

PLANNING CONDITION 8 DISCHARGE REPORT

Site Details: 27–32 Market Place, Reading, RG1 2DG

Local Authority: Reading Borough Council

Condition 8

No part of the development shall be occupied until details of how refuse, recycling and servicing collections will be managed from the site (including vehicles, servicing and deliveries) have been submitted to and approved in writing by the Local Planning Authority. Thereafter, refuse collection, servicing and deliveries shall be carried out in accordance with the approved details.

Approved Drawings Supporting This Submission

- Proposed Ground Floor Plan (Ref: jw1077-141 Rev D)
- Proposed Courtyard Landscape Plan (Ref: jw1077-250 Rev A)

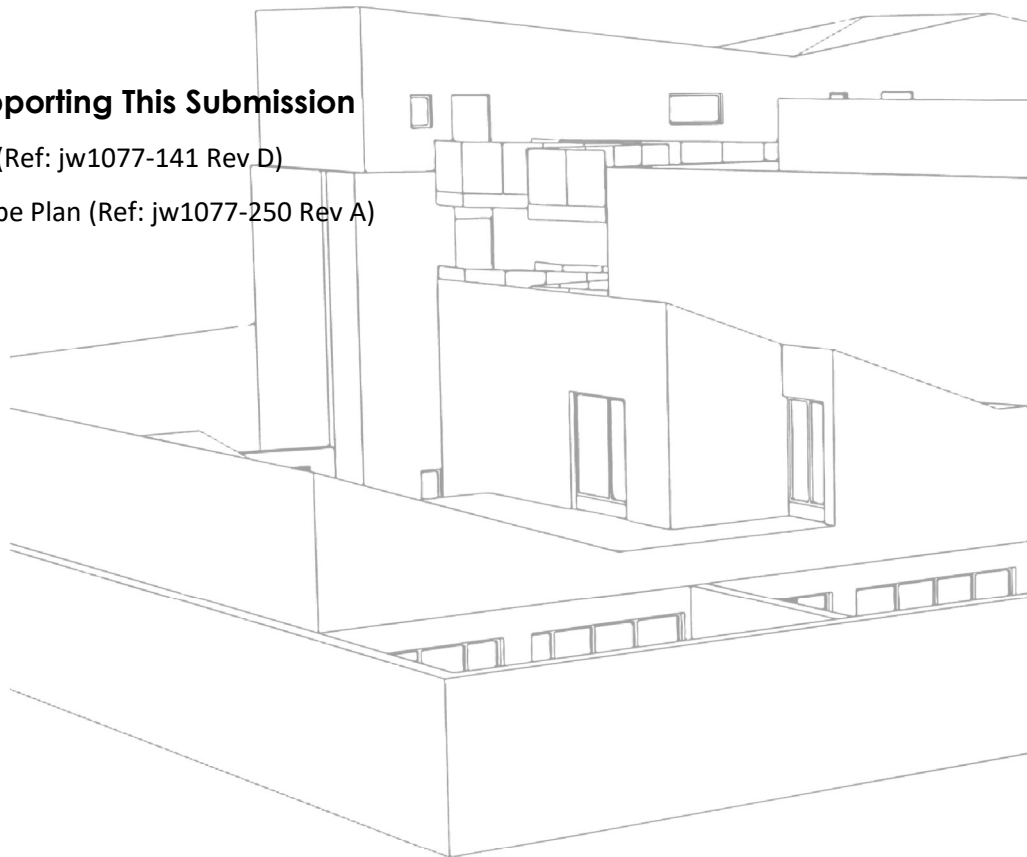


Figure 1 – Proposed Ground Floor Plan (Refuse Strategy Layout)

