

# **Aberdeen Planning Guidance 2023: Waste Management Requirements for New Development (DRAFT)**

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## **1. Introduction**

### **1.1 Status of Aberdeen Planning Guidance**

This Aberdeen Planning Guidance (APG) supports the Development Plan and is a material consideration in the determination of planning applications. It expands upon the following Aberdeen Local Development Plan policies:

- Policy R5 – Waste Management Requirements for New Development

### **1.2 Introduction to Topic / Background**

This Planning Guidance draws together a range of factors that can help to minimise resource use and waste. It sets out a number of requirements in relation to the management of waste in new developments that will increase the sustainability of development.

### **1.3 Climate Change**

Managing waste properly and efficiently can have a significant positive impact on resource use and reducing greenhouse gas emissions. This in turn will reduce the impacts that new development will have in terms of contributing to climate change.

## **2. Aberdeen Planning Guidance**

### **2.1 Summary of Requirements for Waste and Recycling Services**

Aberdeen City Council provides the following waste and recycling service to the residents of Aberdeen.

- The kerbside service provides the following to householders: general waste in a grey 180 litre wheeled bin; garden and food waste in a brown 240 litre wheeled bin and a mixed recycling collection in a blue-lidded 240 litre wheeled bin. This provision is however subject to legislative requirements and any resulting service changes can be checked on the Aberdeen City Council website. The householder is responsible for purchasing a garden waste permit as per the [Waste and Recycling Policy](#).
- For those properties in multi-occupancy buildings where space restricts accommodating the above, a communal service is provided where the residents share bins. This may be a 660 litre or 1280 litre general waste bin (black lid), 660 litre or 1280 litre mixed recycling bin (blue lid) plus a communal 120 litre food waste collection (brown bin inside fixed housing). Communal bins are serviced on varying frequencies as required.

Please note that waste collections cannot commence without the road surface being completed to adoptable standard as determined by the Roads Authority and must not be hindered by construction works. If this is not complete, the developer must contact the Waste Collection Authority to agree an alternative temporary collection point(s) or other arrangement. It will be the responsibility of the developer to ensure bins are placed at the temporary collection point(s) until the access road is completed to the required standard.

**All Developments:**

The following must be detailed on all planning applications:

- Details of how waste and recyclables will be stored including locations and numbers of bins being proposed for waste and recycling services at the development.
- Details of where bins will be collected from on collection days (residents/ factors are responsible for presenting bins for collection).
- A swept path analysis to demonstrate collection vehicle can access bin storage area. We will not access the road if not completed to an adoptable standard due to risk of damage to the vehicle or the road surface.
- Site Waste Management Plan (SWMP).

Application must demonstrate the following:

- Evidence that waste and recycling facilities meet the legal requirements as per **The Waste (Scotland) Regulations 2012 which includes provision for food waste and recycling collections and meets the requirements under R5 Waste Management Requirements for New Developments contained in the Aberdeen Local Development Plan (ALDP).**
- The bin store/ storage area within 30m of all residents.
- The bin store/ storage area within 10m of the proposed vehicle collection.
- Reversing of collection vehicles to be avoided and if not feasible then kept to a minimum - no more than **10m.**
- Parked cars must not hinder the collection of bins.

## 2.2 Essential Requirements – Domestic Properties

### Waste & Recycling Requirements by Property Type

All containers require to be EN 840 compliant (BS EN 840-1:2012/ BS EN 840-2:2012). *For details and dimensions of bins see Appendix C.*

Consideration must be given to how and where residents will sort and store their general waste, recyclables and food waste internally.

