



CENTRAL BEDFORDSHIRE COUNCIL

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GUIDANCE NOTES Communal Flats Planning Information

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Waste Services	Andrew McWha Planning Liaison Officer	Jan 2010	2.0

Disclaimer

When using this document please ensure that the version you are using is the most up to date by contacting the Planning Liaison Officer. Out of date policy documents must not be relied on.

The following is Central Bedfordshire Council's Waste Management guidance notes to be used when planning a development which includes communal flats.

Communal Flats

Service offered North/ South

Due to the formation of Central Bedfordshire we currently have different provisions depending on which part of the district you are located in. For the specific collection scheme for your area please contact the Council. As a general rule, the whole of Central Bedfordshire is on an alternative weekly collection scheme (recycling one week and domestic week the next).

Allowance

In Central Bedfordshire we currently have an allowance of 180 litres of residual waste, and 180 litres of recycling capacity for dwellings up to 2 bedrooms, per fortnight. For dwellings with more than 2 bedrooms this capacity is increased to 240 litres for residual waste and 240 litre of recycling capacity per fortnight. Within the north of the district a weekly separate food waste collection is also offered. The provisions for food waste are an individual 5 litre kitchen caddy and a 25 litre external container. For communal properties there is the option of a 140 litre bin, minimum per bin store.

Bin Sizes

The dimensions of typical wheeled bin containers are as follows. Bin stores should be designed with these dimensions in mind.

Container Volume (l)	Container Height (mm)	Container Width (mm)	Container Depth (mm)
140	1070	480	550
240	1070	590	740
360	1090	600	880
660	1190	1220	770
1100	1470	1380	1090

Storage requirements

Communal properties must be provided with adequate storage to meet residents' needs. All bin stores must allow free access by the refuse collectors on the day of collection. It is recommended that bins stores are secure to ensure residents' use only. The specific details of each bin store should be discussed and agreed with the Council

Collection pull distance

Communal bins will be collected from the bin store by the Council's contractor, emptied and then returned to the bin store. Due to the size of communal bins and manual handling regulations Central Bedfordshire Council requires the store to be located at a point (or points) that are a minimum distance to the collection vehicle. This distance should not exceed more than 10 metres.

Access criteria

Where access to bin stores is restricted, whether that be by gates onto the development or bin store access, keys or codes must be supplied in order to ensure unrestricted access on collection days.

Kerbs

Where necessary, drop-kerbs should be provided immediately adjacent to the dedicated storage areas for containers. The top of the drop kerb shall be no more than 12mm above the highway surface. The pulling area should be free from permanent obstructions and have a suitable level surface.

Clearance

Structures which cross the vehicle access to the bin store should be designed in accordance with the Design Manual for Roads and Bridges suitable to an adoptable standard. The Council currently use Dennis Eagle, Elite 2 6x4 non rear steer with a fawn body.

Service offered

Central Bedfordshire Council currently offer an alternate weekly Residual household waste and Recycling collection scheme. Alongside this, the north of the district also offer a weekly food waste collection scheme. The Council reserves the right to change collection schemes as it sees fit. Please contact the Council to discuss the exact requirements for your development. Where appropriate a garden waste collection is also provided through either reusable bags or green waste bins. The green waste collection is for residents' use only. If the grounds are maintained by a commercial contractor, this waste will need to be disposed of separately.

Bin costs

Communal bin costs are provided below, it will be the Council's decision as to what number of each type of bin is required. At the time of writing these prices were correct, please contact the Council to ensure these figures are correct.

660 litre	Communal bin £290
1100 litre	Communal bin £295

Access Roads

Wherever possible, refuse collection vehicles will only use adopted highways. Where this is not possible the Council shall exercise discretion on instructing the contractor to use other access roads. In any case the access roads must be to adoptable standards. Typically, until roads are adopted, bins are to be brought to the highway boundary or a prearranged point.

Turning head

It is a requirement of the Council that refuse vehicles will enter and exit a development in forward gear. It is therefore a requirement that there is an adequate turning circle in place to allow this procedure to take place.

Disclaimer for using non adopted roads

The Council understand that on larger developments some dwellings may be occupied before the development is completed and roads adopted. In these cases where refuse trucks need to gain access onto the development, the Council is willing to allow a disclaimer to be signed.

Vehicle Size

Currently the Council use Dennis Eagle Elite 2 6x4 Non Rear Steer, a full specification can be obtained from the company website. This information is correct at time of printing but to ensure this information is current, it is the applicant's responsibility to check.

Contact Details

To discuss specific developments or for any other questions regarding either waste in new developments or construction waste please contact:

Andrew McWha
Planning Development Liaison Officer
Central Bedfordshire Council
Technology House
239 Ampthill Road
MK42 9DB
0300 300 4990

Bin delivery times

When bins are in stock the Council aims to ensure delivery time within 3 weeks after payment has been received. Once the bins have been delivered, the applicant is responsible for them. The Council will not deliver bins without fully functioning bin stores in place as detailed on application plans. On large developments where there is a considerable number of bins required, these will be delivered as and when residents move in. It is the applicant's responsibility to ensure that the Council is made aware of residents taking up occupancy and bin need increasing.

Store size

It is the applicant's responsibility to ensure that a bin store is provided and is adequate in size for the number of bins required. Stores need to allow the easy manoeuvring of bins on collection day. Bin stores should be designed to allow ease of separation of recycling material and residual waste.

Access to bin stores

Due to the size and potential weight of communal bins it is the Council's decision not to expect the contractor to move bins over any undulating, non paved, uneven running surface or where the gradient is deemed excessive.

Emptying Bin Stores

The Council will only empty waste within the bin. It is the Council's policy not to clear side waste, and this will be the responsibility of the residents and/or management company appointed to the communal dwelling. If side waste hinders the emptying of bins the Council reserves the right not to empty the bins until such times as the side

waste has been cleared. It shall also be the responsibility of the occupiers/agents to ensure that the bin stores are kept clear and free from vermin.

Contamination

If a bin becomes contaminated it will not be emptied by our contractor until the contamination has been dealt with. It is the residents'/management company's responsibility to deal with any contamination. If persistent contamination occurs the Council reserves the right to remove provisions as it sees fit.