

WASTE STORAGE AND COLLECTION GUIDANCE FOR NEW DEVELOPMENTS



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1 - INTRODUCTION

- As part of the ongoing sustainable development in the district, one of Blaby District Council's key priorities is to increase recycling and reduce the need for landfill. This commitment, as well as our legal obligations as a local authority, involves focusing on how we manage our waste. This will ensure that we increase the rate of recycling our residents are achieving and reducing the need for the unsustainable option of landfill.
- This document will help all those involved in the design and management of buildings to produce Neighbourhood Services strategies that best facilitate the storage of waste and maximise the amount which can be sent for recycling. It is a material planning consideration that developers are conscious of the waste that will be generated by their developments and that their proposals satisfy all the requirements of this document.
- The guidance offered also serves to ensure that developments have adequate storage capacity and access to be in line with the domestic refuse and recycling services offered by Blaby District Council.
- The guidance in this document is intended to help sustain successful Neighbourhood Services strategies and will also assist in complying with Part H of the Building Regulations 2002, please refer to **appendix E, page 10** for further information.
- This guidance applies to proposals for all new builds and any developments to existing properties which will result in adequate refuse and recycling storage and collection facilities as outlined in **Sections 2 - 7**

2 - PLANNING APPLICATIONS

- New developments are expected to include a Neighbourhood Services strategy incorporating all areas covered in this document. This guide is designed to help achieve this.
- The guidance should be used from the earliest stages of building design. Adequate bin storage areas, access for collection crews and vehicles and other aspects of Neighbourhood Services are difficult to apply retrospectively. The recommendations made within this document are integral to the design of a building and provide information that is useful for building designers. Compliance with these guidelines assures planning officers that a suitable Neighbourhood Services strategy has been developed.
- Please refer to section 4 (container collection) for specific information regarding the councils requirement to operate domestic kerbside collections only on roads that have been agreed for adoption as public highway and will be maintained at public expense by the local highways authority.

After planning permission has been granted

- Where Blaby District Council are to provide refuse/recycling containers the developer must notify Neighbourhood Services team one month before a development is due to be occupied.

3 - INTERNAL SEGREGATION AND STORAGE OF WASTE

- To encourage occupants to recycle waste, internal storage areas should ideally be designed into each unit of a new development. This will enable occupants to segregate their waste into refuse and recyclables, and store it temporarily, until it can be transferred to external bins.
- It is highly recommended that occupants of apartments be supplied with a container(s) for the internal segregation of waste for recycling. **Blaby District Council does not provide such containers.**
- Options that developers/architects may wish to consider are kitchen units with pull out drawers with separate containers. There are several such products on the market.

4 - HOUSING DEVELOPMENTS

Containers required for external storage of waste

	Refuse	Garden Waste	Recycling
Container Type	Wheeled bin (up to 2)	Wheeled bin (as required)	Wheeled bin (up to 2)
Capacity (litres)	240/140	240	240/140

Storage areas for containers

- The containers described above should be accommodated within the boundary of each property.
- Containers should have designated storage areas which are sensitively located and designed, taking into account the aesthetics of the area.
- Storage areas should be large enough to house up to, at least, a 240 litre refuse bin, 2 x 240 litre garden waste bins and a 240 litre recycling bin as standard. Storage area capacity must bear relation to property size.
- Capacity must also be sufficient to allow for the storage of additional materials that may be collected by Blaby District Council in the future (e.g. food and beverage cartons etc.)
- Container storage areas should be in a position that makes it convenient for the householder to present them to the kerbside for collection. Storage areas should also be accessible to collection crews in order to accommodate any assistance which may be required by current or future occupants.

Container collection

- Householders are required to present their wheeled bins on their property at the boundary of the public highway on the appropriate collection day for each waste type. They should also return them to the storage area as soon as possible following collection. Bins should not be presented for service any later than 7am on the day of collection.
- The collection vehicles used by Blaby District Council are described in **Appendix B**. New developments and their access roads should be designed to accommodate these vehicles and be adopted as public highway by the local highways authority. Blaby District Council do not consider the option of indemnity agreements to be suitable to enable domestic waste collections to take place on roads that are not adopted as public highway. Similarly the Council will not support or allow the deferment of its statutory duty to collect household waste to a separate management company or contractor.

