

WASTE MANAGEMENT PLAN

74 School Road, Reading RG31 5ST

1. Introduction

This Waste Management Plan has been prepared in support of the planning application at 74 School Road, Reading. It responds to the Local Planning Authority's request for clarification regarding the management of refuse and recycling, specifically the arrangements for transporting bins from the on-site storage area to the roadside collection point due to the distance between the storage location and the public highway.

The proposed refuse and cycle storage arrangements are shown on Drawing No. 9329-101.

2. Refuse Storage

A dedicated refuse storage area is provided within the site in a secure and accessible location adjacent to the building, as identified on the submitted site plan. The bin store has sufficient capacity to accommodate the refuse and recycling containers required to serve the development whilst ensuring that waste is stored in an orderly manner and does not adversely affect the appearance or operation of the site.

Bins will remain within the designated storage area at all times except on scheduled collection days.

3. Collection Arrangements

Reading Borough Council collects refuse and recycling from the public highway rather than from within private land. In accordance with the established practice for neighbouring properties along School Road, the refuse and recycling containers will be presented at the roadside on the relevant collection day.

Whilst the permanent storage area is located more than 15 metres from the collection point, the bins are not collected directly from the storage location. Instead, they are manually moved to the agreed roadside collection point immediately prior to the scheduled collection and returned to the bin store following collection.

This is the existing and established method of refuse collection within the area and does not require refuse collection operatives to enter the site.

4. Management Procedure

The occupiers of the development, or a management company where applicable, will be responsible for the management of refuse and recycling.

The management procedure will operate as follows:

- Refuse and recycling will be stored within the designated on-site bin store.
- On the evening before, or the morning of, the scheduled collection day, the refuse and recycling containers will be moved from the bin store to the designated roadside collection point.
- Reading Borough Council will collect the bins from the roadside collection point in the normal manner.
- Following collection, the bins will be returned to the on-site bin store as soon as reasonably practicable, normally on the same day.
- Bins will not remain on the public highway outside collection periods.

5. Collection Point

The designated collection point is located adjacent to School Road at the front of the site, enabling straightforward collection by Reading Borough Council's refuse vehicles without the need to enter private land.

The amended site plan identifies both the refuse storage area and the designated collection point. The collection point will be shown within the applicant's blue ownership/control boundary in accordance with the Local Planning Authority's request.

6. Ongoing Management

The refuse storage area will be maintained in a clean, tidy and hygienic condition.

Occupiers or the management company will ensure that:

- waste is stored only within the appropriate refuse and recycling containers;
- bins are presented only on designated collection days;
- containers are returned promptly to the storage area after collection;
- the public highway remains unobstructed outside collection periods; and
- any spillages are cleared immediately.

7. Conclusion

The proposed refuse management strategy provides a practical and effective solution for the development. Although the on-site bin store is located more than 15 metres from the highway, the refuse and recycling containers will be manually presented at the roadside collection point on collection days, consistent with the established collection arrangements for surrounding properties. The proposed management procedures will ensure the efficient operation of the development whilst maintaining the visual amenity of the site and enabling the safe collection of waste by Reading Borough Council.