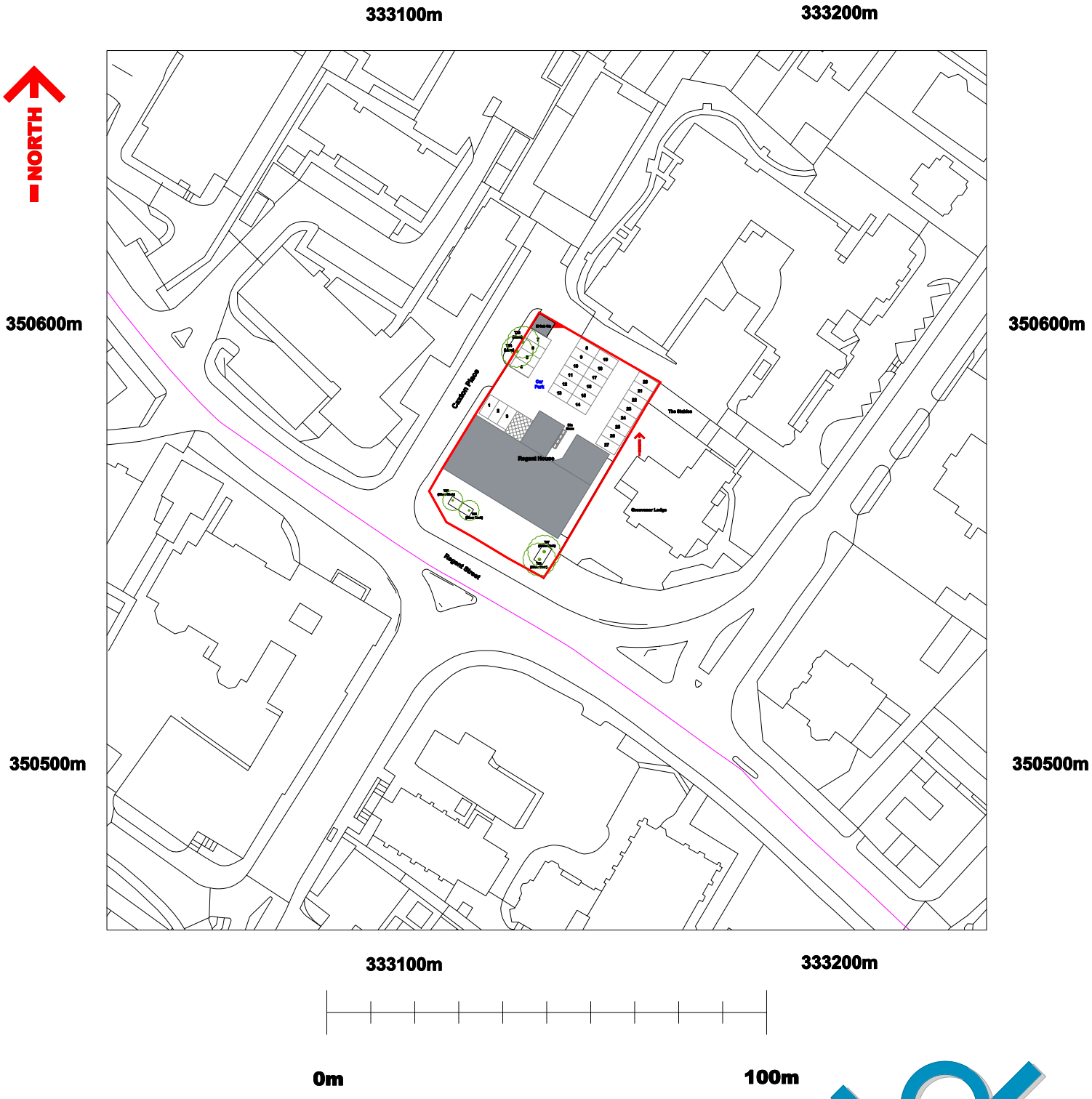
© Initiatives (Design) Ltd, PMCL License No: 100064548.

48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Site Location Plan



Initiatives Design

© Initiatives (Design) Ltd, PMCL License No: 100064548.

