

Conwy Local Development Plan 2007 – 2022



SUPPLEMENTARY PLANNING GUIDANCE LDP34: Waste Storage and Collection in New Developments

Adopted December 2015

This document is available to view and download on the Council's website at: www.conwy.gov.uk/ldp . Copies are also available to view at main libraries and Council offices and can be obtained from the Strategic Planning and Communities, Library Building, Mostyn Street, Llandudno Conwy LL30 2RP or by telephoning (01492) 575461. If you would like to talk to a planning officer working on the Local Development Plan about any aspect of this document please contact the Strategic Planning Policy Service on (01492) 575181 / 575445 / 575124 / 574232.

If you would like an extract or summary of this document on cassette, in large type, in Braille or any other format, please call the Strategic Planning Policy Service on (01492) 575461.

Statement of Consultation

This Supplementary Planning Guidance document was issued for a period of six weeks public consultation between 21 September 2015 and 30 October 2015.

It was adopted by Cabinet on 15 December 2015.

Copies of the representations received, together with the Council's response are available to view on-line at <http://conwy.jdi-consult.net/ldp/>

CONTENTS

Page

1. Introduction.....	4
2. Planning Policy Background.....	4
3. Storage and Collection Location.....	4
4. Ensuring Appropriate Access for Collection.....	7
5. Planning Conditions and Obligations.....	8
Appendix 1 – Contact Numbers	10
Appendix 2: Key Local Development Plan Policies	11

1. Introduction

The purpose of this SPG is to provide guidance to developers, householders and those involved in the design and planning process on the necessary considerations when planning for the storage and facilitating collection of waste in new developments.

2. Planning Policy Background

Relevant planning policy can be found within PPW in particular paragraphs 12.7.2 and 12.7.3, TAN 12: Design and TAN 21: Waste (para 3.25). All relevant developments (including conversions and changes of use) should facilitate the storage/collection of on-site waste recycling and storage facilities as per Conwy Local Development Plan (LDP) Policy DP/3 – ‘Promoting Design Quality and Reducing Crime’:

h) ‘Incorporate areas and facilities for Waste Management, rainwater harvesting/storage, grey water reuse and recycling’,

and Policy DP/4 – ‘Development Criteria’:

g) ‘Screened storage of refuse, including recyclable materials.’

The principles found within LDP09: Design SPG are also relevant.

The guidance in this document covers the following key issues:

- Storage for on-site waste, recycling and composting and separation facilities for residential, commercial and mixed used developments;
- Storage facilities for larger developments including communal waste, separation, recycling and composting;
- Safe access arrangements for refuse vehicles and personnel for collection purposes.
- Information needed from applicants to assist in the determination of planning applications

3. Storage and Collection Location

3.1 Non-Communal Residential Developments

When planning new residential developments, consideration needs to be given so that dedicated waste streams (recycling, compostable, food waste and residual waste) can be presented onto the kerbside (or other agreed location) for collection on the appropriate collection day(s).

In all residential dwellings, provision should be made for the internal or external storage of the following waste streams:

- **Food Waste** (35 litre mini food waste bin)
- **Green Garden Waste** (green waste bags for the storage of grass cuttings, wood shavings, leaves, plants and cuttings – up to 6 x 120 litre bags per household.)
- **Dry Recyclables** (Trolibocs – stackable wheeled container system for the storage of clean separated recyclable items for example glass, plastics, metals, paper and card.)
- **Textiles & Small Electrical Items** (2 x 30 litre plastic bags)
- **Residual Waste (waste that cannot be recycled)** (wheeled bin for the storage of items which can't currently be composted or recycled)

Currently residential dwellings will be provided with 240 litre wheelie bins for non-recyclable residual waste, a Trolibocs (3 box stackable wheeled container system) for recyclable materials (similar site footprint to a wheelie bin), a 35 litre food waste bin and up to six 120 litre reusable green waste sacks for garden waste in line with policy DP/5 Infrastructure and New Developments. Where the provision of wheelie bins is not appropriate, for example in some rural areas, alternative arrangements will be made.

Food waste, recycling, garden waste and residual waste containers should be located such that any potential nuisance from the spillage, odour, noise and visual impact is prevented. Storage areas and enclosures should be sensitively integrated within their surroundings and reflect the building design, materials and architecture of their surroundings. Where possible, bins should be screened from external view by planting, fencing, walls and other appropriate structures.

