
RE: Bin number and collection enquiry for proposed site redevelopment at 36 - 38b Church Street, Caversham RG4 8AU

Tough, Holly <Holly.Tough@reading.gov.uk>

27 July 2022 at 08:27

To: B D <pds.architecture@googlemail.com>

Cc: "Rupert@rainsforddb.com" <Rupert@rainsforddb.com>, "Caroline@rainsforddb.com" <Caroline@rainsforddb.com>, Andy Meader <andy.meader@am2planning.co.uk>

Hi Baljit,

Thanks for sending this across.

If the second double door is approved you would need to ensure it is not blocked by the bins, so crews can access the 140L bins without being obstructed by the 240Ls. With that in mind, perhaps the current doors on the east of the plan or a door opposite that on the west of the bin store would be preferable.

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer

Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

Reading Borough Council

19 Bennet Road

Reading

RG2 0QX

0118 937 3875 (Internal 73875)

Holly.Tough@reading.gov.uk

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From: B D <pds.architecture@googlegmail.com>
Sent: 27 July 2022 00:29
To: Tough, Holly <Holly.Tough@reading.gov.uk>
Cc: Rupert@rainsforddb.com; Caroline@rainsforddb.com; Andy Meader <andy.meader@am2planning.co.uk>
Subject: Bin number and collection enquiry for proposed site redevelopment at 36 - 38b Church Street, Caversham RG4 8AU

This is an EXTERNAL EMAIL. STOP THINK before you CLICK links or OPEN attachments.

Hello Holly,

We hope that you are well.

To clarify the proposed bin-store arrangements on the above site, please find attached our updated proposed bin-store strategy and site plans for your reference.

We have moved the bin-store collection point for unit 36d more closer to the proposed shared bin-store and have introduced extra double gates (i.e. subject to planning) to the council car parking side, in order to make it more easier for the bin lorry.

If planning reject the double gates, then we are still within your 10 metre distance requirement and to back of refuse lorry.

This is the best we can do for now and trust that this be o.k, until we make the formal submission to the Local Authority.

Kind regards

Baljit

PDS Architecture LTD

T: 07876 011176

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On Mon, 25 Jul 2022 at 13:20, Tough, Holly <Holly.Tough@reading.gov.uk> wrote:

Hi Baljit,

Thank you for sending this across.

I think the communal food waste bin is the better option. It is worth noting that commercial premises would need to have a trade waste collection service, and there are many contractors who the businesses could choose to go with - other than Reading Commercial Services. Depending on the nature of the business, they may require bigger bins or more frequent collections than the ones that will be provided to the residents. If they choose to have larger bins they may not fit within the bin store areas. The commercial waste collection may also be on a different day to the residential ones.

Also, you would need to ensure that the door to the bin store area is not going to be blocked by parked cars on the day of the collection so crews can access the store to empty the bins. Will there be parking spaces where the door is at all? Would there be better access to the bin store on the opposite end to the door – which is closer to the rear of the refuse collection vehicle?

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer

Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

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From: B D <pds.architecture@googlemail.com>

Sent: 21 July 2022 23:49

To: Tough, Holly <Holly.Tough@reading.gov.uk>

Cc: Rupert@rainsforddb.com; Caroline@rainsforddb.com; Andy Meader <andy.meader@am2planning.co.uk>

Subject: Re: Bin number and collection enquiry for proposed site redevelopment at 36 - 38b Church Street, Caversham RG4 8AU

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Hello Holly,

We have re-looked at the proposed bin-store areas for above redevelopment site.

The shared bin-store area has now increased slightly and a single 180 litre bin will be allocated for all the units present on the site.

There should be enough room within the Council Car Parking adjacent for a refuse lorry to reverse back towards the raised kerb edge (i.e. which also has existing bollards - if have a look at Google maps).

Please see attached updated bin-strategy drawing for your reference.

Please confirm if this is o.k now.

Kind regards

Baljit

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On Thu, 21 Jul 2022 at 13:25, B D <pds.architecture@googlemail.com> wrote:

Hello Holly,

This is great as it now gives us a proper idea on how to plan the bin-store area(s) for this tight redevelopment site.

We will update the proposed bin strategy drawing first and hope to get this across to yourselves shortly for a final say.

In terms of food waste, the shared communal bin for this does make sense and each individual unit can then just dump their own food waste bags into this for collection day.

On Unit 36d, the idea was to have a bin-store within the private garden area for this unit and on bin collection day the bins will be moved out to a certain location - we look combining this with the shared bin-store area and make sure it is within 10 metres of the bin lorry rear (either it backs up from the Church Street down the shared alleyway or currently we believe it comes into the Council Car Parking end).

The commercial units are small and have the same bins as the residential bins, all located within the shared bin store area.

The total number of units are written on the plans and are as follows for your reference:

2no. small ground floor commercial units with basements

1no. 3 bedroom two storey house

2no. 1 bedroom apartments

1no. 2 bedroom apartment

I trust that this is clear and will be in touch shortly.