48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Introduction & Purpose

This Initial Site Wide Waste Management Plan (SWMP) has been prepared in support of the planning submission. The objective is to provide an inital robust, actionable framework for the identification, management, and reduction of waste throughout the strip-out, construction, and operational lifecycles at the planning stage.

Regulatory and Policy Framework

This document demonstrates full compliance with the waste management and sustainability targets set out by national and local planning policies in Wales. Specifically, this proposal will comply with:-

- **Technical Advice Note (TAN) 21: Waste:** Facilitating sustainable waste infrastructure aligned with the "Towards Zero Waste" strategy and safeguarding local amenity.
- **Planning Policy Wales (Edition 12):** Ensuring material efficiency, circularity, and the incorporation of adequate facilities for waste collection and recycling.
- **Technical Advice Note (TAN) 12: Design:** Addressing environmental sustainability and waste management during and after construction.
- **Technical Advice Note (TAN) 11: Noise:** Protecting the local environment and High Street amenity.
- **Natural Resources Wales (NRW):** Adhering to environmental protection guidelines regarding licensed waste carriers and the safe disposal of hazardous materials.

The Waste Hierarchy

This proposal will comply with the statutory priority order by **TAN 21 (Article 4)**. The Principal Contractor will be contractually bound to manage all materials according to the following hierarchy, any departures from this hierarchy will be technically justified using Life Cycle Assessment principles:

1. **Prevention and Reuse** (Highest Priority)
2. **Preparation for Reuse**
3. **Recycling**
4. **Other Recovery** (e.g., Energy from Waste)
5. **Disposal / Landfill** (Strictly as a last resort)

Construction and Demolition Phase

Waste Prevention and Reduction (Designing Out Waste): The proposal will comply with the requirement to prevent and reduce waste generation from the earliest stages. By executing a part change of use rather than a full demolition and rebuild, the project preserves the embodied carbon of the existing building envelope and inherently prevents the generation of heavy structural demolition waste. During construction, the Principal Contractor will implement a strict "Just -in-Time" procurement strategy. This ensures materials are delivered to site only when required, actively preventing weather damage and surplus material accumulation.

Waste Forecasts and Sustainable Management: The proposal will comply with the mandate to identify and sustainably manage waste streams prior to project commencement. To manage the site constraints safely and protect local amenity, a strict "Wait-and-Load" logistics system will be utilised. All active mixed waste will be transported by NRW-licensed carriers directly to a local Materials Recovery Facility (MRF) operating under the "Nearest Appropriate Installation" principle.

Material Re-use and Circularity: The proposal will comply with circular economy principles by actively exploring and maximising material re-use. Prior to the commencement of soft strip-out, a pre-refurbishment audit will be conducted to identify salvageable materials. The project will safely transport any redundant office furniture, solid timber doors, or reusable flooring to local third-sector organisations.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
Email: initiativesdesign@gmail.com
www.initiativesdesign.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Waste Management Operational Phase (Post-Completion)

Spatial Provision for Waste Facilities
This proposal will comply with the requirement to incorporate adequate space and appropriate facilities for waste sorting, storing, and recycling. The proposal incorporates a dedicated Bin Store to ensure the waste generated is kept separate. The bin store will accommodate the expected volumes of both general and recyclable waste.

At-Source Segregation
This proposal will comply with the Environment (Wales) Act and Workplace Recycling Regulations by enabling highly effective at-source segregation. The design integrates segregation facilities at the point of origin; each of the studios will be fitted with integrated, multi-compartment kitchen bins. This ensures residents will effectively separate paper/cardboard, glass, metal, plastics, and food waste, thereby preventing cross-contamination of the communal bins.

Visual Integration and Amenity
This proposal will be designed to comply with the requirements of TAN 12 and TAN 21 to protect local visual amenity and safeguard against nuisances.

Storage and Collection Logistics
A dedicated site management protocol will govern waste collection logistics. Bins will securely remain within the storage area at all times and will only be transferred to the designated collection point on the specific morning of collection. Following collection, bins will be immediately returned to the store to prevent any obstruction maintain the high quality of the town-center public realm.