Houses		
General waste	Recycling	Food and garden waste
180 litre grey wheeled bin	240 litre blue-lidded bin	240 litre brown wheeled bin

Flats		
General waste	Recycling	Food waste
4 flats or less, wheeled bin service	4 flats or less, wheeled bin service	4 flats or less, wheeled bin service
5 or more 1 x 1280l bin per 5 flats	5 or more 1 x 1280l bin per 5 flats	One communal container per bin store

<b>Student Accommodation and Sheltered Housing</b>		
<b>General waste</b>	<b>Recycling</b>	<b>Food waste</b>
1 x 1280l bin per 8 students/residents	1 x 1280l bin per 8 students/residents	One communal container per bin store
<b>HMO Properties</b>		
<b>General waste</b>	<b>Recycling</b>	<b>Food and garden waste</b>
1 x 180l wheeled bin if less than 6 residents	1 x 240l wheeled bin if less than 6 tenants	1 x 240l wheeled bin if less than 6 tenants if they are responsible for garden maintenance
1 x 1280l bin per 10 tenants	1 x 1280l bin per 10 tenants	1 x communal food container if not responsible for garden maintenance

**If space on the site is restricted, then the equivalent litres may be provided by other sized containers.**

### **Developer Obligation Contribution**

Developers are required to provide a contribution through developer obligation for the provision of a set of 3 refuse, dry mixed recycling and food waste containers plus any other containers deemed necessary as per section 2.1 for all residential new build properties. This contribution is required for any new development consisting of one or more properties. The developer will cover the cost of a new set of containers however these remain the property of Aberdeen City Council who will reserve the right to control what purpose the bins are used for.

Contact Aberdeen City Council Waste and Recycling Team for details of current costs. Please note that the resident is **not responsible** for requesting bins in the instance of a new property, as it is expected that the developer will provide all bins and caddies.

Containers may be provided by the developer but must meet the correct specification and Aberdeen City Council's Waste & Recycling Team will provide an up-to-date copy of the specification. Containers will not be delivered on site before payment is received, so ensure purchase orders are placed at least **ONE month** before first occupation. The containers are only provided in sets of 3 and not individually. Purchase Orders only raised as and when bins are required on site.

New developments add further pressure onto existing waste facilities, such as Household Waste and Recycling Centres. Depending on the size and nature of the development, additional Developer Obligations may be required towards the expansion, improvement or replacement of these or other associated waste infrastructure.

## 2.3 Guidance on Waste and Recycling Facilities in New Developments

This guide provides a quick and comprehensive reference for developers and includes guidance on:

Pre-Application Advice

Storage (including bin stores)

Access & Roads

Collection Points

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### Pre-Application Advice

The Council's Waste & Recycling Service actively encourages developers/ architects to contact them at the early stages of the process for advice and guidance on waste and recycling issues. This is of particular importance for Major Development applications.

### Storage & Bin Stores

STORAGE
Waste is often stored centrally in communal facilities such as a bin store or designated storage area. Design, scale and size of the storage area will depend on the development. For further guidance refer to <b>BS5906:2005 Waste Management in Buildings</b> (BSI, 2005).
Consideration of bin stores/ storage points should be considered carefully to ensure they are convenient for both the residents and collection crew.
Mixed development e.g. commercial and residential should have <b>separate</b> storage facilities as the two sources should not be mixed.
Storage areas must be of sufficient size to accommodate the required containers per Section 2.0. An additional 100 mm must be allowed between bins to allow free movement. All bins must be easily accessed by householders – i.e. bins should not be placed in rows one behind the other.



Developers should futureproof the facility by allowing space for additional containers should these be required or design the storage area/bin store so that it could be extended if necessary.
Storage points should ideally be shaded and positioned away from windows. Design features such as shrub beds or planters can be used to increase the visual acceptability of bin store areas.
The need for the occupier to take containers through their house to the collection point should be avoided.
Storage points should be hard, impervious, free draining surfaces of an appropriate size to accommodate the containers which need to be presented in a way without intruding onto the public right of way.
There should be no changes of level between the location where the bins are stored and the collection point unless appropriate lifting equipment is in place.
The use of waste chutes for all streams of waste is unacceptable due to issues identified with a chute such as blockages, risk of fire, contamination of bin with incorrect waste going down chute e.g., general waste being sent down chute intended for mixed recycling. It is also an inflexible system that will be unable to accommodate any future waste and recycling service changes.