All waste and recycling should be stored off the highway (the storage of waste is not permitted on the public highway or footway). Storage may be in a purpose built refuse store (or other appropriate screened location), or in a bulk containerised system held within the boundary of the site. The storage location should be accessible with the minimum of travel distance from the roadway in order to reduce the potential for spillage.

The location of the external waste storage area must be shown on the site plans, and should allow the containers to be sited within 25m of the collection point (on the kerbside) and 30m of the dwelling.

It should be possible to move containers to the kerbside collection point specified by the local authority without needing to pass through a building (other than a porch, garage or other covered open space), and the pathway should be well drained, have a maximum gradient of 5% (1 in 20) and absolute maximum 8% (1 in 12.5), and preferably no steps.

External storage areas should be away from windows or ventilators and should preferably be in the shade or under cover. Storage areas should be located so as not to interfere with pedestrian or vehicle access to buildings.

It is the responsibility of residents to present waste and recycling containers at the prescribed collection point therefore the above requires consideration. (Where, through frailty or incapacity, a householder cannot present their containers at the kerbside, and, subject to there being no other able bodied person living, working at, or any other person in a position to reasonably assist with moving waste containers at the property, eligible residents may apply for assisted collections).

3.2 Flats and Apartments

For developments of a higher density and higher population housing, it is essential that developers make adequate storage provision and design facilities which will cope with the waste volume demand, frequency of collection, and separate collections of recyclable materials.

Developers of high density, multiple occupancy dwellings of five or more flats should provide a dedicated refuse store or screened storage area for bulk bins. The bin store should be capable of housing the maximum number of containers required, based on an assessment of projected arisings. Larger bulk 660 litre or 1100 litre bins on roller wheels may be specified (including bins to hold multiple green recycling bags). Bulk bins must be provided by the developer, owner, landlord or other agent and abide by Council specifications. For further guidance, please contact Environment, Roads & Facilities, 01492 575337.

3.3 Commercial Developments

All commercial developments must provide adequate storage space for recycling and waste. In commercial, industrial and retail developments the bin provision and storage requirements will need to reflect the collection frequency and specific requirements of the selected contractors. All waste must be containerised and stored off the public highway.

Operators of commercial premises are required by law to enter into a commercial waste agreement with a registered waste carrier for the disposal of their waste. Waste collectors must collect glass, metal, paper and plastic separately from general refuse.

Providing space for recyclable material not only encourages recycling, but also could reduce collection costs for commercial tenants.

3.4 Mixed Use Developments

If a development is of a mixed nature (e.g. commercial and residential) separate storage facilities and collection arrangements must be made. Commercial waste must not be mixed with residential waste.

4. Ensuring Appropriate Access for Collection

Appropriate access arrangements for waste collection vehicles and personnel must be made within new developments. This includes:

- Sufficient space for recycling and refuse collection vehicles to pull up and collect containers and bins with the minimum travel distance from the vehicle to the kerbside collection point determined by the Council.
- Adequate access to enable residents or staff to transport waste to the place of storage and to safely move bins and refuse to the designated kerbside collection point.

It should be noted that refuse and recycling is not collected from private drives. Therefore all containers should be presented onto the nearest kerbside, ideally at the front of the building for collection, unless otherwise agreed by the Council.

The position that the vehicle manoeuvres to and operates from should be relatively level and flat for the entire length of vehicle and container. Any slopes or gradients (other than those necessary for surface water drainage) should be avoided due to wheeled waste and recycling container systems being used which can be difficult to manoeuvre and service on uneven surfaces.

In cases where a collection location other than the kerbside is agreed; sufficient space for a collection vehicle and operatives to safely manoeuvre will be necessary.

Adequately sized access pathways and service roads, free of obstruction with suitable dropped kerbs and crossovers are required.

Recycling and Refuse collection vehicles should not be expected to reverse into or from a highway to undertake collections. Where collection vehicles do have to enter a development, there should be sufficient on site turning circles or hammerheads to allow safe manoeuvring and exit from the development.

It should be noted that road surfaces should be of adequate standard to support frequent use of large goods vehicles. In particular, they should have suitable foundations and surfaces to withstand the maximum payload of the vehicle (currently

30 tonnes). Covers over manholes, gully gratings etc. should also be of the type to withstand such weight. (Please consult waste management in regards to surface materials, as some are incompatible with the collection vehicles; brick sets are not considered suitable for frequent use by refuse and recycling vehicles as they can easily be pulled out when manoeuvring vehicles and they are easily stained.)

