

PLANNING CONDITION 8 DISCHARGE REPORT

Date: 07.07.2026 **Rev:** A **Comments:** Bin Stores amended to suit Planners comments - KS

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 E)
- Proposed Courtyard Landscape Plan (Ref: jw1077-250 Rev B)

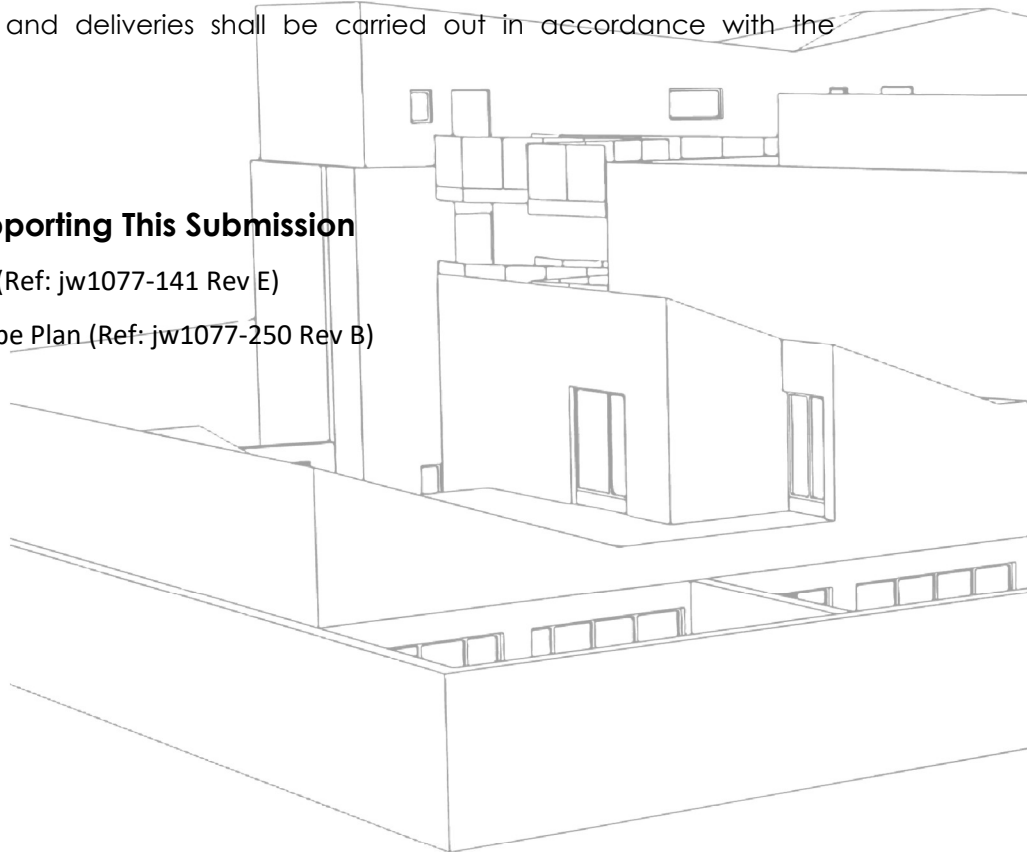


Figure 1 – Proposed Ground Floor Plan (Refuse Strategy Layout)