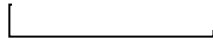
Kind regards

Baljit

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On Thu, 21 Jul 2022 at 12:22, Tough, Holly <Holly.Tough@reading.gov.uk> wrote:

Hi Baljit,

Thanks for sending this across, and apologies for the delay in getting back to you.

From looking at your bin store plan, the store does appear to be quite congested with bins. Please note that the bins would need to be accessible for the crews and not blocked in by another type of bin. The bins also need to be presented within 10m of the rear of the collection vehicle and within view of the crew which may not be so for the 36d bin store area. Please see the following waste management guidelines for more information - <https://www.reading.gov.uk/waste-and-recycling/waste-management-guidelines-for-property-developers-architects-planners-contractors-managing-agents-and-landlords/>

How many flats are included in this development? Depending on the number of residential properties at the site, you could consider having communal bins for some of the waste types rather than each property having individual bins. For example, you could have 1 x 180L food waste bin to be shared between the residential properties to save space in the bin store.

Where will the commercial waste bins be stored?

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer

Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

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From: B D <pds.architecture@googlemail.com>

Sent: 17 July 2022 23:04

To: Tough, Holly <Holly.Tough@reading.gov.uk>

Cc: Rupert@rainsforddb.com; Caroline@rainsforddb.com

Subject: Re: Bin number and collection enquiry for proposed site redevelopment at 36 - 38b Church Street, Caversham RG4 8AU

This is an EXTERNAL EMAIL. STOP THINK before you CLICK links or OPEN attachments.

Dear Holly,

We hope that you are well.

Please find attached proposed bin-store strategy plan for the above site. This may make it more easier to see what we are proposing with regards to waste bin-store areas and collections for entire site.

Please could you confirm if this would be acceptable and we can then look at making a formal planning submission to Reading Borough Council shortly.

Kind regards

Baljit

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On Tue, 12 Jul 2022 at 21:18, B D <pds.architecture@googlemail.com> wrote:

Hello Holly,

We hope that you are well.

Apologies if the revised proposed plans were not sent to you and following on from our recent telephone call a few weeks ago.

Please now find attached relevant revised plans for your reference.

Please could you and your management team confirm if the bin-storage proposals that we show, will be acceptable from your side for this particular site.

We also talked about the refuse lorry coming into the rear council owned car park, adjacent to the site.

We are looking to make a full formal planning submission on the above site to Reading Borough Council shortly.

If anything is not clear, then please do let us know and we await to hear from you shortly.

Kind regards

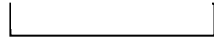
Baljit

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On Thu, 26 May 2022 at 16:18, Tough, Holly <Holly.Tough@reading.gov.uk> wrote:

Dear Baljit Dhindsa,

Thank you for your enquiry.

Households in Reading will have one domestic waste bin collected fortnightly, alternating with a fortnightly recycling collection. Food waste bins will be collected weekly. Bins would need to be stored off of the public highway between collections and presented at an agreed location to be emptied. This may be to the rear of the property but would be confirmed once a collection has been scheduled.

For domestic waste it will be 1 x 140L bin, for recycling it will be 1 x 240L bin and food waste is a 23L caddy. Please can you confirm where these bins will be stored?

You can find more information on our waste collections on the following link - <https://www.reading.gov.uk/waste-and-recycling/waste-management-guidelines-for-property-developers-architects-planners-contractors-managing-agents-and-landlords/>

Waste disposal for the commercial units would need to be arranged through a trade waste contractor, and would be chargeable.

Please do let me know if you require any further information.

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer

Reading Borough Council

19 Bennet Road

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From: B D <pds.architecture@googlemail.com>

Sent: 26 May 2022 12:54

To: Streetcare Admin <Streetcare.Admin@reading.gov.uk>

Cc: Rupert Mann <Rupert@rainsforddb.com>; Caroline Rolfe <Caroline@rainsforddb.com>

Subject: Bin number and collection enquiry for proposed site redevelopment at 36 - 38b Church Street, Caversham RG4 8AU

This is an EXTERNAL EMAIL. STOP THINK before you CLICK links or OPEN attachments.

Dear Sirs,

We have been asked by Reading Borough Council Planning department to get in touch with yourselves and towards further advice on exact waste bin and collection requirements for the above site.

Our proposal for the site is as follow:

- Two small commercial units at ground floor level
- Two one bedroom apartments at first floor level
- one two bedroom apartment at second floor level

To rear of site a proposal for a new build three bedroom dwelling-house.

The attached drawing does indicate the proposed bin-store areas (i.e. in purple shaded area).

We allowed allowed for 2 x 1100 litre bins to the two commercial units.

All proposed residential units will each get 1 normal waste 240 litre bin and 1 recycling 240 litre bin.

Please could you confirm if the above is correct?

Also how frequently are the bins collected each week.

We await to hear from you shortly.

Yours faithfully,

Baljit Dhindsa RIBA

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