

REFUSE AND RECYCLING STATEMENT IN SUPPORT OF

FORMER DEXTER PAINTS SITE, GANNOW LANE, BURNLEY

PROPOSED DEVELOPMENT OF 35 NO. DWELLINGS

OUR REF : NIX/09

DATE : DECEMBER 2023

INTRODUCTION

1. This statement is provided to fulfil the requirements of Burnley's Validation Checklist for Planning and Other Applications, adopted by the Council in November 2017. Local Requirement 22 of the check list asks for a refuse and recycling statement for all new dwellings. In this case, the proposed development is for 35 new dwellings and therefore this statement is made to meet those requirements. The statement is required to show how the refuse and recycling related aspects of the proposal meet the requirements of the government and local plan policies.

PLANNING POLICY BACKGROUND

2. The development policy requirement is Policy SP5 of the Burnley Local Plan. This policy requires that all new buildings, conversions and change of use of buildings should

Provide adequate and carefully designed storage for bins and recycling containers. These should be located or designed in a way which is both convenient and safe for occupants and supports the quality of the street scene.

National planning policy is contained in the national Planning Policy for Waste. This asks that applications for planning permission for non-waste development should ensure that :

- the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities;
- new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service;
- the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities, and minimises off-site disposal.

HOW THE DEVELOPMENT MAKES ADEQUATE PROVISION FOR REFUSE STORAGE

3. The proposed development is a new build development provides for two elements of on-site storage:
 1. Individual storage for household waste and;
 2. Refuse to be collected via the Council's household refuse collection scheme.

The refuse storage area for each individual new dwelling is proposed to be located close to the house, within the vicinity of the car parking areas. The approximate locations are shown on the submitted plan with this application. Each area is located within 25m of the highway and is therefore well within the recommended carry distance under Approved Document H6 of the Building Regulations.

The volume of waste from each dwelling will be one 240Ltrs bin for general waste and one 240Ltrs bin for recycling. There will be one general waste bin collected every two weeks and the remaining bins for recycling, again to be collected every two weeks.

DESIGN

4. The refuse storage area for each dwelling is to be located within the confines of the properties private car parking area/driveway and is well out of sight of public view from the main roads of Gannow Lane. Therefore there is no need for specific design of the refuse area.

The maintenance of the bin storage area building will be the responsibility of the building occupier.

ACCESS

5. All the properties in the surrounding area are serviced by refuse collection from the street with bins being left on the street for collection.

Each bin storage area is located within carry distance of the highway. As such there is no impact on the refuse collection service for this area because refuse collection already takes place at adjacent properties.

The type of quantities of waste produced in this scheme is comparable to that produced by the nearby occupiers of the site and there will therefore be no further impact on waste management facilities in the area.

OPPORTUNITIES TO MINIMISE OFF SITE DISPOSAL

6. The waste will have encouragement to recycle by :
- Occupier separation of waste;
 - Dedicated waste and recycling bins;
 - Occupier deposit and storage;
 - Containers to be presented for Local Authority collection;
 - Anticipated recycling rate of 50%.

With these measures in place, this scheme should result in an improvement in overall storage, collection and recycling of waste compared to the previous use occupying the site.

Typical Bin Storage areas to each property

