New Developments

Guidance Notes for the storage and collection of waste and recycling materials
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Updated: June 2016
1. Introduction

To achieve statutory recycling and waste minimisation targets set by Government our waste strategy is to increase household recycling whilst minimising general household waste collection. For this to be effective, consideration needs to be given at planning stage to the separation and storage of residual household waste, recyclables and compostable materials.

As part of the Council’s aim to improve the quality of life for residents as well as visitors and those who work in the Borough, the Council is actively pursuing measures to minimise the volume of waste placed on pavements for collection. To achieve the objective all premises must have adequate storage space to contain waste, including separate storage for recyclable material. The storage space should be sufficient to maximise recycling rates and to encourage the reuse of unwanted goods.

When a new development, extension or change of use is submitted for approval the scheme will be assessed to ensure that adequate storage facilities are provided for waste and recyclable material. This requirement should therefore be considered at the earliest stages of the design process and details included on drawings submitted to the Council when applying for planning permission.

These notes, which apply only to the Royal Borough of Greenwich, are intended as a guide for architects when planning any new development, modernisation or change of use. They indicate methods of waste storage and the criteria by which the Council estimates waste production. They should not be considered as an alternative to consultation.

For consultation and advice in relation to waste storage, please contact:

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Birchmere Centre
Eastern Way
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SE28 8BF

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2. Submitting Planning Applications

When a planning application is submitted, Royal Greenwich will expect details of the proposed storage facilities for waste and recyclable material to be specified and agreed. This requirement is essential for the following types of application:

- New developments
- Residential conversions
- Major extensions to existing buildings
- Redevelopments
- Change of use

In determining planning applications, such as those listed above, the Planning Department will expect satisfactory storage provision for waste and recyclable materials. Permission will not normally be granted in advance of submission of details indicating satisfactory storage arrangements.

Provision for sufficient storage space for residual, recycling and organic waste is required for 7 days output as Royal Greenwich operates a weekly collection for all three waste streams. This provision must be clearly marked on the relevant plans submitted with the planning application.

3. Storage Capacity for Waste and Recyclable Material

a) Houses

**Waste and recycling containers and quantities**

Within the confines of the property it is necessary to provide sufficient storage for:-

- 1 x 240 litre green-topped wheeled bin for food and garden waste (compostable)
- 1 x 240 litre blue-topped wheeled bin for mixed dry recyclables
- 1 x 240 litre black-topped wheelie bin for general waste

Storage areas should be designed to accommodate the wheeled bins “side by side” and not “end to end”, allowance should be made for opening of the lid. This will enable residents to access all containers without having to wheel them out of the storage area.

**Size of containers**

| 240 litre wheeled bins | Width 650mm  
|------------------------|------------------
|                        | Depth 800mm  
|                        | Height (with lid open) 1750mm

Where developments include terrace-linked properties, consideration must be given to building in storage facilities for three wheeled bins.
b) Flatted Accommodation

**Waste & recycling containers and quantities**

Communal storage chambers will need to be provided in the development to house containers based on the following:

**The first 8 flats require 3 containers:**

- 1 x container for general waste
- 1 x container for mixed dry recyclables
- 1 x container for organic waste

**Size of containers**

<table>
<thead>
<tr>
<th>Size of containers</th>
<th>Width 985mm</th>
<th>Height 1470mm</th>
<th>Length 1260mm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non recycling 1100 litre for household waste</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recycling 1100 litre for mixed dry recycling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recycling 500 litre for organic waste</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**For each additional 8 flats allowance should be made for 2 x 1100 litre waste containers**

**Additional provision for recycling units**

We require developers to provide additional container space in each communal bin store to encourage separation of the following materials:

<table>
<thead>
<tr>
<th>Additional provision for recycling units</th>
<th>Width 985mm</th>
<th>Height 1470mm</th>
<th>Length 1260mm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small electrical household items 1100 litre</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Textiles 1100 litre</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Household batteries (Anchored into ground)</td>
<td>Width 600mm</td>
<td>Depth 500mm</td>
<td>Height 110mm</td>
</tr>
</tbody>
</table>
Communal Storage Chambers

The chambers that house the containers need to be accessible and convenient to all households so that waste disposal and recycling does not become an effort for residents. They should be close to each residential block, which should be accessed en route to or from the development’s car park(s). If the chamber is attached to the block then developers should ensure that an internal door is provided as it can be difficult for residents to access the large bin store doors that are needed for collection.