It should be noted that the length of a recycling collection vehicle is longer than traditional refuse collection vehicles; generally 9.5 metres.

Ideally the vehicle should pull into a dedicated off road bay, without the necessity of reversing into or out of the bay.

The collection of waste, recycling and compostable materials is an evolving service and specific requirements may vary. Developers and agents should contact the council for specific advice on current collection arrangements in terms of containment, waste material streams collected and collection frequency.

5. Planning Conditions and Obligations

Development Management will consult and take into account the views of Waste Management on all types of development where deemed appropriate. The criteria for consultation will be subject to separate internal protocol that will be agreed between Development Management and Waste Management officers. Where necessary, planning conditions will be imposed to ensure that satisfactory waste storage and collection details have been received and agreed before development commences.

The beneficial use of a development should not normally commence until the agreed waste management facilities and arrangements are put in place. The applicant is advised to contact the Council to determine specific composting, recycling and waste storage and collection requirements.

Applications should clearly identify:

- an **adequate footprint** for the internal and external storage waste and recycling
- the proposed **location for the storage of composting, recycling and waste**
- the **kerbside presentation** (or other agreed) location for collection
- **access routes** for collection vehicles, operatives, residents and staff

If the construction of a dedicated bin store is proposed, further details of this construction should also be provided.

Where composting, recycling and waste containers are to be taken to a collection point (other than the kerbside at the front of the property) by residents or staff, additional method statements must be provided; describing the proposed method of transporting

containers to the dedicated collection point, and the access and turning space for refuse collection vehicles.

The developer may be required to contribute financially towards the cost of providing household waste containers. Please see Supplementary Planning Guidance LDP04 Planning Obligations for more details.

Appendix 1 – Contact Numbers

A list of contact numbers are given below which will be of use during the application process:

- In relation to this SPG and planning policy issues – Strategic Planning Policy Service, Muriau Building, Rosehill Street, Conwy LL32 8LD; 01492 575461
- For pre-application discussions – Development Management, Civic Offices, Colwyn Bay, Conwy LL29 8AR; 01492 575247
regulatory.services@conwy.gov.uk
- For specific waste management enquiries – Waste Management, Environment, Roads & Facilities, Mochdre Offices, Conway Road, Mochdre, Colwyn Bay, LL28 5AB; 01492 575337.

Appendix 2: Key Local Development Plan Policies

STRATEGIC POLICY DP/1 – SUSTAINABLE DEVELOPMENT PRINCIPLES

1. Development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development. All developments are required to:
 - a) Accord with national guidance in line with Policy DP/6 – ‘National Guidance’;
 - b) Be consistent with the sequential approach to development as set out in Spatial Policy DP/2 – ‘Overarching Strategic Approach’;
 - c) Make efficient and effective use of land, buildings and infrastructure by giving priority to the use of previously developed land in accessible locations, achieve compact forms of development through the use of higher densities and be capable of future adaptation in line with Policy DP/2 and other related policies within the Plan;
 - d) Conserve or enhance the quality of buildings, sites and places of historic, archaeological or architectural importance in line with Strategic Policy CTH/1 – ‘Cultural Heritage’
 - e) Conserve or enhance the quality of biodiversity and wildlife habitats, and safeguard protected species in line with Strategic Policy NTE/1 – ‘The Natural Environment’;
 - f) Take account of and address the risk of flooding and pollution in the form of noise, lighting, vibration, odour, emissions or dust in line with Policies DP/2 and DP/3 – ‘Promoting Design Quality and Reducing Crime’;
 - g) Make efficient and effective use of resources by employing sustainable building techniques, incorporating energy and water conservation measures and, wherever possible, the use of renewable energy, in line with Policy DP/3 and Strategic Policy NTE/1;
2. Development proposals should also where appropriate:
 - a) Provide safe and convenient access by public transport, bicycle and on foot minimising the need to travel by car in line with Policy DP/2 and Strategic Policy STR/1 – ‘Sustainable Transport, Development and Accessibility’;
 - b) Include measures to manage traffic and minimise congestion arising in line with Strategic Policy STR/1;
 - c) Make provision for infrastructure and other public services made necessary by the development, in line with Policies DP/4 – ‘Development Criteria’, DP/5 – ‘Infrastructure and New Developments’ and the Monitoring and Implementation Plan;
 - d) Be designed to a high standard, being attractive, adaptable, accessible, safe and secure as set out in Policy DP/3;
 - e) Promote sustainable economic development in line with Strategic Policy EMP/1 – ‘Meeting the Employment Need’;

