

Matthew Burns  
Planning Department  
Reading Borough Council  
Civic Offices, Level 1 North  
Bridge Street  
Reading  
RG1 2LU

24 June 2025

Dear Matthew,

**Former Gas Holder Site, Alexander Turner Close, Reading - Section 73 Application (Ref: PL/25/0697/VAR) Pursuant to Planning Permission ref 190627 for changes to comply with updated Building Regulations and Building Safety Act**

Thank you for your email dated 09 June 2025 regarding additional information required pertaining to the waste and refuse strategy for our recent Section 73 Planning Application.

Please find the attached drawing: *SK005 – Gas Works Reuse Collection Plan P02 1*

In response to the Waste Services Team's comments, I am writing to confirm that a Management Company will be contracted to oversee the management of the development. The Management Company will be responsible for managing the waste and refuse for the site, including storage, rotation and movement of the bins to the collection point identified in the attached. Please note the following responses to the specific concerns raised:

| Reading Borough Council Comment                        | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Concern with bins being blocked in by other bins.      | The site management team will monitor available bin capacity no less than once every 3 days and will rotate bins as required to ensure there are bins with sufficient capacity available to residents at all times. If it is identified that more frequent rotations are required, then this will be implemented.                                                                                                                                                                     |
| Concern regarding accessibility and pulling distances. | <p>Block A – a second door has been added to the refuse store. Site Management will position the bins in the collection area (highlighted green in SK005, adjacent to the block). Bins will be within the maximum of 10m to the rear of the collection vehicle.</p> <p>Block B – Site Management will position the bins in the collection area (highlighted green in SK005, adjacent to the block). Bins will be within the maximum of 10m to the rear of the collection vehicle.</p> |

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|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <p>Block C - Site Management will position the bins in the collection area (highlighted green in SK005, adjacent to the block). Bins will be within the maximum of 10m to the rear of the collection vehicle.</p> <p>The collection areas highlighted in green will provide the refuse collectors with unobstructed access with no kerbs to manoeuvre the bins across.</p> |
| Swept path analysis | Drawing SK005 attached highlights the accessibility for the refuse collection vehicles.                                                                                                                                                                                                                                                                                    |

We trust this provides the additional clarity on the proposed refuse strategy, however, should you require further clarifications please do not hesitate to contact me.

Yours sincerely,



**Josh Austin**

Development Manager  
Danescroft (Kenavon Drive Project Management) LLP