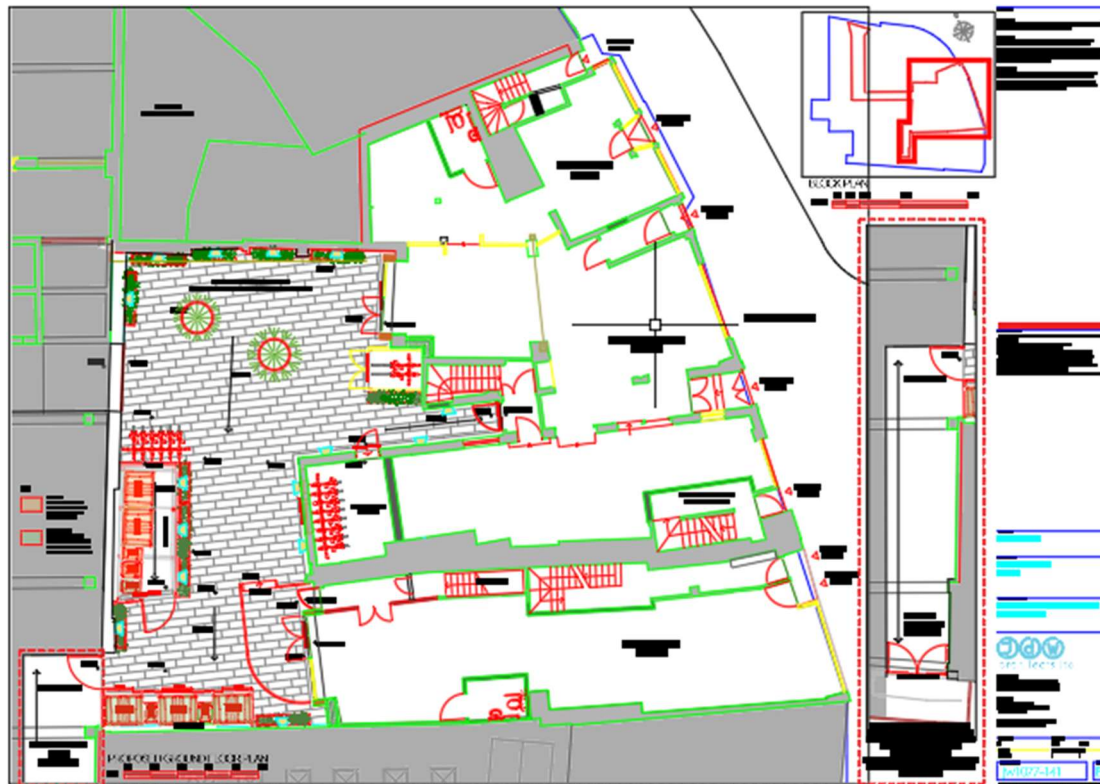
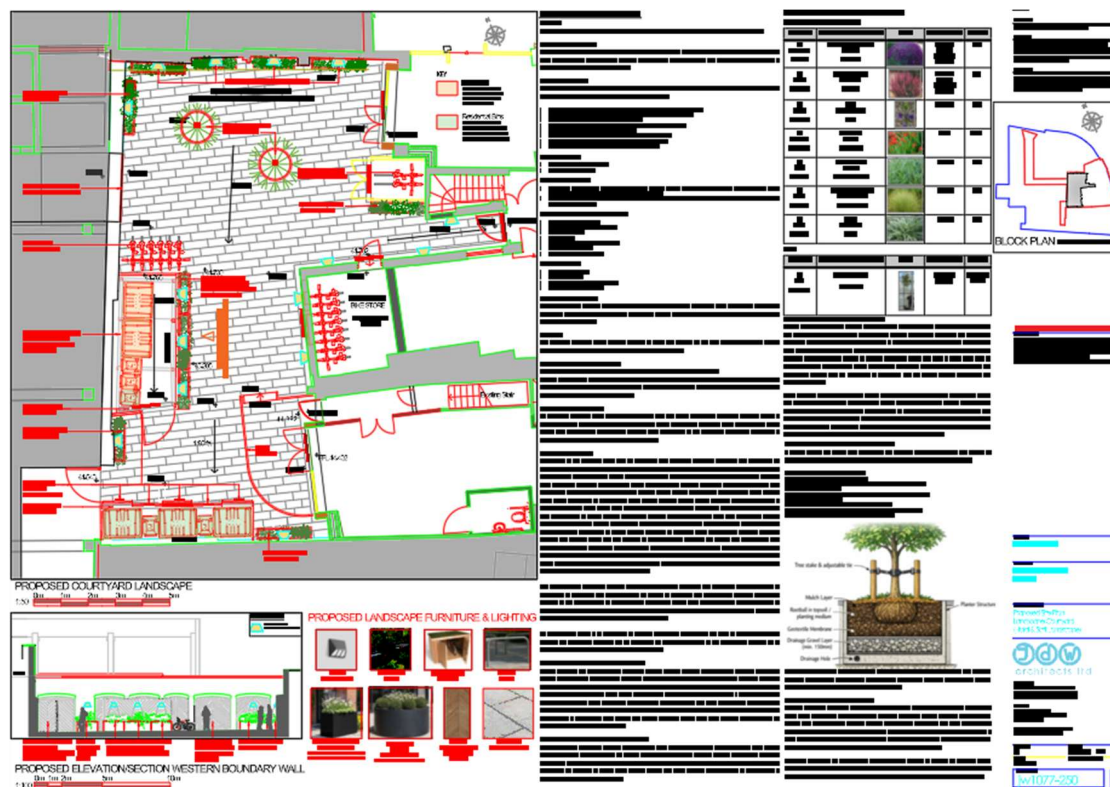


Figure 2 – Courtyard Landscape Plan (Bin Store & Enclosure Detail)



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, and 1100L bins, all contained within secure screened enclosures.

Refuse and Recycling Provision Schedule

Use	Waste Stream	Bin Type	Capacity (L)	Qty	Total (L)	Location
Residential	General Waste	1100L Bin	1100	1	1100	Courtyard
Residential	Mixed Recycling	1100L Bin	1100	2	2200	Courtyard
Residential	Food Waste	240L Bin	240	1	240	Courtyard
Residential	Glass Recycling	240L Bin	240	2	480	Courtyard
Commercial	General Waste	1100L Bin	1100	1	1100	Courtyard
Commercial	Mixed Recycling	1100L Bin	1100	1	1100	Courtyard
Commercial	Food Waste	240L Bin	240	1	240	Courtyard
Commercial	Glass Recycling	240L Bin	240	1	240	Courtyard

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.

Waste Stream	Frequency
Residential General Waste	Collected by the appointed private waste contractor as required in accordance with the Section 106 Agreement.
Residential Recycling	Collected by private contractor weekly
Residential Food Waste	Weekly
Residential Glass	Fortnightly
Commercial General Waste	As required
Commercial Recycling	As required
Commercial Food Waste	As required
Commercial Glass	As required

Collection Methodology

All refuse and recycling collections will be undertaken directly from within the refuse stores by a private waste contractor in accordance with the requirements of the Section 106 Agreement. No refuse containers will be presented or stored on Market Way, Market Place or Friar Street at any time. Following collection, all bins will remain within the dedicated refuse stores.

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

Waste collection and servicing activities shall be undertaken by the appointed private waste contractor in accordance with the operational requirements of the development and the obligations contained within the Section 106 Agreement.

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.

The refuse strategy has been updated to provide separate storage for general waste, mixed recycling, food waste and glass recycling in accordance with the Simpler Recycling requirements and the operational requirements of Reading Borough Council.

The submitted details also accord with the requirements of Condition 8 and the refuse collection obligations contained within the Section 106 Agreement.