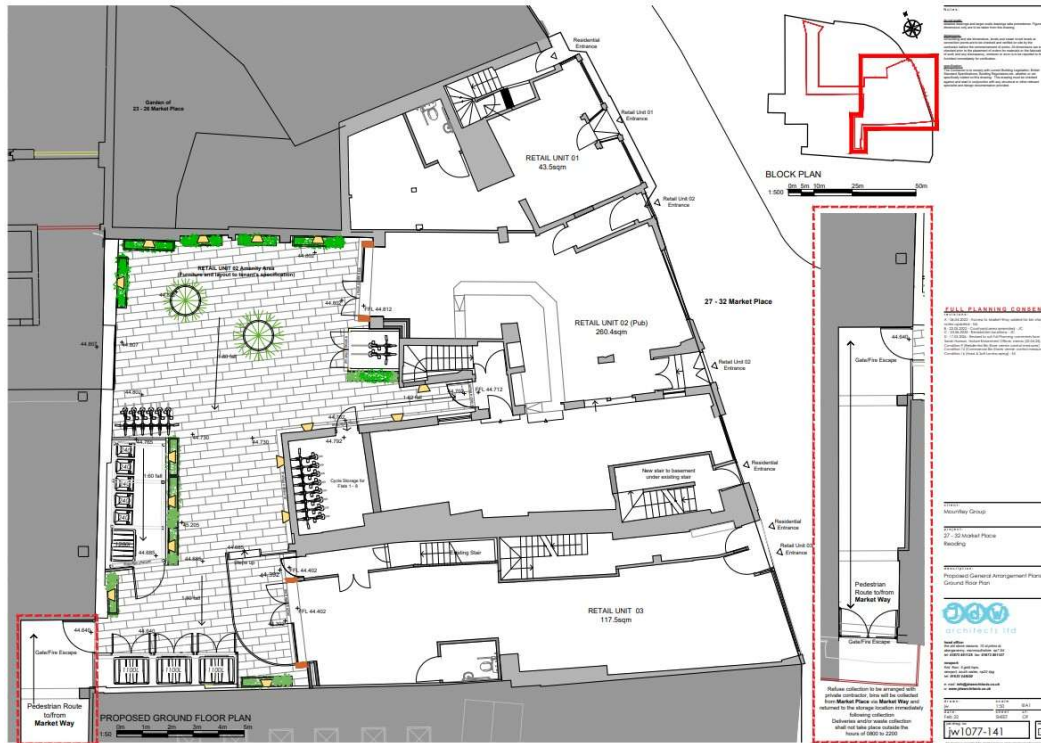
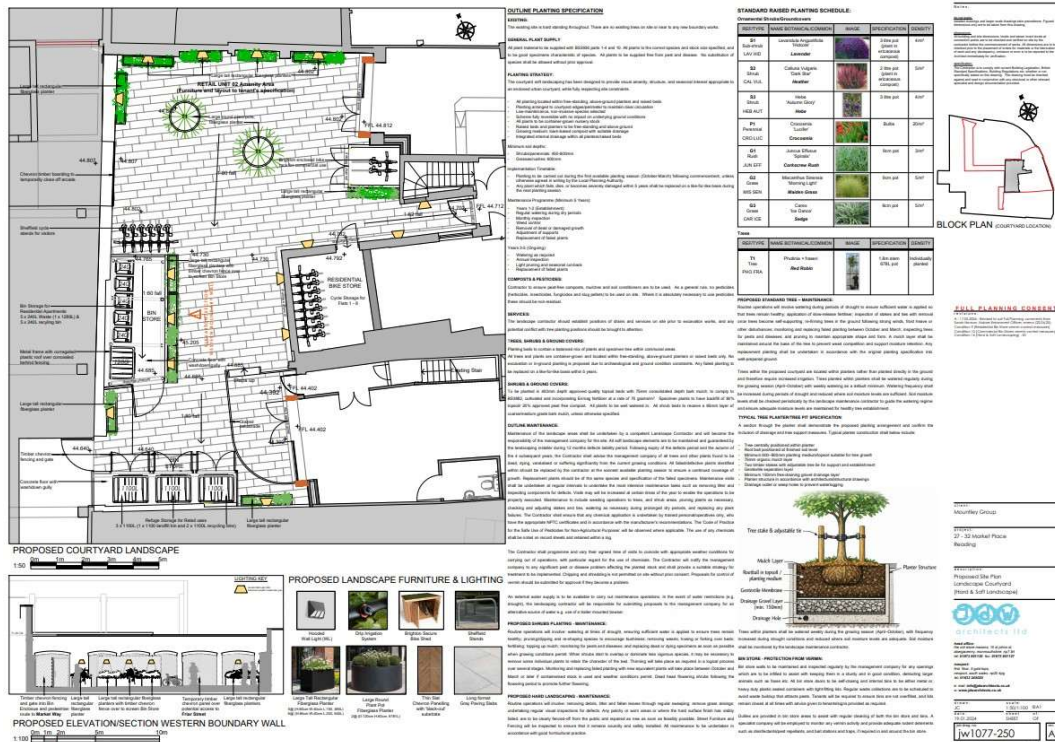


Figure 2 – Courtyard Landscape Plan (Bin Store & Enclosure Detail)



Response to Condition 8

Refuse and Recycling Strategy

Refuse and recycling storage is provided within a dedicated internal courtyard serving both residential and commercial units. Separate residential and commercial bin stores are provided, with a mix of 240L, 1100L and 1280L bins, all contained within secure screened enclosures.

Refuse and Recycling Provision Schedule

Use	Bin Type	Capacity (L)	Qty	Total (L)	Location
Residential	General Waste	240	5	1200	Courtyard
Residential	Recycling	240	5	1200	Courtyard
Residential	Bulk Waste	1280	1	1280	Courtyard
Commercial	General Waste	1100	1	1100	Commercial Store
Commercial	Recycling	1100	2	2200	Commercial Store

Private Waste Collection (Section 106 Agreement)

Refuse collection will be undertaken by a private waste contractor secured through a Section 106 Agreement, ensuring long-term management responsibility via the site management company.

Collection Methodology

Bins will be moved from the courtyard to a collection point on Market Place via Market Way on collection days. Following collection, bins will be returned immediately to the storage area, ensuring no obstruction to the public highway.

Servicing and Deliveries

Servicing and delivery activity will take place from Market Place/Market Way frontage. The site layout ensures safe movement without conflict with pedestrians or obstruction to surrounding highways.

Security and Vermin Control

Bin storage areas are enclosed with secure gated access, screening, and washdown facilities. Regular collection, maintenance, and pest control measures ensure effective long-term management.

Hours of Operation

Deliveries and waste collection will occur only between 08:00 and 22:00.

Compliance Statement

The submitted details demonstrate that refuse, recycling and servicing arrangements are safe, managed and compliant with Policy CC7 of the Reading Local Plan 2019 and BS 5906:2005. The development will operate without causing obstruction to the public highway or harm to amenity.