The doors need to be of a durable and hard wearing material as they will inevitably be knocked. Ideally they will need to open outwards rather than in to the chamber to allow maximum access and manoeuvring. The housing should have a water supply, drainage and lighting.

It is advisable that waste storage areas accessible from the street are provided with a lockable door fitted with either fob or entry pad. If a fob is used then three will need to be provided, one for each waste collection service.

General

The Council would consider chutes in flatted accommodation, although this will only be accepted if one chute for each of the three waste streams is provided.

4. Bulk Storage Area

It is also essential to provide separate storage facilities, in each residential block, for redundant bulky household goods, such as furniture, cookers, electrical equipment and refrigerators/freezers. These items are only collected on request. The size of this facility is dependent on the size of the development but it must be accessible for collection. This is important to avoid fly tipping on the public highway and will avoid clogging up the household waste and recycling chambers.

Installation of internal bins for new developments

When installing internal waste containers in new properties, the tendency is for developers to provide a bin with three 10 litre compartments. This is not adequate as it does not reflect the difference in storage capacity needed for each of the three waste streams that we collect.

We recommend that the following sized containers be installed:

- **Food waste** – 5 litre food waste containers are adequate as residents do not keep food waste too long, and is disposed of more frequently. (We offer residents a free 5 litre kitchen caddy upon request; we also sell cornstarch and paper caddy liners to fit a 5 litre container at cost price including free delivery).

- **Mixed dry recycling** – 30 litre container. Residents are encouraged to recycle five materials in one container; Paper, cardboard, plastic bottles, glass bottles & jars and food & drink cans. The recycling container should be the largest.

- **Non recycling** – 20 litre container only should be needed if residents are separating their waste correctly.
5. Accessibility for Collection Vehicles

The Council requires that the walking distance from the container storage area to the refuse collection vehicle is no more than 15 metres.

Operatives require a safe collection area such as a lay by, if access to the chambers is to be via a dual carriageway or main, fast flowing road.

A dropped kerb or crossover will be required to move the containers from the chamber to the refuse collection vehicle.

Access to the storage chambers must be at ground level and they should be sited in locations which do not require refuse operatives to wheel containers up/down steps or inclines.

If the chamber/enclosure is within the prescribed distance from the public highway, and providing the number of containers to be emptied is not more than three, collection will take place with the vehicle parked on the public highway. When the number of containers is more or the distance is greater than prescribed the vehicle may enter the private estate, to avoid creating an obstruction to traffic.

If access to the chambers is within a car park area or via internal estate roads, the size of the refuse collection vehicles (26 tonne gross vehicle weight) and their manoeuvrability and turning characteristics need to be taken into account. The wall to wall turning circle is 16.1 metres.

The clearance height for a refuse collection vehicle is 3.8 metres. (The length of the vehicle is 10.10 metres and the width is 2.90 metres)

Roads should be laid out to ensure reasonable convenience for the collection vehicle and should be a minimum of 5.5m wide and arranged for the collection vehicle to continue in a forward direction only, developers must not plan for refuse vehicle to reverse in a public area. Adequate space for turning must be provided.

In all instances, the road should be designed so that vehicles do not encroach onto the footway when manoeuvring.

Where roads are likely to be parked with cars, the developer must ensure that access for the collection vehicle is still maintained.

Please note: Where Developers design underground bin storage chambers they need to consult with Waste Services before submitting documents to the Planning Department.

*See pg. 3 for contact detail.
6. Charges

It is the Developers responsibility to meet the costs of providing residents on new developments with the appropriate containers for household, mixed dry recycling and organic waste.

a) Charges for Wheelie Bins

Developers are required to provide each resident with the appropriate number of 240 litre wheeled bins at a cost of * £68.19 each plus VAT, including delivery. The Developer will pay for all containers in advance and Royal Greenwich will deliver to residents when they move in.

b) Charges for Communal Containers

Communal containers have to be purchased at a cost of * £363.73 each plus VAT.

The Council requires from the Developer payment in advance and prior to delivery.

Developers should contact the waste services department at least 6 weeks before delivery of containers is required.

* Please note: All prices shown in this document may be subject to an annual price increase.

7. Mixed Commercial and Residential Developments

Although domestic units may share a communal bin, domestic and commercial units may not.

Where a development comprises of both commercial and residential units the different containers will need to be stored in separate bin storage areas.

8. Commercial Developments

Business rates do not cover waste collection or disposal for businesses, therefore businesses have a responsibility to negotiate a contract with the Council or a commercial waste contractor to suit their needs.

Developers should show a purpose built bin storage area for commercial containers, the number of containers to be determined by the size of the unit and usage.