<b>BIN STORES</b>
Bin stores are not a requirement, but where provided should follow the requirements in BS 5906:2005 Waste Management in Buildings - Code of Practice. Some developments may require security such as lockable doors or gates. Collection crews will require access in these cases.
The entrance to a bin store should be a minimum of 1500 mm unobstructed access.
Gates/doors should not reduce the space within or access to the store.

If locked, 8 keys or fobs must be provided to the Council. Keys or fobs must be delivered to the Council's Waste and Recycling service in an envelope with a location map and address at least two weeks prior to occupation or the service may not be provided.
If covered, bin storage area must have a minimum of 2000 mm height clearance when any size communal sized bins are stored.
Bin stores ideally to be external to building or capable of being isolated from the main building.
Bin stores should be no more than 10 m from vehicle access point. Where possible, it should be located close to car park entrance/ nearest adopted road to avoid the requirement for a collection vehicle to enter car park.
Good natural ventilation is required. Passive ventilation should be fly and vermin proof plus located as near as possible to ceiling or floor but away from windows of dwellings.
Enclosed stores should be well lit either by artificial or natural light. Electrical light to be supplied by means of a sealed bulkhead fitting.
Bin stores ideally have a trapped gulley connected to the foul sewer and wash down facility in the interest of hygiene. Rainfall or surface water should not be allowed to flow into the bin store. Bin stores should be free of pipework and other obstacles.

## Access and roads

Road layout and design must take into account the Council's access requirements for waste and recycling collection vehicles (Refer to Transport and Accessibility Aberdeen Planning Guidance for more information).

<b>Access</b>	Access from the rear to the front of a terraced/detached /semidetached house must be provided to allow movement of bins to collection point on kerbside. This may be provided by means of a footpath,
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	<p>common pend or an integral ground floor garage for terraced houses.</p> <p>Access for waste crews to bin stores located within barriered car parks must be made available during waste and recycling service working hours.</p>
<b>Road/ Path</b>	<p>Road surfaces should be to an adoptable standard and able to withstand the Gross Vehicle Weight (GVW) of the collection vehicle of up to 26 tonnes. Mono block surfaces should be avoided as prone to being easily damaged by weight of collection vehicle.</p>
	<p>Road or path gradient less than 1:12</p>
	<p>A two way road no less than 4.8m wide is required as determined by Scots National Roads Development Guidelines.</p>
	<p>Hammerheads should be avoided in the interests of reducing reversing manoeuvres if possible, turning circles provided at all no-through roads. See Appendix A.</p> <p>The maximum <b>turning circle</b> of a collection vehicle is <b>20.3m</b>. Appendix B details vehicle dimensions.</p>
	<p>Roads should be free of tree roots or overhanging branches which may impede or cause damage to the collection vehicle.</p>
	<p>Drop down kerbs provided at adequate points, and these must be 6 mm upstand. Yellow lines or other measures should be provided at drop down kerbs to deter obstructive parking.</p>
<b>Car park</b>	<p>Residents' requirement to cross a road or car park to access bin store/ bin storage area should be minimised as far as possible.</p>
	<p>Parking spaces should not restrict access to bin stores or collection crew access between bin store and vehicle. Bins should not be moved between parked vehicles unless there is a path of a minimum of 2m wide between spaces.</p>

	Any archway to a courtyard should be a minimum of 4.5m in height.

## Collection Points

The collection point is the location where the container will be placed on collection day and should be detailed by the developer on the site layout/ map. These collection points should be convenient to both the resident and the collection crew.

The Council's policy is to uplift waste and recycling containers from the nearest adopted public road. Collection vehicles may enter private roads but only by agreement provided that the road continues to meet an acceptable standard as per the Council Waste and Recycling policy.

