

Bin Storage and Waste Segregation Proposal

Units 8A and 8B, 8 Deacon Way, Tilehurst, Reading RG30 6AZ

Planning application: PL/26/0813 Date: 11 September 2026 Draft for officer review



Indicative appearance of the proposed four-bay galvanised-steel enclosure. Two matching enclosures are proposed for each unit. A continuous maximum 6 mm aperture welded-steel mesh will be securely fixed behind the lower openings and any other remaining gaps, preventing access beneath or into the enclosure by rats or mice.

Summary

Unit	Floor area	Adopted design minimum	Proposed capacity	Containers
8A	3,692 sq ft / 343.0 m2	1,715 L/week	1,800 L	7 x 240 L plus 1 x 120 L food
8B	3,462 sq ft / 321.6 m2	1,715 L/week	1,800 L	7 x 240 L plus 1 x 120 L food

For a consistent appearance and straightforward management, both units use the same eight-container design. Although Unit 8B calculates to a lower minimum, the higher Unit 8A requirement of 1,715 litres per week is conservatively adopted as the common design minimum for both units. Each unit therefore has the same 85-litre design surplus.

1. Reading Borough Council comments

Nathalie Weekes confirmed on 26 August 2026 that the Reading Borough Council waste team had no objection to the location of the bins or to the proposed servicing arrangements. Her email of 9 September recorded concerns about an open base, open top and gaps that could allow pests to gain access or shelter.

The proposed solution is a proprietary roofed galvanised-steel enclosure with individual close-fitting metal doors and lids. All openings at the base, doors, sides, rear and roof will be closed or securely backed with rodent-resistant metal mesh. All eight waste containers, including the food-waste bin, will be kept within the enclosed bays.

The bin locations are unchanged from the positions shown on the previously submitted site plans. This document therefore addresses the enclosure design, vermin proofing and waste segregation only; it does not propose or require a revised location plan.

2. Capacity calculation

Motion advised on 11 September 2026 that the industrial-unit row in BS 5906:2005 Table 1 should be adjusted to the actual floor area. The source table is expressly titled 'Typical weekly waste arisings'; the calculation is therefore 5 litres of weekly waste arising per square metre of floor area.

Unit	Actual calculation	Calculated minimum	Adopted design minimum	Proposed	Design surplus
8A	343.0 m ² x 5 L	1,715 L	1,715 L	1,800 L	85 L
8B	321.6 m ² x 5 L	1,608 L	1,715 L	1,800 L	85 L

The 1,715-litre design minimum is applied to both units solely to standardise the storage design; Unit 8B's underlying BS 5906 calculation remains 1,608 litres per week.

3. Proposed bin provision for each unit

Waste stream	Unit 8A	Unit 8B	Capacity per unit
General / non-recyclable	2 x 240 L	2 x 240 L	480 L
Paper and cardboard	2 x 240 L	2 x 240 L	480 L
Plastic and metal	2 x 240 L	2 x 240 L	480 L
Glass recycling	1 x 240 L	1 x 240 L	240 L
Food waste - lockable	1 x 120 L	1 x 120 L	120 L
Total	8 containers	8 containers	1,800 L per unit

Both units receive the same eight-container provision. The operational split may be reviewed with the appointed licensed waste collector, but dedicated glass and food-waste provision will be retained and the total capacity will not be reduced.

4. Proposed enclosure

Each unit will have two matching four-bay enclosures containing all eight containers: seven 240-litre wheelie bins and one 120-litre lockable food-waste bin. The food-waste bin will occupy one enclosure bay.

Indicative product: Monster Shop quadruple wheelie-bin metal storage enclosure, anthracite grey, SKU 218183.



Manufacturer's overall dimensions for one four-bay enclosure. Installation note: securely fix continuous maximum 6 mm aperture welded-steel mesh behind all lower openings and seal the base perimeter so rats and mice cannot enter beneath or through the enclosure.

Specification	Details
Capacity	Four wheelie bins, each up to 240 litres
Overall dimensions	2,650 mm wide x 805 mm deep x 1,165 mm high
Quantity	Two enclosures per unit; four for the development
Construction	Galvanised steel with anthracite grey finish
Vermin proofing	Base perimeter sealed; maximum 6 mm aperture welded-steel mesh securely fixed behind lower and other remaining openings
Access	Individual lockable front doors and piston-assisted top lids
Combined width	Approximately 5,300 mm for two enclosures side by side, excluding installation tolerance

Product source: Monster Shop, SKU 218183.

5. Product construction and operation



Rear galvanised-steel panels and piston-assisted metal roof lids. Additional installation requirement: securely fix continuous maximum 6 mm aperture welded-steel mesh behind the bottom openings and any other remaining gaps, and close the base perimeter so rats and mice cannot gain access beneath the enclosure.

Vermin-proof construction commitment

Reading Borough Council's guidance requires bin enclosures to prevent entry by vermin and, where roofed, to use a robust, secure, impervious and non-combustible roof. Calum McGoff of Motion advised that a prefabricated metal store should be acceptable and that mesh could be used where the walls do not fully reach the ground.

