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Planning Department
Reading Borough Council,
Planning and Building Control,
Civic Offices,
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Reading,
RG1 2LU

Dear Sir / Madam

12 – 18 CROWN STREET, READING

Discharge of Condition 13 from Application 201138

Evoke Transport Planning Consultants Ltd (Evoke) has been commissioned by Shall Do Crown Street Ltd to assist with the discharge of condition 13 from Planning Application 201138, which is for the proposed change of use of the existing Reading Serviced Apartments building (C1 use class) at 12-18 Crown Street, Reading to provide 44 flats (C3 use class), with the scheme consented in December 2023. The local planning authority (LPA) and local highway authority (LHA) are Reading Borough Council (RBC).

“Condition 13: Refuse and Recycling Stores” states;

““No dwelling hereby permitted shall be first occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s) and shall demonstrate that the entrance to the cycle store to the west of the building will remain accessible at all times. The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted dwelling and shall not be used for any purpose other than bin storage at all times thereafter.”

Existing Waste Storage

Due to the constraints of the site, with the undercroft restricting the height to the rear of the building, the existing serviced apartment site is serviced by a private refuse collection company. A total of three Eurobins are currently provided at the site as shown below with no external store provided.



A private refuse collection contractor currently reverses off St Giles Close in to the site access road and then wheels the Eurobins under the undercroft to the collection vehicle for emptying, before returning the bins to the rear of building. Due to the undercroft constraints the haul distance for the Eurobins is circa 20m.

At present the serviced apartments have a minimum of three collections taking place each week, with the operator calling the contractor if an additional collection is needed.

Proposed Waste Storage

The RBC Waste Management Guidelines for Property Developers, Architects, Planners and Contractors states that one 1100 litres bin should be provided per five flats based on a fortnightly collection or one 1100 litre bin per 10 flats based on a weekly collection with separate bins provided for general waste / landfill (Grey or Black colour) and recycling (green colour).

This equates to a storage capacity of 220 litres per flat for general waste and 220 litres per flat for recycling, based on a fortnightly collection or 110 litres per flat for general waste and 110 litres per flat for recycling, based on a weekly collection.

As such applying these volumes to the site the site would generate the following volumes per week:

- 44 x 110 litres = 4,840 litres of general waste
- 44 x 110 litres = 4,840 litres of recyclables

Due to the site constraints refuse collection will continue to be undertaken by a private refuse collection company. It is considered that collection frequencies will reduce to two collections per week and therefore the above volumes have been halved;

- $(44 \times 110 \text{ litres}) / 2 = 2,420 \text{ litres of general waste}$
- $(44 \times 110 \text{ litres}) / 2 = 2,420 \text{ litres of recyclables}$

It is considered that the following bins will therefore be provided at the site;

- 2 x 1100 litre Eurobins and 1 x 240 litre wheelie bin for general waste = **total capacity 2,440 litres.**
- 2 x 1100 litre Eurobins and 1 x 240 litre wheelie bin for recycling = **total capacity 2,440 litres.**

Two separate designated bin stores will be provided with one for general waste and one for recycling, largely mirroring the existing arrangements but with the benefit of shelters to help minimise vermin as well as the visual impact of bins. The location of the bin store is shown on the attached drawing at **Appendix A**.

The RBC guidance states that “In positioning and designing the collection point, architects must ensure that the distance that operatives will need to wheel bins from the furthest point within this area to reach the loading point at the back of the collection vehicle does not exceed 15m.”

The collection arrangements would mirror the existing arrangements with bins transported from the store to the vehicle by the collection contractor, empties and then returned to the store. This distance marginally exceeds the 15m recommendation, at 20m, however the contractor currently undertakes this for the site and it is considered that the proposed arrangement minimises the carry distance for residents by providing the bin store directly outside the building.

The site management team will monitor the bins and bin store at regular intervals with an inspection taking place at least monthly. If bins are in poor condition or have been damaged by vermin then new bins will be ordered and a Pest Control company will be commissioned to undertake a course of treatment. The site management team will organise regular bin cleans to ensure that odours are minimised. Furthermore, it is considered that the regular emptying of the bins (twice per week) will further help to minimise odours and vermin.

Summary

It is considered that the proposed bin storage are in accordance with the relevant guidance at a local and national level. As such we seek the discharge of Conditions 13.

Yours sincerely

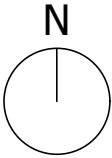


David Fletcher
Director

Attachments

- 1) Site Layout Drawing

SCALE 1:500
SCALE 1:1



THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK OF ANY KIND. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.

