

82 TOYNBEE ROAD, EASTLEIGH

Erection of an ancillary outbuilding in the rear garden for use as a dog grooming space, incidental to the residential use of the property

WASTE MANAGEMENT PLAN

June 2025

Statement prepared by Matthew Holmes, BA (Hons), MA MRTPI

1. Introduction

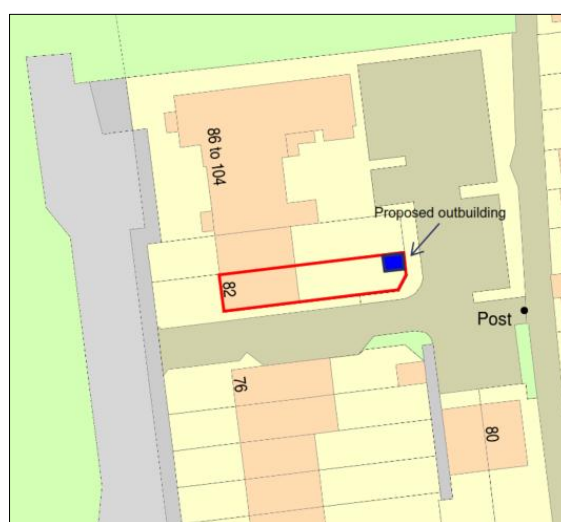
- 1.1 This Waste Management Plan is submitted in accordance with condition 4 of Eastleigh Borough Council planning permission reference: F/25/98988 in relation to the development described above. Condition 4 of the planning permission states;

Prior to the commencement of the dog grooming use, a waste management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the proper storage and disposal of business-related waste (e.g., dog hair, cleaning products) to prevent environmental harm. The approved plan shall be implemented and maintained thereafter.

Reason: To limit the impact the development has on the amenity of the locality.

- 1.2 The Applicant, who lives at the property, is a self-employed dog groomer. She wishes to carry out her business from home and the building will be used for dog grooming purposes, ancillary to the residential use. A purpose-built dog grooming 'pod' will be sited in the rear garden from where the applicant will work. The pod is of similar dimensions to a domestic shed and will be largely screened from view by the boundary treatment around the rear garden.

- 1.3 The applicant is self-employed and does not employ any staff. She intends to offer one to one dog grooming services, generally with 3 or 4 dogs groomed daily. All business would be undertaken between 9 am and 5pm Mondays to Fridays and 10am and 2pm on Saturdays. Each dog grooming session takes approximately 1-3 hours, and nail clippings only around 10-20 minutes.



Site plan extract from the planning application showing the location of the building

- 1.4 This Waste Management Plan sets out the measures that will be taken by the applicants to ensure that waste generated by the permitted use will be managed, stored and removed in an appropriate way.

2. The Waste Management Plan

- 2.1 In order to successfully manage waste associated with the proposed use and to ensure that the use does not have an adverse impact nearby homes the owners shall implement the following measures;

- The majority of waste created will be clean dog hair. This will be collected and disposed of by a specialist contractor. The contractor provides a box to be filled with hair and once filled they will arrange courier collection. It is expected that one box of hair waste will be generated every two months.
- The applicant has a UV steriliser for safe disinfection of grooming equipment and this negates the need for any additional hazardous chemicals for cleaning of equipment.
- Pet safe disinfectant will be used to clean surfaces within the building, with reusable washable microfibre cloths/mophead. Dirty cleaning water will be emptied into the main drain, (expected to be no more than 1 bucket a day)

- The dirty wash water from bathing the dogs will be emptied into a 'waste hog' container. The dog shampoo is made from mainly natural products and is biodegradable. The container can be wheeled to the main drain to be emptied. The container has a capacity of 46 litres and would be emptied once or twice a day depending on the level of use.



- A 5 litre bottle of shampoo will last around two months. The empty bottle will be disposed of in the property's recycling bin. There will be a handful of smaller product bottles/spray bottles that will also be included with recycling every month as required.
- It is expected that there will be one standard size 50 litre bin bag of general waste left over after the above, which will comprise of nail clippings, used cotton pads, blue roll, and dirty and matted hair. Arrangements will be made for a commercial waste collection for this. Bags will be kept in lidded bin(s) located adjacent to the building.