

## **Pest and Vermin Control Measures – Bin Storage**

### **Planning Condition 23 – Bennet Court, Reading (Application Ref: 221936)**

To discharge the requirements of Condition 23 (Pre-Occupation – Prevention of Pests & Vermin), the following details are submitted in respect of the bin storage arrangements and associated pest control measures.

#### **Construction Measures**

The bin store will be provided as a secure enclosure constructed using hit-and-miss cladding to allow for appropriate ventilation. The structure will be designed and installed to minimise opportunities for pest and vermin ingress.

The bin store will be constructed on a solid concrete base, which will prevent burrowing and access from below. The enclosure will be formed with minimal gaps within the construction, including at ground level, to reduce potential entry points for vermin.

To further enhance pest prevention, the base of the enclosure will incorporate rodent-resistant mesh, securely fixed at low level to prevent access beneath or through the structure.

#### **Operational and Management Measures**

In addition to the physical construction, operational management will form a key component of pest control:

- Waste will be stored within lidded bins, which will be kept closed when not in use. These bins will provide the primary containment of waste, thereby limiting attraction and access for pests.
- The future tenant/occupier will be responsible for ensuring bins are appropriately specified, maintained, and where necessary fitted with secure lids and latching mechanisms.
- A cleaning and maintenance regime will be implemented by the tenant/occupier to ensure the bin storage area is kept in a clean and hygienic condition, with no accumulation of loose waste.
- Waste collections will be arranged at an appropriate frequency to prevent overflow and minimise the potential for attracting vermin.

The measures set out above and demonstrated on the attached drawing are considered to provide adequate provision for the prevention of pests and vermin and therefore satisfy the requirements of Condition 23.

Regards,  
Robert Stevenson

Design Manager  
T: 07557 193304  
E: rs@benniman.co.uk  
Benniman Construction