- f) Conserve or enhance the quality of valued open spaces, the character and quality of local landscapes and the wider countryside in line with Strategic Policies NTE/1 and CFS/1 – ‘Community Facilities and Services’;
- g) Take account and address the potential impact of climate change in line with Strategic Policy NTE/1;
- h) Protect the quality of natural resources including water, air and soil in line with Strategic Policy NTE1;
- i) Reduce waste production and manage waste re-cycling in line with Strategic Policy MWS/1 – ‘Minerals and Waste’.

POLICY DP/3 – PROMOTING DESIGN QUALITY AND REDUCING CRIME

1. All new development will be of high quality, sustainable design which provides usable, safe, durable and adaptable places, and protects local character and distinctiveness of the Plan Area’s built historic and natural environment. The Council will require development to:
 - a) Be appropriate to, and enhance, its locality in terms of form, scale, massing, elevation detail and use of materials;
 - b) Meet the Council’s approved standards of open space provision and parking;
 - c) Meet required standards of accessibility, having suitable regard to the needs of people of different ages and abilities in the design of the proposal;
 - d) Have regard to the impact on adjacent properties and areas and habitats supporting protected species;
 - e) Have regard to appropriate orientation, energy efficiency and the use of renewable energy in design, layout, materials and technology in accordance with NTE/6 – ‘Energy Efficiency and Renewable Technologies in Development’;
 - f) Provide sustainable urban drainage systems to limit waste water and water pollution and reduce flood risk in line with national guidance and Policy NTE/8 – ‘Sustainable Drainage Systems’.

2. The Council will also seek, where appropriate, to:
 - a) Enhance the local character of buildings, heritage and open spaces;
 - b) Provide for a compatible mix of uses, particularly in town and village centres;
 - c) Incorporate landscaping within and around the development appropriate to the scale and impact of the development;
 - d) Integrate with existing routes to provide linked up places connecting with the wider area, in particular public facilities and green transport routes;
 - e) Provide developments that offer transport alternatives and promote walking, cycling and use of public transport;
 - f) Create safe places through the adoption of ‘designing-out-crime’ principles to provide natural surveillance, visibility, and well lit environments and areas of public movement;
 - g) Secure the retention and enhancement of features of biodiversity;

- h) Incorporate areas and facilities for waste management, rainwater harvesting/storage, grey water reuse and recycling;
 - i) Have regard to the Authority's Road Adoption Guidelines in road design.
3. The Council will seek the contribution of an agreed percentage of the total development costs for the provision or commissioning of publicly accessible art or design improvement works in accordance with DP/5 'Infrastructure and New Developments' where appropriate to its location and viability.

POLICY DP/4 – DEVELOPMENT CRITERIA

1. Development proposals, where appropriate and in accordance with the policies of the Plan and the Council's Standards, should provide the following:
 - a) Affordable Housing for Local Need;
 - b) Safe access from the highway network and enhancement of public transport, cycling and pedestrian infrastructure;
 - c) Car parking;
 - d) Safe and secure cycle parking;
 - e) Open Space;
 - f) Safe and convenient access for all to public buildings and spaces, including those with limited mobility or those with other impairments such as of sight or hearing;
 - g) Screened storage of refuse, including recyclable materials;
 - h) A design and layout that minimises opportunities for crime;
 - i) Financial contributions towards the provision and maintenance of infrastructure, services and facilities required by the development.

2. Planning permission will not be granted where the proposed development would have an unacceptable adverse impact:
 - a) On residential amenity;
 - b) From traffic generated;
 - c) On archaeological interests and the built form;
 - d) On the Welsh language;
 - e) On environmental conditions arising from noise, lighting, vibration, odour, noxious emissions or dust;
 - f) On ecological and wildlife interests and landscape character;
 - g) On flooding and flood risk;
 - h) On the best and most versatile agricultural land;
 - i) On quality of ground or surface water;
 - j) On essential community facilities.

POLICY DP/5 – INFRASTRUCTURE AND NEW DEVELOPMENTS

All new development, where appropriate, will be expected to make adequate contributions towards new infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development or future maintenance and upkeep of facilities. Contributions will be sought in line with the Council's priorities.