

GN7: Waste management (policy link DM31)

1. Bin Compounds and Storage Area Requirements

- 1.1 The siting of bin stores should have regard to the relationship with the residential development and existing buildings. Bin stores should be visually unobtrusive and may take the form of a suitable building, enclosure or screen. The external appearance of bin stores should have regard to the locality and the materials and colours used should match the residential development. Where possible bin stores should be screened with landscaping and integrated into other domestic features.
- 1.2 Bin storage rooms are acceptable within flatted properties providing that a separating wall or floor with short fire resistance duration is provided between the waste storage room and the rest of the building. The preference, however, is for bins to be accommodated outwith the building. For the development of flats, discussions need to be made with the Council's Waste Department, in accordance with the requirements of this Guidance Note.
- 1.3 The compound must be secure and prevent the waste containers from escaping. The containers should be totally enclosed and ideally covered, together with adequate lighting for residents and collection crews. Bin stores and storage rooms should also have adequate lighting – natural or artificial and good ventilation if completely enclosed. Generally containers will be lined up down both sides of the compound with a access door/s at the end for collection crews, although other layouts may be considered.
- 1.4 Bin stores and storage rooms should allow sufficient space for filling and emptying bins. A 1500mm clear walkway must be provided in front of the waste containers to allow resident access and collection crews to remove individual containers without the need to remove others. The access doors must open outwards towards the collection vehicle and provide a minimum clearance of 1500mm to allow waste containers to be safely manoeuvred in and out by collection crews.
- 1.5 The floor must be hard, smooth and easily cleanable, and of sufficient construction to withstand the weight and movement of waste containers. Where there is a difference in floor levels between the compound floor and the access road, a ramped access at least 1500mm wide must be provided.
- 1.6 For further guidelines on the construction of waste compounds for multi-occupancy developments, see Section 6 below.
- 1.7 For detached, semi-detached and terrace properties, all developments must provide adequate storage for 1 x 240 Litre waste container for non-recyclable, 2 x 240 Litre waste containers for recyclable and 1 x 240 Litre waste container for compostable waste (for properties with gardens). Floor space required for each container is 680mm X 840mm.

2. Distances and Collection Points

- 2.1 Distance from bin storage to collection point must be kept to a minimum. Collection points may either be the kerbside or on a dedicated area of hard-standing to be formed as appropriate.

2.2 Bin storage areas should be no more than 45 metres from the roadside collection point where 240 litre bins are used or no more than 15 metres from the collection point where communal bins of more than 1000 litres are used.

- The route between storage and collection point should be step and obstruction free.
- Developers should seek advice from the Council's Waste Services regarding what type of vehicle is likely to be used for collections and whether there are any specific access requirements.
- Dropped kerbs are essential when planning bin storage and bin stores for development in order to ensure that bins can be presented for collection and collected safely.
- Roadways used by refuse vehicles must be designed to withstand a laden weight of no less than 26 tonnes¹

3. Rural Properties

3.1 In rural areas residential development may be a considerable distance from the public road. In these circumstances developers should seek advice from the Council's Waste Services regarding properly designed collection points at the roadside and any associated bin store, including opportunities for communal provision.

4. Extensions

4.1 Where an existing property benefits from a means of access between front and rear gardens of sufficient width to accommodate wheeled bins, all new extensions should demonstrate that an adequate route for bins from the front to the back of the property is maintained by means of a gap of no less than 1.0m between the extension and curtilage boundary. Exceptions may be made in cases where a route would be maintained through the extension via a garage. A planning condition may be imposed in order to ensure that this provision is maintained and bins do not become stored at the front of the property.

4.2 It is acknowledged that minor extensions can be built using permitted development rights and that this could lead to inconsistencies in the application of good practice guidance. Notwithstanding, it is strongly recommended that developers and householders adhere to the terms of this guidance and are advised that planning permission is likely to be required for any new bin store provided at the front of the property as a consequence of any extension.

1. Cost

5.1 Developers will be expected to meet the cost of providing appropriate waste containers on new housing sites of 10 or more dwellings. A financial contribution is sought for ~~the provision collection of wheeled bin waste containers (only for residential development). In 2015 these costs are £50 per property (domestic without garden) and £75 per property (domestic with garden).~~ Prices are ~~however~~ reviewed

¹ Council vehicles specifications for swept path analysis are as follows Overall length – 10.3m, Overall width – 3.15m, Overall body height - 3.85, Min body clearance - 0.25m, Track width 2.75m, Lock to Lock time 5 Sec, Kerb to kerb turning radius – 22.5m

every year and numbers are different for properties with and without gardens. Therefore applicants should refer to the Council's latest prices on the website.

6. Construction of waste compounds for multi-occupancy developments

Container Dimensions:

Type of waste	Container	Dimensions (mm)		Floor space Required (mm)
		Width	Depth	
Paper & Cardboard	1100 Litre Eurobin	1210	960	1500 X 1160
		960	1340	
		1340		
Plastic Bottles, Cans & Glass	1100 Litre Eurobin			
Non-recyclable waste	1100 Litre Eurobin			
Textiles (In plastic sacks)	Cage / stacked in designated area			

Minimum number of waste containers split into individual waste streams

No. of dwellings in development	Waste Stream	Type of Container	No. required
Up to 10	Paper & Cardboard	1100 Litre Eurobin	3
	Plastic Bottles, Cans & Glass	1100 Litre Eurobin	3
	Non-recyclable waste	1100 Litre Eurobin	2
11 to 20	Paper & Cardboard	1100 Litre Eurobin	5
	Plastic Bottles, Cans & Glass	1100 Litre Eurobin	5
	Non-recyclable waste	1100 Litre Eurobin	3
21 to 30	Paper & Cardboard	1100 Litre Eurobin	7
	Plastic Bottles, Cans & Glass	1100 Litre Eurobin	7
	Non-recyclable waste	1100 Litre Eurobin	5
31 to 40	Paper	1100 Litre Eurobin	9
	Plastic Bottles, Cans & Glass	1100 Litre Eurobin	9
	Non-recyclable waste	1100 Litre Eurobin	8
41 to 50	Paper	1100 Litre Eurobin	11
	Plastic Bottles, Cans & Glass	1100 Litre Eurobin	11
	Non-recyclable waste	1100 Litre Eurobin	10

PLEASE NOTE

For developments with over 50 dwellings please contact the Council for specific advice and guidance at the following address.

Where the development proposes 2 compounds to be constructed the number of bins required should be rounded up to the next even number so each that each compound has equal numbers. i.e.

21 to 30	Paper & Cardboard	1100 Litre Eurobin	8 - (up from 7)
	Plastic Bottles, Cans & Glass	1100 Litre Eurobin	8 - (up from 7)
	Non-recyclable waste	1100 Litre Eurobin	6 - (up from 5)

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