Supplementary Guidance

Topic: Waste Management Requirements in New Development

March 2012
Supplementary Planning Guidance – Waste Management Requirements for New Development

Developments should provide enough space for the storage and collection of waste – specifically recyclables, composting and residual waste – and access to such facilities. Planning conditions are already imposed on proposals likely to generate a significant amount of waste e.g. public houses, restaurants, medium to large-scale retail outlets and offices. However more could be done at the design stage to ensure that adequate provision is made for such facilities.

Policy R6 states that all new development will be required to incorporate adequate provision for waste disposal and recycling facilities. Housing developments regardless of size should have sufficient space for the storage of residual, recyclable and compostable wastes (black, blue and brown wheeie bins). Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Recycling facilities should be provided in all new superstores or large supermarkets and in other developments where appropriate. Details of storage facilities and means of collection must be included as part of any planning application for development which would generate waste.

In order to allow as many people as possible to recycle their household waste, the Aberdeen Waste Strategy relies on the kerbside collection of segregated waste. Houses will have 3 wheelie bins.

There will be a need for space for multiple waste storage bins and containers at each property. Different developments will have a different waste management service and therefore, space and access requirements. In all domestic cases, developments should comply with Building Standards (Standard 3.25 of the Technical Handbook).

Houses with Gardens

From 2012/13, houses with gardens will have 3 wheeled bins:

1. A 240l wheeled bin for recyclable materials such as glass, plastics, cans, paper and card. This is currently taken to Sclattie Quarry for transfer. However, in future it will be taken to a new Material Recycling Facility in Altens to be separated for recycling.
2. A black wheeled bin for residual waste – what’s left – currently the bin provided for this service has a capacity of 240l but this may reduce in time to 180l.
3. A brown bin for garden waste.
In addition, houses will need a 25l food waste container that will be taken for composting or anaerobic digestion.

Houses will require an external space for 3 x 240 litre wheeled bins. The minimum size of external waste storage area required is 2m x 1m per house. This should be hard surfaced and, if covered, a minimum height of 2m.
Preferably, storage areas should be screened or sited out of public view, but readily accessible to the householders.

There should also be space in private or shared gardens for home composting (see below).

**Houses without Gardens**

From 2012/13, houses without gardens will have a 25l food waste container and 2 wheeled bins:

1. A 240l wheeled bin for recyclable materials such as glass, plastics, cans, paper and card. This is currently taken to Sclattie Quarry for transfer. However, in future it will be taken to a new Material Recycling Facility in Altens to be separated for recycling.
2. A black wheeled bin for residual waste – what’s left – currently the bin provided for this service has a capacity of 240l but this may reduce in time to 180l.

In addition, houses will need a 25l food waste container that will be taken for composting or anaerobic digestion.

The householder is responsible for moving bins from storage areas to the public road footway adjacent to the property where they can be emptied by the Council. This distance should be kept to a minimum and as agreed with the collection authority. There should be no steps, kerbs or other obstructions between the storage areas and collection points for safety reasons. The route should be surfaced. Maximum Gradients are given in pages 44 and 45 of *Designing Streets* [http://www.scotland.gov.uk/Resource/Doc/304284/0095457.pdf](http://www.scotland.gov.uk/Resource/Doc/304284/0095457.pdf)

Wheeled bins will be provided by Aberdeen City Council for new developments.

Where we introduce food waste only collections (houses without gardens and multi-occupancy properties), we will probably provide a 7l kitchen caddy (designed to sit on a work surface) and a 25l food bin that sits under the sink/beside the general waste bin in the kitchen:
In **flats and terraces** it is usual for householders to store their waste externally, either in individual bins or communal bins. Adequate provision should be made for external hard standing space for communal bins for residual, compostable and recycling waste. As a guide, one x 1280l bin for refuse and recycling and 1 x 240l for food waste should be provided for every 10 flats.

These should be easy to reach for both householders (ideally between main points of access and car parking/main pedestrian routes) and refuse collection vehicles so they should be close to a public road, have no steps and incorporate drop kerbs where appropriate. The use of access pends and rear service routes may be appropriate. The turning diameter for refuse vehicles is 18m. If this cannot be provided throughout a development, then a centralised external storage point which is accessible to refuse vehicles must be provided. The suitability of the surface and access and egress routes for vehicles should be agrees with the highways authority. Turning on lockblock paving should be avoided.

In some cases it may be necessary to make provision for Factor’s waste. In flats this is mainly garden waste so storage provision should be made for this where appropriate.

Storage areas should also be adequately screened, lit and hard surfaced. Communal storage areas should preferably be roofed with appropriate clearance for hinged bin lids.

Aberdeen City Council provides communal storage bins for a charge. For further details contact the Waste Team
Email wasteaware@aberdeencity.gov.uk
Tel: 08456 08 09 19

There should also be space in private or shared gardens for home composting (see below).