<b>Kerbside</b>	Sufficient space should be provided outside all developments by the side of the road where the collection vehicle will access the development for residents to place their waste and recycling containers on collection day. This should not cause any obstruction of the road or footpath.
<b>End of road collections</b>	End of road collection point will be required in cases where the location does not meet the criteria as per the Unadopted Roads Policy. If this collection point is near a public road the Roads Service should be consulted for approval.
<b>Communal street collection point</b>	On street collection points must be identified by the developer.
	Communal street collection point should be within 30 m of all residents. Location of all new street bins and bin securing equipment must be approved by the Roads Transport and Parking section of Aberdeen City Council.

## Commercial Developments

Commercial, industrial and retail sites vary depending on business type and scale. Developers must provide details of how waste from the business will be stored and dealt with in accordance with the following legislation:

- [Section 34 of the Environmental Protection Act 1990 and the Duty of Care](#). This requires the business to ensure that it stores waste safely, does not allow it to escape, and to only transfer it to someone who is authorised to deal with it.
- [Waste \(Scotland\) Regulations 2012](#). This requires businesses to present their recyclable materials and where appropriate, food waste separately for collection. It is important that plans identify where waste, recyclables and food waste will be stored and identify the collection points for any containers.

**Premises must be able to demonstrate that adequate arrangements are in place for waste management and that the bins are not permitted to be either stored permanently on the street or out with the curtilage of the premises. Bins must only be presented on the street for collection then removed once emptied. This is further detailed in the Commercial Waste Containers Policy.**

## Storage and Capacity

Consideration should be given to how the wastes will be separated both internally and externally.

<b>Commercial Properties</b>	
<b>Internal capacity</b>	Storage space for waste and recyclables should be dry and vermin proof.
	Internal space should be provided for a food waste, dry recyclables, and residual waste.
	For licensed premises, additional storage may be required for glass bottles.
	Storage areas must meet health and safety requirements for access, lighting, ventilation and should be secured to prevent fly tipping and vandalism.
<b>External capacity</b>	An area of hard standing at storage and collection points being a size to accommodate bins and prevent overflow onto public right of way (see Section 3.2 for guidance on storage)
	Dropped kerbs at proposed bin collection point where necessary.
	Yellow lines or other measures to prevent parking access problems should be provided at collection point.
	Bin storage areas should be provided with a gulley and wash down facility.
	Retail facilities over 1500m <sup>2</sup> are required to provide public recycling facilities. Please contact the Waste & Recycling Service to discuss.

## Guidance on Estimated Waste Storage Capacity Requirements by Business Type

Development type	Litres per 1000m gross floor space
Offices	2600
Retail	5000
Restaurants and fast-food outlets	10,000
Hotels	4500

The location of collection points should be identified at the planning application stage and space should be provided for all waste and recycling services.

All containers require to be EN 840 compliant (BS EN 840-1:2012/ BS EN 840-2:2012). *For details and dimensions of trade bins see Appendix D.*

Please refer to [Making Space for Waste](#) for further guidance.

Trade waste is a chargeable service which can be provided either by the Council or another contractor. The contact details for the Council's Trade Waste Team are:

**03000 200 292**

**[businesswaste@aberdeencity.gov.uk](mailto:businesswaste@aberdeencity.gov.uk)**

### Residential waste

- Technical Support Officer (Planning & Performance): [wasteplanning@aberdeencity.gov.uk](mailto:wasteplanning@aberdeencity.gov.uk)

