

Refuse & Recycling Strategy

Extract from

Design & Access Statement

Foundry Quarter, Weldale Street, Reading

ISSUE 4 (Updated for Section 73 Application)

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For: Ropemaker Properties Ltd

Prepared by:



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6.3 Refuse & Recycling Collection

The refuse and recycling capacity for the development has been calculated in accordance with Reading Borough Council recommendations. A key aim was to minimise the number of collections and minimise disruption to residents. The total quantity of refuse and recycling storage to be provided across the site is as follows:

57 x 1100 litre general waste bins (weekly collections)

55 x 1100 litre recycling bins (fortnightly collections)

The refuse stores within the development have been sized to accommodate the total number of refuse bins required. The refuse stores are all located at lower ground level and positioned to allow easy access for residents. Residents generally have a maximum of 30 metres to travel (not including vertical circulation) before disposing of waste within the designated refuse store. The only exception are a few flats on the lower storeys of A1, where the travel distances are extended slightly by approx. 2-4m only. The refuse stores are highlighted in blue on the adjacent plan.

Two refuse stores within A1 provide storage for a total of 19x1100 litre general waste bins and 18x1100 litre recycling bins.

The refuse store within A2 houses a total of 15x1100 litre general waste bins and 14x1100 litre recycling bins.

The refuse store within B1 houses a total of 7x1100 litre general waste bins and x7x1100 litre recycling bins.

The main refuse store for B2 houses a total of 15x1100 litre general waste bins and 15x1100 litre recycling bins.

For commercial waste storage for a 1x1100 litre general waste bin and 1x1100 litre recycling bin is provided within a dedicated store room. This is located adjacent to the B2 residential refuse store at lower ground level.

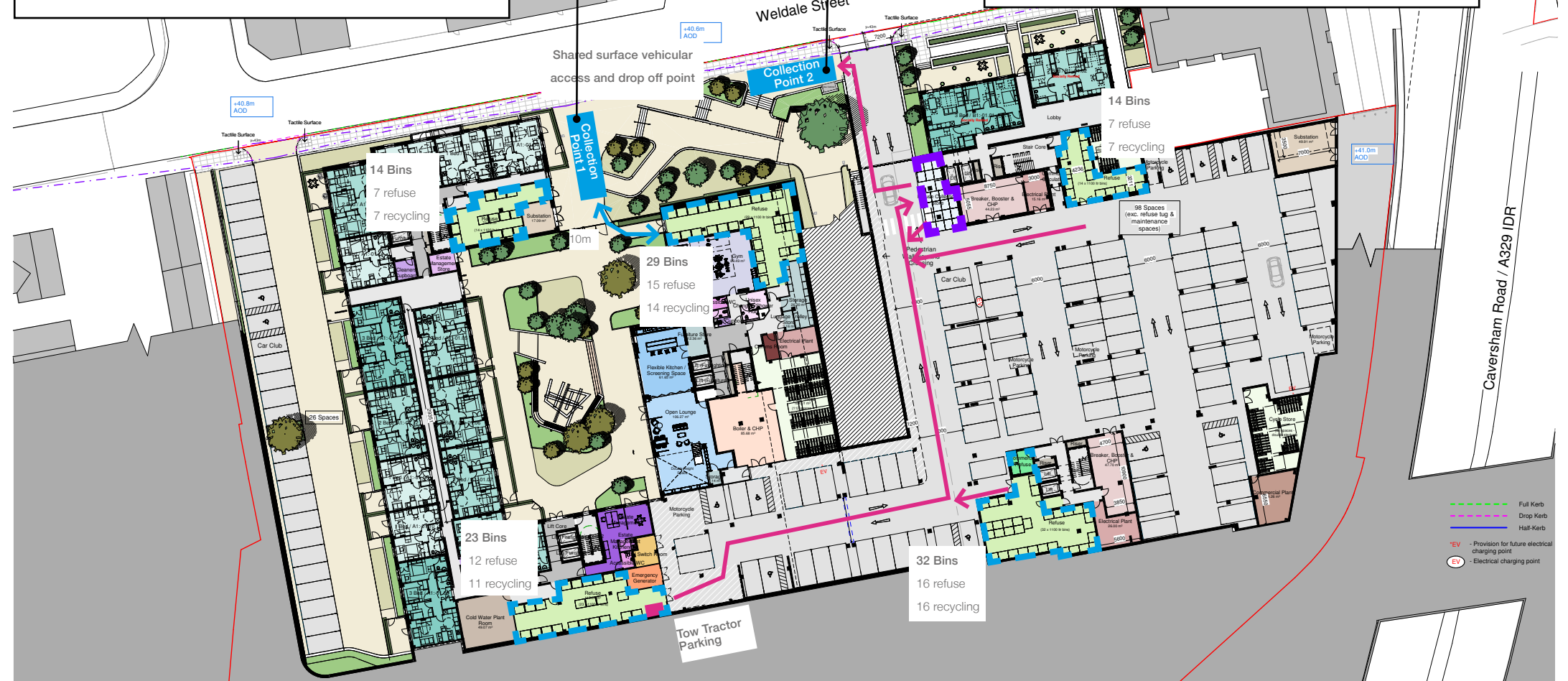
Collection point 1

Block A1 (north end) & A2 will be serviced via Weldale Street. The refuse vehicle will reverse a maximum of 12metres onto the site in order that refuse operatives do not exceed the 10 metre travel distance to access the refuse stores.

Collection point 2

Block A1 (south end), B1 & B2 will be serviced via Weldale Street. The refuse vehicle will drive into the proposed

Note Re. Collection Point 1 - The travel distances within the refuse stores in Block A1 & A2 have been made no worse than the previously approved scheme.



- Central refuse collection point
- Refuse stores (1100ltr bins)
- 10m maximum collection travel distance from refuse vehicle
- Tow tractor route

Fig. 6.3.1 - Proposed lower ground refuse plan

lay-by provided. On site management (with the help of tow tractors) will transport the bins between the various refuse stores, central collection point & collection point 2. The refuse bins will then be unloaded by the refuse operatives before being returned to the stores by the on site management. Tow tractor to be parked adjacent to the Block A1 (south end) refuse store when not in use.

Due to the scale of the development, site constraints and the large quantity of bins provided it has not been possible to size the stores to enable a maximum distance of 15 metres from furthest point within the area to loading point

at rear of lorry, therefore on-site maintenance operatives will assist collection where necessary.

In addition, due to the scale of the development and quantity of bins to be provided the central refuse collection point does not allow for storage of all bins. Instead an on-site tow tractor operated by maintenance staff will collect and return to stores within the below podium car park when the council refuse vehicle is on site.

Collections have been kept to weekly for general refuse and fortnightly for recycling to minimise disruption to

residents. In addition rooms adjacent to collection points will have additional acoustic performance to mitigate any further disruption.

Extract from updated Section 73 Design & Access Statement (ISSUE 4), page 119.

No change to the total no. of bins proposed across the development or block by block since the approved scheme (Ref. 3622-D1-RS-Weldale Street - Design and Access Statement Addendum - June 2017 FINAL). The number of apartments has decreased. Notes added in black above to respond to RBC comments.