One issue which developers may wish to explore with our Waste Team ([wasteawareaberdeen@aberdeencity.gov.uk](mailto:wasteawareaberdeen@aberdeencity.gov.uk)) is that of underground storage and/or design of above ground storage for communal properties. We will look at this in more detail in respect of its costs, possible take up in future and practical issues of how to service underground bins effectively. Such an approach may be more practical for larger developments of over 50 flats to provide for the installation of underground bins. It would free up more space for the development compared to bin compounds as compensation.

**Composting** is a good option for the treatment and recycling of garden and other organic waste. Home composting areas should be designed into all new housing developments and compost bins provided. However, they must be carefully designed as part of the garden and not merely placed in a convenient area which may be inappropriate.
A 2m x 1m area should be provided with a suitable sized composter and adequate drainage considered. Normally a 330 litre compost bin is adequate for most small to medium sized gardens but different sizes are available. Compost bins and green cones (which are used to digest food waste) can be supplied by Aberdeen City Council for a charge. Alternatively, householders can purchase a range of subsidised bins from Zero Waste Scotland website http://wasteawarescotland.org.uk/.

Commercial developments vary in activity and scale. However, they will be expected to recycle waste and so multiple storage containers are likely to be required. The minimum size of storage area for a small shop is 2m x 1m. This is a minimum area and size will vary significantly due to the size and type of business. Larger retail and commercial developments should as a minimum allow for three separate containers for refuse, paper and card and other recyclables. As with residential properties, areas of hard standing at storage and collection points are required and dropped kerbs along routes where waste is moved in wheeled containers. Where premises are accessible to the public, safe pedestrian access must be provided even where collection is from the public footway.

Post 2012/3, we will convert all recycling points, including those in supermarket car parks to mixed recycling bins. We could potentially add facilities for other materials such as batteries and small waste electrical and electronic equipment (WEEE). Retail outlets that sell electrical goods should provide front of store battery recycling facilities and where practical, back-of-store facilities for WEEE take back.

Commercial properties do not have to use Aberdeen City Council to uplift and dispose of their waste. If they request the service, charges are levied for the provision of appropriate bins and for collection and disposal. For any information on business waste, including costs, or to arrange meetings and discuss waste management practices, contact the Council’s Waste Aware Team on 08456 080919 or email wasteawareaberdeen@aberdeencity.gov.uk.

Site Waste Management Plans

Developers can save money and help the environment by not over-ordering materials, using recycled material and minimising waste production during construction. Preparing a Site Waste Management Plan will help identify how much waste will be produced, how this can be minimised and what might be done with the waste. For proposals where we believe the potential savings are likely to be significant, we will ask developers to prepare a Site Waste Management Plan. The Netregs website has a useful checklist and guide for creating these.

Contacts

For general information on **household, recycling and commercial waste** visit

Email wasteawareaberdeen@aberdeencity.gov.uk
Tel: 08456 08 09 19

For information on **composting** visit

For general information on **Building Standards**, contact

Building Standards Team
Planning and Sustainable Development
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Phone: 01224 523470
Fax: 01224 636181
Email: pi@aberdeencity.gov.uk

If you need advice or information on making a **planning application** contact

Application Support Team
Planning and Sustainable Development
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Phone: 01224 523470
Fax: 01224 636181
Email: pi@aberdeencity.gov.uk
External contacts

Advice on **composting and purchasing subsidised compost bins** is available from the Waste Aware Scotland Website [http://wasteawarescotland.org.uk/](http://wasteawarescotland.org.uk/)

Other **general information and guidance on waste** can be found on the Scottish Environment Protection Agency website [http://www.sepa.org.uk/](http://www.sepa.org.uk/)
For help with language / interpreting and other formats of communication support, please contact:

<table>
<thead>
<tr>
<th>Language</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bengali</td>
<td>01224 523 470</td>
</tr>
<tr>
<td>Bangla</td>
<td>লাভ করেন যাতে আপনার জন্য সহায়তা প্রদর্শিত না হয়।</td>
</tr>
<tr>
<td>Chinese</td>
<td>01224 523 470</td>
</tr>
<tr>
<td>Russian</td>
<td>Если требуется помощь при выборе языка / переводчика или других способов общения, звоните по телефону: 01224 523 470</td>
</tr>
<tr>
<td>Arabic</td>
<td>للحصول على مساعدة بخصوص اللغة / الترجمة ووسائل الاتصال الأخرى، الرجاء الاتصال بالرقم التالي: 01224 523 470</td>
</tr>
<tr>
<td>Polish</td>
<td>W razie potrzeby pomocy z językiem angielskim albo z tłumaczeniem, albo jakiejkolwiek innej pomocy do porozumienia, proszę skontaktować: 01224 523 470</td>
</tr>
</tbody>
</table>

E-Mail: pi@aberdeencity.gov.uk