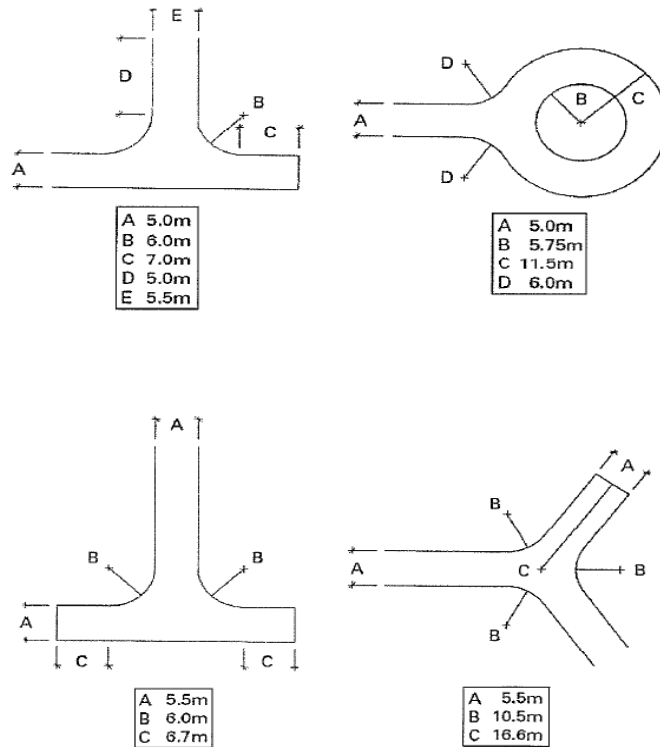
### Commercial Waste

- Trade Waste Officer: [businesswaste@aberdeencity.gov.uk](mailto:businesswaste@aberdeencity.gov.uk)

### 3. Appendices

#### Appendix A: Minimum road turning area dimensions

11.8 Minimum dimensions for turning areas (waste collection vehicle)



Please note that this could be subject to change over time, therefore please liaise with the Waste and Recycling Service to check dimensions.



## **Appendix B: Collection vehicle dimensions**

Here are the dimensions of our largest vehicles:

Top loaders: height 4.00m x Width 2.55m (those dimensions in transport mode and not tipping height i.e. top loaders)  
Mercedes Econic 3 axle and is 10.30m long.

**Please note that this could be subject to change over time, therefore please liaise with the Waste and Recycling Service to check dimensions.**

## **Appendix C: Dimensions all waste, recycling and food containers in use for residential developments**

<b>Container Type</b>	<b>Height (mm)</b>	<b>Width (mm)</b>	<b>Depth (mm)</b>
180l	1050	578	645
240l	1066	575	724
660l	1340	1260	720
1280l	1410	1265	1030
Communal Food waste	1366	734	734
7 litre food waste caddy	234	252	229

**Appendix D: Dimensions of all waste, recycling and food containers in use for trade and business developments**

<b>Container Type</b>	<b>Height (mm)</b>	<b>Width (mm)</b>	<b>Depth (mm)</b>
140l green plastic wheeled bin	1065	485	550
240l green plastic wheeled bin	1100	585	730
360l green plastic wheeled bin	1210	583	880
660l metal four wheeled bin	1310	1250	720
770l metal four wheeled bin	1350	1250	785
1280l metal four wheeled bin	1430	1260	985
23l food waste caddy	405	320	400

#### 4. Further Reading

- [The Waste \(Scotland\) Regulations 2012.](#)
- [BS5906:2005 Waste Management in Buildings \(BSI, 2005\)](#)
- [Making space for waste: Designing Waste Management in New Developments. A Practical Guide for Developers and Local Authorities\) \(ADEPT, 2010\)](#)
- Local Development Plan (R5 - Waste Management Requirements for New Development)  
([http://www.aberdeencity.gov.uk/planning\\_environment/planning/local\\_development\\_plan/pla\\_local\\_development\\_plan.asp](http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp))
- The Unadopted Road Policy (<https://www.aberdeencity.gov.uk/services/bins-and-recycling/waste-and-recycling-policies>)
- The Commercial Waste Containers Policy ([Public Pack](#))[Agenda Document for Finance, Policy and Resources Committee, 01/02/2018 14:00 \(aberdeencity.gov.uk\)](#)