REV.	DATE	REVISION
A	04.05.21	Parking added
B	14.06.24	Designated Bin store added
C	14.06.24	Bins updated
D	19.06.24	Bin Store Split
E	24.06.24	Bin Store updated as per comments from Evoke
F	24.06.24	Bin Store reconfigured



01 Site Plan
Scale 1:500

FOR INFORMATION

Osel
architects and
development consultants

PROJECT:
12-18 CROWN STREET
READING

CLIENT:
SHALL DO CROWN ST

DRAWING:
SITE PLAN
CHANGE OF USE SCHEME

DRAWING No.:
E20-025/-SIT001

REV:
F

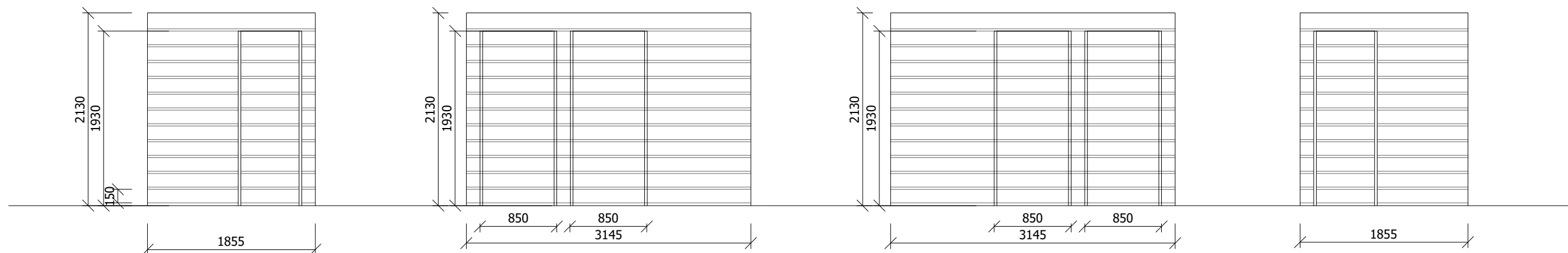
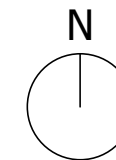
SCALE: 1:500@A3

DRAWN: RC
CHECKED: WTM

DATE: 02 Jun 2020
DATE: 02 Jun 2020

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E-mail: admin@oselarch.co.uk Web: www.oselarchitecture.co.uk
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SCALE 1:50
SCALE 1:1