- The enclosure structure, walls, doors and roof lids will be galvanised steel.
- Each enclosure will be securely anchored on a continuous, level, impermeable hardstanding. The junction between the enclosure and hardstanding will be closed so that no accessible void remains beneath the store.
- All openings and every gap at floor level, door edges, side and rear panels, and roof junctions will be either fully closed with securely fixed galvanised sheet-metal infill or continuously backed with corrosion-resistant welded steel rodent mesh.
- Where mesh is used, it will have a maximum 6 mm aperture, be mechanically fixed to the inside face with continuous secure edges, and be installed without loose corners or openings through which rats or mice could enter.
- Doors and roof lids will close securely. Any installation tolerance, uneven base or service penetration will be sealed with durable rodent-resistant metalwork and appropriate exterior-grade sealant so that the completed store provides no pest access or shelter.
- All waste will remain inside closed, lidded containers. The 120-litre food-waste container will be lockable and kept within one of the eight enclosure bays.

Other installation and management measures

- Surfaces will be impervious and capable of being washed down; the enclosure will be kept clean and inspected regularly for damage or new gaps.
- Each container will be independently accessible through its own lockable front door and permanent labels will identify every waste stream.
- Collection will be arranged through Reading Borough Council's commercial service or another licensed waste carrier.
- The bin locations and servicing arrangements remain those shown on the previously submitted plans. No change of location is proposed.

Confirmation requested

Please confirm that the revised roofed galvanised-steel enclosure, the stated rodent-proof closure and mesh measures, and the eight-container waste allocation address the Council's comments. Final procurement and installation will follow officer confirmation.

Appendix A - BS 5906:2005 Table 1 supplied by Motion

The industrial-unit row applies a typical weekly waste-arising figure of 5 litres per square metre of floor area.

Table 1 — Typical weekly waste arisings and subsequent storage requirements

Building	Equation for weekly waste arisings litres	Typical example of the size of concern	Weekly waste arisings litres	80 l bin/bag/box equivalent	120 l bin equivalent	240 l bin equivalent	660 l bin equivalent	720 l bin equivalent	1 100 l bin equivalent	7.6 m ³ compactor equivalent (ratio 3:1)
Domestic	number of dwellings × {(volume arising per bedroom [70 l] × average number of bedrooms) + 30} ^a	number of dwellings = 1, average number of bedrooms = 3	240	3.0	2.0	1.0	0.36	0.33	0.22	0.01
Office	volume arising per employee [50 l] × number of employees	number of employees = 40	2 000	25.0	16.67	8.33	3.03	2.78	1.82	0.09
Shopping centre	volume arising per m ² of sales area [10 l] × square meterage	sales area = 25 000 m ²	250 000	3125.0	2083.3	1041.7	378.8	247.22	227.3	11.11
Fast food outlet	volume per sale [5 l] × number of sales	number of sales = 45 000	225 000	2812.5	1875.0	937.5	340.9	312.5	204.6	10.0
Department store	volume per m ² of sales area [10 l] × sales area	sales area = 3 700 m ²	37 000	462.5	308.3	154.2	56.1	51.4	33.6	1.64
Restaurant	volume per number of covers [75 l]	number of covers (i.e. dining space) = 8	600	7.5	5.0	2.5	0.91	0.83	0.55	0.03
4/5 star hotel	volume per bedroom [350 l] × number of bedrooms	number of bedrooms = 370	129 500	1618.8	1079.2	539.6	196.2	179.9	117.7	5.76
2/3 star hotel	volume per bedroom [250 l] × number of bedrooms	number of bedrooms = 100	25 000	312.5	208.3	104.2	37.9	34.7	22.7	1.11
1 star hotel/B&B	volume per bedroom [150 l] × number of bedrooms	number of bedrooms = 5	750	9.38	6.25	3.13	1.14	1.04	0.68	0.03
Supermarket (small)	volume per m ² of sales area [100 l] × sales area	sales area = 800 m ²	8 000	100.0	66.7	33.3	12.1	11.1	7.3	0.36
Supermarket (large)	volume per m ² of sales area [150 l] × sales area	sales area = 2 000 m ²	30 000	375.0	250.0	125.0	45.4	41.7	27.3	1.33
Industrial unit	volume per m ² of floor area [5 l] × floor area	floor area = 2 000 m ²	10 000	125.0	83.3	41.7	15.1	13.9	9.1	0.44
Entertainment complex/leisure centre	volume per m ² of floor area [100 l] × floor area	floor area = 3 500 m ²	17 500	218.8	145.8	72.9	26.5	24.3	15.9	0.78

^a Based on average household occupancy.

BS 5906:2005

Calculation summary

Unit 8A calculates as 343.0 m² × 5 L/m² = 1,715 L per week. Unit 8B calculates as 321.6 m² × 5 L/m² = 1,608 L per week. To keep the enclosure design and waste provision identical, the higher 1,715-litre Unit 8A requirement is adopted as the design minimum for both units. Each unit receives 1,800 litres across 8 containers, giving the same 85-litre design surplus.

References

1. Email from Nathalie Weekes, Reading Borough Council, 26 August 2026.
2. Email from Calum McGoff, Motion, 11 September 2026.
3. Reading Borough Council, Waste Management Guidelines for Property Developers, Architects, Planners and Contractors, sections 3.5 and 4.1: https://images.reading.gov.uk/2019/12/Waste_Management_Guidelines_for_Reading_V1_2.pdf.
4. GOV.UK, Simpler recycling: workplace recycling in England.
5. Monster Shop product listing, SKU 218183.
6. North Lanarkshire Council, How to prevent rats (gap-sealing guidance).