



Refuse Disposal Management Plan

2 Silver Street
Reading
RG1 2BP

Development of 80 Apartments
Planning Reference 170794/FUL

July 2020

Introduction

Planning permission was granted for 80 new build apartments with planning reference 170794/FUL. Under the fourth schedule of the accompanying S106 Agreement dated 12th October 2017, the owner of the site is required to submit to Reading Borough Council, and have approved a Refuse Disposal Management Plan prior to occupation of the development.

Thomas Homes are seeking approval of this document in order to discharge the above S106 Agreement obligation.

Purchaser Information

Every purchaser will be provided with a Home User Guide on completion of their apartment. A section of this document deals with waste storage arrangements. As well as providing details of the on-site refuse store and refuse collection details. It will also set out that there is no roadside collection for the development and all household refuse must be deposited in the bin store. The document also provides advice on recycling and local council recycling facilities, as well as the collection of bulky items.

Development Design and Collection Requirement

Internal Storage

Internally the dwellings will each be provided with a waste bin with 2 compartments for general refuse and recycling. Residents will be responsible for placing their own waste and recycling in the refuse store.

External Storage - Location

The refuse store for the development was approved under application 181143. Plans showing the location and design of the store can be found in Appendix 1. The store is located close to the southern boundary of the site. The building is at ground level with level access for allowing easy movement for standard wheeled bins. The refuse store will have external signage.

Refuse Store Design and Capacity

The total size of the waste and recycling containers will meet the requirements of BS5906:2005 (100 litres per property plus 70 litres per each additional bedspace) as the requirements of Reading Borough Council.

No. Bedrooms	No. Dwellings	Volume required: L/dwelling	
		BS 5906:2005	Council Requirement
1	24	100	10 flats per 1100 bin on weekly collection. 5 flats per 1100L bin on fortnightly collection
2	51	170	
3	5	240	
Total volume required		12,270 L	8800L weekly 17,600L fortnightly

The store has been designed to accommodate 12 bins (weekly collection) of refuse and recycling. All bins are fully accessible from the front face and allow for easy depositing of waste. The store has been designed to allow 150mm clearance between bins and 2m clearance in front of each bin to enable safe access and ease of operation. The doors, access path and internal headroom are all in excess of 2m.

Materials and Design

The refuse store is rectangular in shape. The walls are constructed of brick. The building will have adequate internal lighting activated on a movement sensor. Ventilation is achieved through louvred vents and louvred metal doors.

The roof of the store is GRP, with guttering providing drainage.

The internal concrete floor will contain a drainage gully enabling the store floor to be washed down if required.

Access and Pulling Distances

Refuse collection at the development will be undertaken by Reading Borough Council on a weekly basis. See email of 12th June from Alice Layzell, Senior Recycling and Enforcement officer, which can be found in Appendix 2.

Swept path analysis for an appropriate refuse vehicle is included within Appendix 3. This demonstrates that refuse vehicles can access the site in forward gear, manoeuvre and then exit the site in forward gear. The refuse vehicle will be able to park adjacent to the bin store. The pathway to the bin store will be smooth with no obstructions. A dropped kerb will be provided, allowing unimpeded access onto the road surface.

Management and Ongoing Controls

Once completed the development will be managed through a management company, with all properties contributing to the service charge. Chaney's Chartered Surveyors, who are Reading based have been appointed as the managing agents for the development. They will be responsible for ensuring the waste disposal plan is adhered to and regularly reviewed.

The site will have CCTV installed. This will allow for monitoring of the bin store area and help insure that residents use it correctly.

Conclusion

The bin store for the site has been designed in a practical and robust way. It can be easily accessed by residents and refuse vehicles.

All refuse from the residential units will be deposited in the bin store. There will be no refuse placed on surrounding streets.

All residents will be given written advice on use of the bin store and wider waste disposal offered by Reading Borough Council. Residents will be encouraged to recycle waste.

Reading Borough Council will be carrying out the refuse collection on a weekly basis.

Managing agents have been appointed to manage the development once completed. They will be responsible for ensuring the refuse store is correctly used by residents and maintained. The use of CCTV on the development will assist the management.

The managing agents will review the waste disposal management plan on an annual basis

Appendix - 1 Site plan



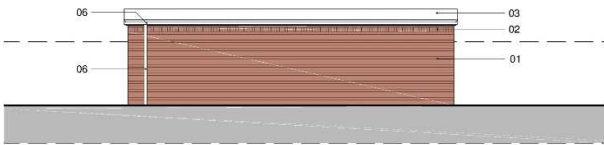
Bin Store - Plan and Elevations



NORTH ELEVATION
scale @ 1:100



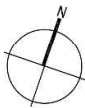
WEST ELEVATION
scale @ 1:100



SOUTH ELEVATION
scale @ 1:100

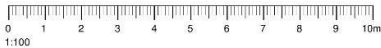


EAST ELEVATION
scale @ 1:100



FLOOR PLAN
scale @ 1:100

- MATERIALS KEY**
- 01 red/orange facing brickwork
 - 02 facing brick-on-edge course
 - 03 GRP/SPM flat roof
 - 04 ppc metal framed louvered doors
 - 05 ppc metal louvered vent panels
 - 06 uPVC rainwater goods



REV E: cycle and bin stores separated and relocated. - AW - 27.06.2018
REV D: cycle store added, bin store lengthened for 12 bins. - AW - 15.06.2018
REV C: doors and louver panels relocated (1no) and orientation changed. - AW/JDC - 08.06.2018
REV B: corner entrance, aff south window & units 01, 11, 21 & 31 updated. - AW/JDC - 27.06.2017
REV A: Revised to reflect planners comments. - AW/JDC - 08.06.2017

WOODFIELD BRADY
architects

Client / Project
Thomas Homes Ltd
SILVER STREET, READING

Project Address
Silver Street
Reading

Drawing Title

PROPOSED RESIDENTIAL REDEVELOPMENT
Bin Store : Plan and Elevations

Date	Drawn	Scale / Page	Drawing ref.	Rev.
MAY '17	JDC	1:100 @ A3	977.12	E

arlington house . curridge . west berkshire . rg18 9ef
t 01635 247 100 f 01635 247 070 e mail@woodfieldbrady.co.uk www.woodfieldbrady.co.uk

All dimensions to be checked on site prior to construction. Do not scale except for planning purposes.
Any discrepancy between this drawing and other information to be referred to the architects.

Issued for:
INFORMATION

Appendix 2 – Waste Collection Correspondence From RBC

From: Layzell, Alice [mailto:Alice.Layzell@reading.gov.uk]
Sent: 12 June 2020 14:19
To: Jane Wood <jane.wood@thomashomes.co.uk>
Subject: RE: New Site Email 3

Hi Jane

Apologies for not being available earlier, as I said I was on site this morning.

How much would an additional collection cost if the one (due to less bins in situ) were to be required please?

- At present the additional collections for general waste would be £17.10 for the first bin, and £13.70 for bins thereafter.
- The additional costs for recycling would be £13.55 for the first bin and £10.85 for bins thereafter.
- Please note it may not be possible to arrange collections on specified days, but we will do our best, alternatively you can employ another contractor.

Can you confirm that you have received the PO Number given?

- We have received this, and will await you to call off the bins

Confirm that you are able to collect the bins for us, if so what day are collections please?

- I am unable to confirm at this point. 6 weeks prior to occupancy please email chris.wynn@reading.gov.uk Damien.hamilton@reading.gov.uk who will look to schedule in the work.

Many thanks,

Alice Layzell
Senior Recycling and Enforcement Officer
Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

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Appendix 3 – Refuse Vehicle Swept Path