5 - APARTMENT DEVELOPMENTS

Containers required for the storage of waste

- See **Appendix C** for how to calculate in detail the numbers and types of bins required for communal bins in apartment developments.
- Developers will be required to obtain communal bins for residential waste from the Neighbourhood Services team, (see **Section 7**). Waste storage containers are currently provided by the Council free of charge; however this is subject to change. In these circumstances developers must purchase containers from the Council and **not** from an external company.

Storage areas for containers

- The District Council operates an alternate week collection service for residential waste, whereby refuse is collected one week and recyclables are collected on the same day the following week and so on. Storage areas should be designed to accommodate the containers for both services, as detailed in **Appendices A and C**.
- Communal bin storage areas will typically also act as the bin collection point and therefore should be positioned adjacent to the public highway to enable access for waste collection staff. Where appropriate, these units should be locked with combination lock and covered, but not entirely contained (ideally a mesh or slatted roof to enable ventilation but prevent fly tipping). They should also be of sufficient size to accommodate both refuse and recycling bins that have the capacity to receive waste from each property that it serves for.

Communal bins required for Apartment Developments

Additional storage area requirements are given in **Appendices C and D**.

Container Collection

Container collection requirements are given in **Appendix D**.

Mixed Use Developments

Requirements in mixed-use developments are given in **Appendix D**.

Waste Compaction

On-site waste compaction is **not** an option for residential developments as it prevents problems for collection.

Bulky Refuse

Blaby District Council currently offers a collection service for the removal of bulky refuse (e.g. fridges, furniture, mattresses, IT equipment etc.) from residential properties.

An area must be provided for residents to place items of bulky refuse, on an appointment day issued by the Council.

The area provided must cover an area of approximately 10m². The area does not have to be designated solely for the purpose of bulky refuse collection (e.g. hatched area to the car park etc.) but must be made clear on collection days.

Collection can be arranged with Customer services. Contact details are in **Section 6**.

Chutes

Chutes **should not** be included in apartment developments for either refuse or recycling as they can create problems for segregating and storing of waste.

Schedule 2 Properties

Where properties fall under Schedule 2 of The Controlled Waste Regulations 1992, whereby a charge may be made for the collection of waste, the number of refuse containers should be maximised in order to reduce the number of collections and therefore collection vehicle traffic as with commercial developments (See **Section 6** and **Appendix D**).

In addition recycling provision must be based upon details given in **Appendix C**. Properties affected by these regulations include student accommodation, schools, residential homes or halls used predominantly for public meetings.






6 – CONTACTS

• Neighbourhood Services, Blaby District Council	Phone:	0116 275 0555
	Email:	waste.cleansing@blaby.gov.uk
• Customer Services, Blaby District Council	Phone:	0116 275 0555
	Email:	customer.services@blaby.gov.uk
• Planning Department, Blaby District Council	Phone:	0116 275 0555
	Email:	planning@blaby.gov.uk

Continue to Appendices below.

7 - APPENDICES

A - CONTAINER DIMENSIONS

Container	Dimensions (mm)		Floor Space Req. (mm)	
1100 litre Communal bin	Width	1360	1560 x 1420	
	Depth	1070		
	Height	1465		
	Depth with lid open*	1220		
	*these bins have roll top lid which do not increase height, but only depth			
240 litre Wheeled bin	Width	580	780 x 930	 
	Depth	730		
	Height	1080		
	Height with lid open	1700		
140 litre Wheeled bin	Width	480	680 x 760	 
	Depth	560		
	Height	1080		
	Height with lid open	1500		

B - COLLECTION VEHICLE DIMENSIONS

The figures below are based on the vehicles used by Blaby District Council.

