

DESIGN AT SOURCE

INTERIOR DESIGN & ARCHITECTURE

Our ref. 2437-4.1-jeg-binstore2

16/04/2026

GENTING CASINO, 18 RICHFIELD AVENUE, READING, RG1 8PA

ENLARGEMENT OF EXISTING EXTERNAL TERRACE & FORMATION OF NEW BIN STORE BEHIND.

PLANNING RESPONSE – BIN STORE ARRANGEMENTS

This note has been prepared in response to consultation comments received from Waste Services and Environmental Protection regarding bin storage arrangements.

EXISTING ARRANGEMENT

At present, waste storage at the site is informal, with bins positioned externally on the pavement adjacent to the building.

This arrangement does not provide any physical enclosure or restraint for the bins, and as such they are susceptible to movement. In practice, this has resulted in bins being displaced, including instances where bins have overturned or encroached into the adjacent vehicle route serving the car park.



Photograph of the existing arrangement

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PROPOSED ARRANGEMENT

The current application includes provision for a dedicated bin store within the site.

The proposed bin store is designed to:

- Provide a defined and secure location for waste storage.
- Prevent bins from being displaced or overturned.
- Improve general site organisation and appearance.
- Reduce the potential for conflict between waste storage and vehicular movement.

The bin store forms part of a coordinated approach to site improvements associated with the wider terrace and external works.

COMPARISON

Compared to the existing arrangement, the proposed bin store represents a clear improvement in terms of:

- Safety – by removing loose bins from the pavement and preventing obstruction of vehicle routes.
- Amenity – by providing a contained and visually screened waste storage solution.
- Management – by establishing a permanent and controlled location for waste.

CONCLUSION

The inclusion of a dedicated bin store addresses the concerns associated with the current informal arrangement and provides a safer and more appropriate long-term solution for waste management at the site.

The proposed development is therefore considered to respond positively to the consultation comments raised.

ADDENDUM:

BIN STORE MANAGEMENT AND HYGIENE MEASURES

The tenant operates as part of a national leisure operator and maintains an ongoing contract with specialist pest control providers as part of standard operational procedures across its estate.

The proposed bin store enclosure has been designed as a robust and secure structure, comprising solid wall construction. Access to the enclosure is controlled via doors forming part of the means of escape strategy. These doors will incorporate appropriate seals at low level to minimise the potential for vermin ingress.

The bin store is located within the service yard, which also functions as the primary delivery area for the cellar. As such, the space is subject to regular daily use and oversight by staff.

Operational management procedures will include:

- Daily access for servicing and deliveries.
- Regular inspection of waste storage areas.
- Routine cleaning and wash-down of the bin store and surrounding yard.
- Ongoing pest control monitoring in accordance with the tenant's national maintenance contracts.

These measures will ensure that the bin storage area is maintained in a clean and hygienic condition and operated in accordance with relevant environmental health standards.

The proposed arrangement therefore represents a significant improvement over the existing informal bin storage provision and provides a controlled, well-managed and enclosed solution.