

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

Reading Borough Council operates a sack-based collection service in this location rather than wheelie bin collections.

Each residential unit will be provided with appropriate refuse and recycling sacks in accordance with Reading Borough Council requirements. Refuse and recycling sacks will be stored within the approved communal bin storage area located within the stair core, as shown on the approved plans.

The storage area will be used as a temporary holding area between collection days and will be managed to ensure that waste does not accumulate.

Design and Management Measures

The communal storage area incorporates the following measures:

- Internal enclosed storage preventing visual impact on the street scene.
- Hard, impervious and easily cleanable floor and wall finishes.
- Natural and/or passive ventilation to minimise odour build-up.
- Adequate circulation space to allow waste to be stored safely and orderly.
- Regular cleaning and inspection by the managing agent/landlord.
- Occupiers provided with guidance regarding waste segregation and storage requirements.

4. Collection Arrangements

Waste collection will take place in accordance with Reading Borough Council's domestic sack collection arrangements for properties within Reading town centre.

Collection Process

- Residents will place refuse and recycling sacks within the communal storage area.
- On the evening before, or morning of, the scheduled collection day, the residents will transfer the sacks from the communal storage area to the agreed presentation point on Cross Street.
- Sacks will only be presented during the approved collection period and will not be left on the public highway outside collection times.
- Any uncollected sacks will be returned to the storage area and presented on the next scheduled collection day in accordance with Council procedures.

5. Management Responsibilities

The managing agent/landlord will be responsible for:

- Monitoring the communal storage area.
- Presenting refuse and recycling sacks for collection on designated collection days.
- Ensuring sacks are not left on the public highway outside collection periods.
- Returning any uncollected waste to the storage area.
- Maintaining the cleanliness and condition of the storage area.
- Providing residents with information regarding waste segregation and collection arrangements.
- Responding to any waste management issues arising at the property.

Residents will be responsible for:

- Correctly separating refuse and recyclable materials.
- Using appropriate refuse and recycling sacks.
- Placing waste within the communal storage area only.
- Ensuring waste is securely contained within tied sacks.

6. Amenity and Environmental Controls

The following measures will be implemented to prevent odour, vermin and waste spillage:

- All refuse will be stored in securely tied refuse sacks.
- Recycling materials will be stored in appropriate containers or sacks as required by Reading Borough Council.
- The communal storage area will be inspected regularly by the managing agent/landlord.
- Any spillages will be cleaned promptly.
- Waste will not be allowed to accumulate within the storage area.
- The storage area will be maintained in a clean and hygienic condition.
- Any evidence of pest activity will be addressed immediately through appropriate pest control measures.
- Refuse and recycling sacks will only be placed on the public highway during the designated collection period.

These measures will ensure that waste is managed appropriately and that no unacceptable impacts arise in terms of visual amenity, odour, vermin, litter or public health.

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.