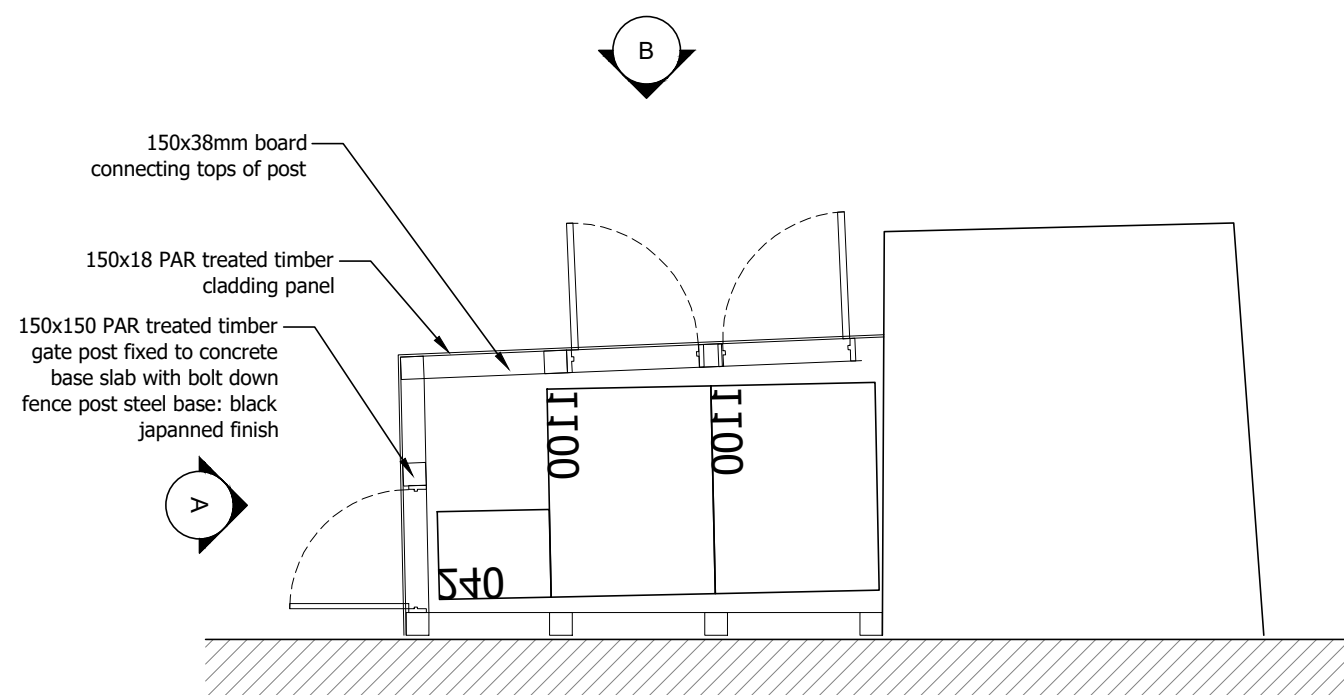


01 Elevation A
Scale 1:50

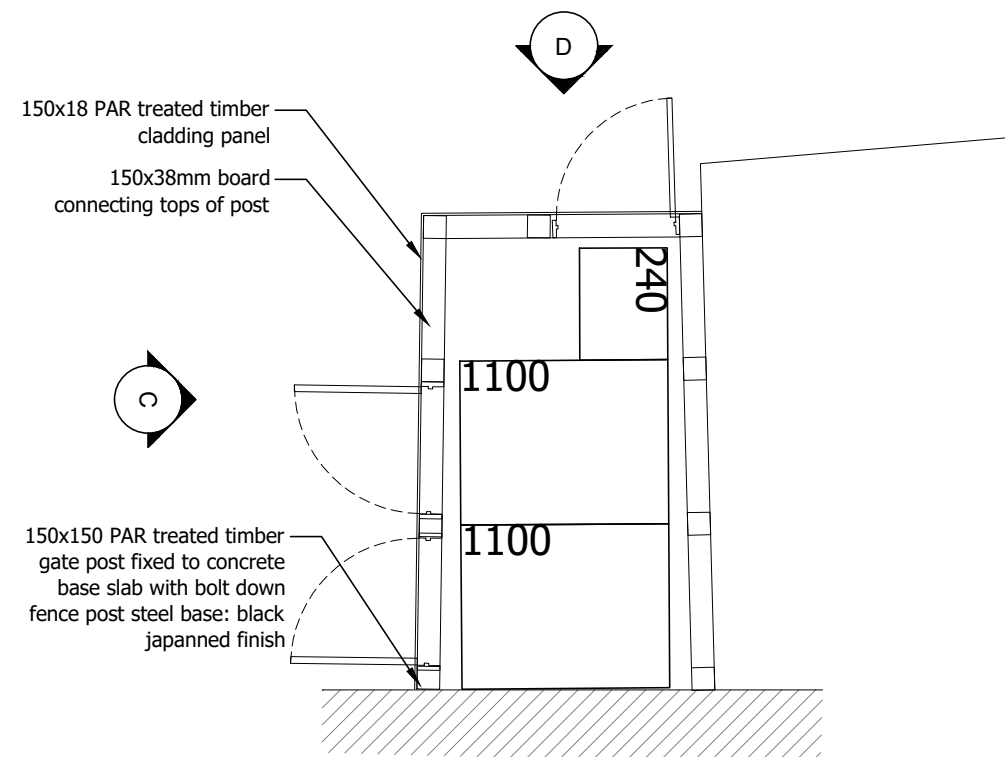
02 Elevation B
Scale 1:50

03 Elevation C
Scale 1:50

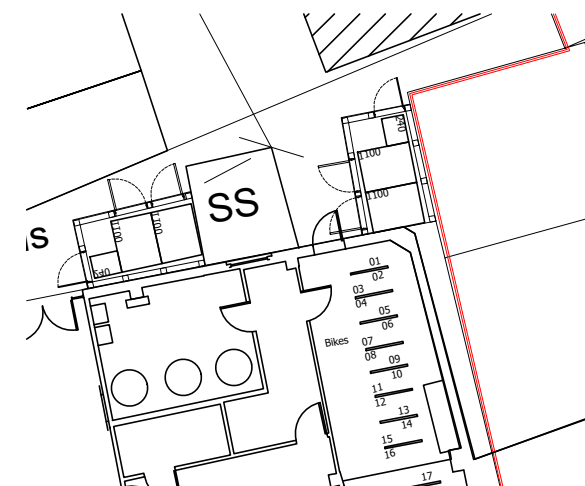
04 Elevation D
Scale 1:50



05 Plan
Scale 1:50



06 Plan
Scale 1:50



FOR COMMENT

Osel
architects and
development consultants

PROJECT:
12-18 CROWN STREET
READING

CLIENT:
SHALL DO CROWN ST

DRAWING:
SITE PLAN
DRAWING TITLE
CHANGE OF USE SCHEME

DRAWING No.: **E20-025/SKT100** REV: **A**

SCALE: 1: 50@A3

DRAWN: DW DATE: 24.06.24

CHECKED: TM DATE:

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