

Refuse, Recycling & Pest Control Methodology

Purpose: Submitted to formally discharge Condition 16

Site: Units 8A & 8B Deacon Way, Reading, RG30 6AZ

Reference Drawing: Proposed Ground Floor Layout (DN1200/201Q)

Date: 08 May 2026

1. Storage Capacity, Location & Enclosure Design

The designated refuse and recycling areas have been sited externally on the left and right-hand boundaries of the site (behind the parking spaces), as detailed on the approved ground floor plans. This location has been formally reviewed and deemed fully acceptable by the project's highways consultant (Motion), ensuring it does not impede parking or vehicular maneuvering.

- **Capacity:** Each unit is allocated two large commercial-grade Eurobins (1,000 to 1,100 Litres capacity each), providing ample, segregated storage for both general waste and dry mixed recycling.
- **Enclosure Design:** The bins will be housed within dedicated, custom-built structures featuring a robust frame and a protective metal roof. The sides of the enclosure utilize slatted timber cladding with intentional spacing. This specific design provides excellent natural cross-ventilation, which rapidly disperses localized odors that might otherwise attract pests, while protecting the bins from direct sunlight and adverse weather.

2. Pest Control & Hygiene Methodology

To strictly prevent the attraction and harbourage of rodents, birds, insects, and other pests, the following operational measures will be enforced by site management:

- **Secure Containment:** All 1,100L bins are heavy-duty, commercial-grade units fitted with robust, tight-fitting lids. Staff will be strictly instructed that lids must remain fully closed and flush at all times when not in immediate use, cutting off physical access to pests.
- **Waste Bagging Protocol:** No loose waste—particularly organic or food-contaminated waste—will be thrown directly into the bins. All waste must be securely bagged and tied before disposal to minimize spills and odors.
- **Sanitation & Washdown:** The bin enclosures are constructed over a sealed, washable hardstanding surface. A dedicated external water point is located in close proximity to the enclosures. This allows site management to conduct regular, scheduled washdowns of both the bins themselves and the concrete base. This ensures any accidental leaks, spills, or sticky residues are immediately washed away, completely removing potential food sources for vermin.
- **Vigilance & Monitoring:** Site management will conduct weekly visual inspections of the bin areas for any signs of pest activity (e.g., droppings, gnaw marks, or nesting materials). Should any activity

be detected, a professional pest control contractor will be called immediately to deploy secure, tamper-proof bait stations.

3. Waste Collection Strategy

Waste will be managed by a licensed private commercial waste contractor to ensure rubbish does not accumulate on-site.

- **Regular Scheduled Collections:** Collections will be contracted on a strict, regular schedule to ensure bins never overflow. Overly full bins prop lids open, which is the primary cause of pest ingress and wind-blown litter.
- **Collection Day Operations (Highways Compliant):** As per the operational strategy agreed with the highways consultant (Motion), site staff will wheel the 1,100L bins from the side enclosures directly up to the main front gates strictly on designated collection days. This ensures that the private refuse vehicle can safely collect the waste from the site entrance without needing to enter the parking area or disrupt the public highway. Once the contractor has emptied the bins, staff will promptly return them to their secure, ventilated enclosures.