Sufficient room should be allowed to manoeuvre and load a vehicle of the following dimensions:

Collection Vehicle Dimensions (mm)

Overall length	10,042
Overall width	2,250
Overall height	3,512
Front overhang	1,685
Rear overhang	3,107
Cab roof height	3,157

Turning Circle, between kerbs – 18.00m

Turning Circle, between walls – 19.40m

Fully laden collection vehicles weigh approximately 32 tonnes, service manholes and road surfaces must be constructed to withstand these vehicles.

Overhead service cables, pipes, archways and other potential obstacles must be at least 7 metres from ground level.

Roads intended to require domestic waste collection should be adopted as public highway by the local highways authority. If Neighbourhood Services are unable to verify the suitability of a proposal in terms of collection vehicle access, accurate technical drawings detailing the proposed route of collection vehicles around the development should be included in plans submitted to Blaby District Council.

It should be noted that containers are picked up from the rear of the waste collection vehicles. This should also be reflected in the proposed routes of the collection vehicles.

Collection vehicles should not reverse into the development from a major road, or reverse onto a major road when exiting the development. (<http://www.highways.gov.uk> for the definition of a "major road".)

C - CONTAINERS REQUIRED FOR SHARED / COMMUNAL BIN STORAGE AREAS SUCH AS APARTMENT DEVELOPMENTS

Blaby District Council aims to ensure consistency in the allocation of waste container capacity to both individual households and to communal bin storage units serving multiple dwellings such as apartments.

In order to achieve this, the council applies a calculation based on the maximum occupancy of the dwellings served by a communal bin storage area.

The calculation is that each occupant will produce 70 litres of each waste type (refuse and recycling) every fortnight (a collection cycle). Therefore to obtain the correct bin capacity for any given development requiring a communal bin store, the following calculation should be followed;

Appropriate Refuse Bin Capacity = max occupancy x 70L

Appropriate Recycling Bin Capacity = max occupancy x 70L

The Council can supply the larger capacity 1100L bins for communal bin storage areas that require a large overall capacity based on the maximum occupancy.

D - CONTAINER COLLECTION FOR SHARED / COMMUNAL BIN STORAGE AREAS SUCH AS APARTMENT DEVELOPMENTS

Containers should have designated external storage areas which are sensitively located and designed.

Container storage areas should be labelled clearly as such and be positioned adjacent to the public highway to enable practical and efficient waste collection, but remain convenient and easily accessible for the occupants (as per Part H regulations – detailed on page 10).

In order to prevent usage by non-residents bin stores should be locked with a combination lock and covered, but not entirely contained (ideally a mesh or slatted roof to enable ventilation but prevent fly tipping).

The design of storage areas should allow for easy removal of the containers, over smooth, continuous surfaces to the collection vehicle. Doorways and pathways should provide at least 1.3m clearance (including thickness of doors). A walkway of at least 1.3m wide should also be provided within the store that allows access to each of the individual containers and ensures that an individual container can be removed from the store without the need to move any other containers.

Containers should be located away from windows and ventilators, to avoid any nuisance odours entering the premises.

Collection crews will generally not be expected to hold keys or electronic fobs in order to gain access to collect bins. However, arrangements for combination lock codes can be made as these can be securely saved on the waste collection device stored within the collection vehicle cab.

Mixed Use Developments

In the event of mixed use developments separate stores for refuse and recycling containers should be provided for the commercial aspects of a development and the residential aspects. No mixing of commercial waste and residential waste is permitted.

E – PART H REGS

This states that residents should not be expected to carry their refuse more than 30m to a storage point, and that the storage point itself should not be more than 25m from the collection point specified by the Council. This sometimes creates confusion. For clarification a bin **storage** area is where bins are kept during the week and a bin **collection** area/point is where the bins have to be presented for collection as specified by the Council. The bin **collection** area/point must be adjacent to the public highway unless agreed by officers from the District's Waste Collection Team.

END OF DOCUMENT
