

BIN MANAGEMENT PLAN

20 Cross Street, Reading RG1 1SN

Application Ref: PL/22/1423

1. Introduction

This Bin Management Plan has been prepared to discharge Condition 4 of planning permission ref. PL/22/1423, which requires the submission of a management plan covering the use of communal areas, including refuse and recycling arrangements.

The approved development comprises 3 no. self-contained 1-bedroom flats located on the first, second and third floors, accessed via an independent entrance from Cross Street.

2. Refuse and Recycling Strategy

Waste and recycling will be managed in accordance with Reading Borough Council (RBC) requirements for flatted developments within a town centre location.

Provision will be made for:

- General waste
- Mixed recycling
- Food waste (if required by RBC collection service)

The number and size of bins will reflect the needs of 3 residential units and can be adjusted in agreement with RBC Waste Services if required.

3. Bin Storage Arrangements

Refuse and recycling will be stored within the communal bin store located within the stair core at upper floor level, as shown on the approved plans.

The bin store will function as temporary holding only prior to collection.

Design and Management Measures:

- Enclosed internal storage to protect visual amenity
- Hard, cleanable surfaces
- Adequate ventilation
- Pest-resistant construction
- Sufficient space for safe manoeuvring of bins

4. Collection Arrangements

Due to the town centre location and site constraints, waste collection will operate via on-street collection arrangements in accordance with RBC procedures.

Collection Process:

- On designated collection days, bins will be moved from the internal store to an agreed presentation point on Cross Street
- Following collection, bins will be returned promptly to the internal bin store

Bins will not be stored permanently on the public highway and will only be presented for collection at appropriate times.

5. Management Responsibilities

A managing agent / landlord will be responsible for:

- Presenting bins on collection days
- Returning bins to the store after collection
- Ensuring correct waste segregation
- Maintaining cleanliness and hygiene of the bin store
- Arranging repair or replacement of bins where necessary

All occupiers will be provided with clear guidance on:

- Waste separation requirements
- Collection procedures
- Proper use of the communal bin storage area

6. Amenity and Environmental Controls

To protect residential amenity and the character of the area:

- No refuse will be left on the highway outside designated collection times
- The bin store will be maintained in a clean and tidy condition
- Measures will be in place to prevent odour, vermin, and waste spillage

These arrangements ensure compliance with Policies CC7, CC8, and H8 of the Reading Borough Local Plan.

7. Compliance with Planning Permission

This Bin Management Plan has been prepared in accordance with the approved plans showing a communal bin store within the stair core and the delegated officer's report.

The proposals comply with:

- Condition 4 – Management Plan requirement
- Condition 11 – Refuse storage implementation

8. Conclusion

The proposed bin management arrangements provide a practical, robust and policy-compliant solution for the development.

They ensure efficient waste storage and collection, protection of visual and residential amenity, and compliance with Reading Borough Council requirements.

Accordingly, the requirements of Condition 4 are fully satisfied.