Monitoring and Implementation

Implementation Timetable
This proposal will comply with continuous monitoring requirements across four distinct project phases:

- **Phase 1 (Pre-Commencement):** Conduct Asbestos Refurbishment and Demolition (R&D) Survey. Finalise SWMP estimates, establish "Wait-and-Load" logistics, and appoint NRW-licensed waste carriers.
- **Phase 2 (Soft Strip-out):** Salvage reusable office fixtures (doors, raised flooring) for third-sector donation and safely remove partitions and ceilings.
- **Phase 3 (Fit-out):** Implement "Just-in-Time" material deliveries and enforce supplier packaging take-back schemes.
- **Phase 4 (Completion):** Compile the final waste validation report demonstrating definitive adherence to Wrexham UDP Policy PS10 targets.

Responsibility and Training
The Principal Contractor's Site Manager will be appointed as the designated "Waste Champion." They will bear ultimate responsibility for overseeing the logistics of waste loading, ensuring no disruption or noise/odour nuisance, and strictly enforcing the SWMP. All site operatives and sub-contractors will undergo a mandatory site induction covering waste segregation rules and logistics.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
Email: initiativesdesign@gmail.com
www.initiativesdesign.com
Tel: +44(0)1606 851904
Initiatives Design

Waste Management Continued...

Record Keeping (Natural Resources Wales Compliance)
This proposal will comply with all NRW evidentiary requirements. A waste tracking system will be utilised to ensure full compliance. All Waste Transfer Notes (WTNs) will be retained for a minimum of two years, and any Hazardous Waste Consignment Notes (HWCNs) will be retained for three years. These documents will be made readily available to the Local Authority to demonstrate that waste is being managed safely and recovered at appropriately licensed facilities.

Hazardous Materials and Site Safety

Asbestos and Hazardous Waste
This proposal will comply with all health, safety, and environmental protection mandates outlined in TAN 21. Given the age of the building, an Asbestos Refurbishment and Demolition (R&D) Survey is a required prerequisite before any strip-out works commence. Any identified Asbestos Containing Materials (ACMs) will be removed by specialised, licensed contractors under fully controlled conditions.

Furthermore, all hazardous waste—including any commercial chemical toilet waste utilised during the construction phase—will be strictly segregated, securely contained, and managed via HWCNs. Chemical toilet waste will be removed by a licensed carrier and disposed of at a permitted treatment facility; under no circumstances will any discharge to ground occur, ensuring absolute protection of soil and water resources as required by NRW advice.

Waste Management and Circular Economy

Operational Segregation and Storage
The proposal will comply with TAN 21, the "Towards Zero Waste" strategy, and the Workplace Recycling Regulations (Wales) 2024. The design integrates dedicated, appropriately scaled refuse and recycling storage areas within the building footprint, ensuring waste is kept strictly isolated from the ground-floor commercial waste streams. Each studio flat will feature integrated, multi-compartment bins to enable high-efficiency, at-source segregation of recyclables.

