

Jonathan Walton
Vocalism
14 Raglan Gardens
Caversham
Reading
RG4 5JH



21st September 2018

Dear Jonathan,

Application: 180909

Location: Clarendon House 59-75 Queens Road Reading Berkshire RG1 4BG

Proposal: One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping

Following the submission of the above mentioned Planning Application, Reading Borough Council (RBC) have asked for further clarification on the suitability of the general waste and recycling provision for the proposed development.

Whilst the Planning Application is for 43 residential units, these units will be provided alongside the consented Permitted Development (Planning Ref: 170905) for the conversion of the existing building on the site from commercial/employment floor space to accommodate 49 residential units. As such, the overall provision for general waste and recycling to be accommodated on the site should account for a total of 92 residential units.

RBC have published "**Waste Management Guidelines for Property Developers, Architects, Planners and Contractors**", which notes at Appendix A the following in relation to the number of bins required for blocks of flats and communal bin areas:

*5 flats per 1100 on a Fortnightly collection or 10 flats per 1100 on a Weekly collection;
Collection frequency to be determined by Reading Borough Council*

RBC have confirmed that at present, general waste is collected fortnightly and recycling is collected fortnightly on the alternative weeks. As such, a total of 19 general waste bins and 19 recycling bins would have to be accommodated on site to satisfy the current requirements.

Further correspondence with the RBC Waste Operations Supervisor dated the 21st September 2018 (copy enclosed), notes that it would be acceptable to reduce the number of general waste bins required on site, if an additional collection service is agreed through an independent company or through a paid service that RBC currently offer. This would reduce the number of general waste bins to 9 rather than the recommended 19.

Whilst a similar service is not currently offered by RBC for an additional recycling collection, it stands to reason that an independent company could be contracted to make an additional recycling collection, which in turn would reduce the number of recycling bins required on site to 9.

As such, a total of 18 bins would only be required to be provided on site to address both the general waste and recycling requirements.

It is considered that an appropriately worded planning condition requiring the agreement to be entered into and approved by RBC in writing prior to first occupation of the development, would address the issue and satisfy RBC.

Prepared by

Mark Kirby
Associate Director

Encl: **Attachment 1** Email from RBC Waste Operations Supervisor (21/09/2018)

Mark Kirby

Subject: FW: Planning Ref 180909 - Clarendon House 59-75 Queens Road Reading
Berkshire RG1 4BG [OFFICIAL]

From: Layzell, Alice [mailto:Alice.Layzell@reading.gov.uk]

Sent: 21 September 2018 16:24

To: Mark Kirby <Mark.Kirby@cannonce.co.uk>

Subject: RE: Planning Ref 180909 - Clarendon House 59-75 Queens Road Reading Berkshire RG1 4BG [OFFICIAL]

Hi Mark

As discussed on the phone if there is a lack of space for the 38 bins required then the only suggestion I could make is to pay for the additional collections via a trade waste service. This can be done by other companies, or RBC can do this. So for example, if you can fit the 19 recycling bins, but only 9 general waste then can get the normal collection one week, and then the following week have a 'trade collection' for the general waste bins, which would mean the amount of bins collected over the 2 week period would be the same, but just in 2 separate collections. Please note at present RBC does not offer more frequent recycling collections, although this is something we are looking in to.

Please let me know if you need any other info.

Many thanks,

Alice Layzell

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