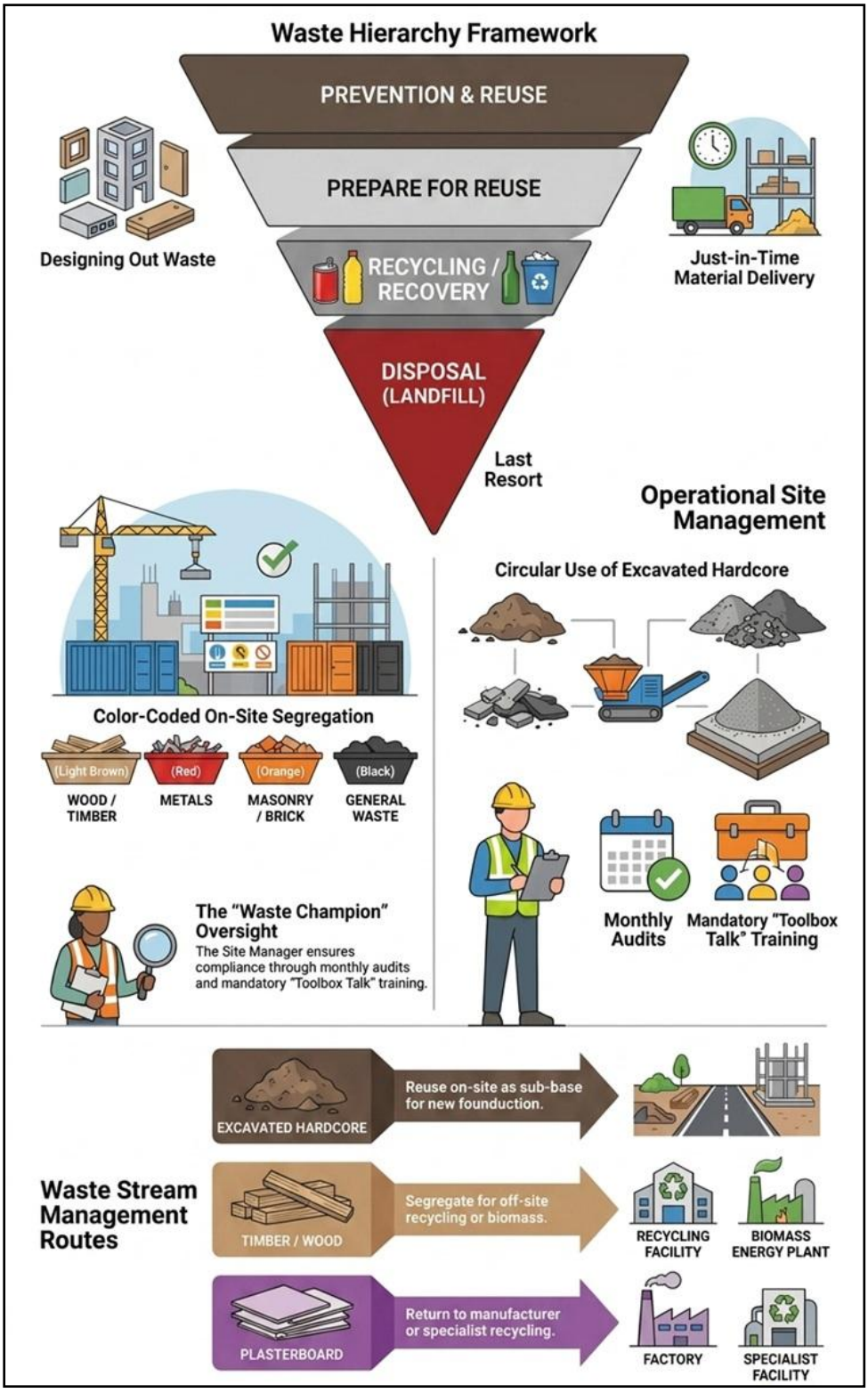
Construction Waste Management
The proposal will utilise strict "Wait-and-Load" logistics to manage the constraints safely. A comprehensive pre-refurbishment audit will identify salvageable materials, active mixed waste will be processed at a local Materials Recovery Facility (MRF) to ensure a landfill diversion policy.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

SWMP Overview Diagram



© Initiatives (Design) Ltd, PMCL License No: 100064548.

48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

Sample - Waste Audit Template

Waste Stream / Material	Typical EWC Code	Estimated Quantity	Proposed Management Route (Hierarchy)	Target Diversion
Suspended Ceilings & Grids	17 09 04 / 17 04 07	*[Contractor to complete]*	**Recycle:** Metal grids recycled; tiles sent to manufacturer take-back schemes.	85%
Stud Partitions / Plasterboard	17 08 02	*[Contractor to complete]*	**Recycle:** Segregated for specialist gypsum recycling.	100%
Office Carpets / Flooring	20 01 36	*[Contractor to complete]*	**Recovery:** Sent for carpet recycling or high-efficiency energy recovery.	90%
Redundant Wiring & HVAC	17 04 11 / 17 04 05	*[Contractor to complete]*	**Recycle:** Stripped and sent to local scrap metal merchants.	100%
Timber (Doors, skirting)	17 02 01	*[Contractor to complete]*	**Recycle/Recovery:** Segregated for wood recycling or biomass energy.	95%
Packaging (Cardboard/Plastics)	15 01 01 / 15 01 02	*[Contractor to complete]*	**Recycle:** Supplier take-back schemes and local commercial recycling.	90%
Mixed Active Waste	17 09 04	*[Contractor to complete]*	**Recovery:** Sent to local MRF for mechanical sorting.	> 85%

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904