

Recycling for New Developments with Communal Facilities

This Supplementary Planning Guidance covers the requirements for recycling facilities which the council expect to be provided in new or converted flats, maisonettes and similar developments with communal facilities, of at least 8 units.

Why do these facilities need to be provided?

The Council's Environmental Policy includes the following aims:

1. To ensure that adequate provision is made to collect and dispose of all rubbish and waste
2. To recycle waste materials and use recycled or re-usable products

The Council's neighbourhood recycling centres are now well established and we are also looking at the provision of "micro-sites" to serve smaller groups of residents. The provision of private recycling facilities within blocks of flats or similar developments will make it easier for residents to recycle, reduce journeys made by car to use recycling facilities and increase recycling rates within the Borough. It will also provide facilities half way between drop-off and door-to-door collections of recyclables. The aim of this sheet is to help developers to design facilities which will integrate well with the development.

Management & Maintenance

Arrangements should be made for the management and maintenance of the recycling facilities to ensure that they are properly used, regularly cleaned and maintained. Soft landscaping should be maintained with any other landscaping in the development

Collection

Whilst provision has been made for all materials and theoretically all are recyclable, the Council may or may not have schemes for a given material at a particular time. Collection schemes are dependent on secondary markets and are therefore subject to variations.

Sufficient space should be allocated to house separate recycling containers for newspaper & magazines, green glass, brown glass, clear glass and tins & cans. It is recommended that the developer contact the Councils Recycling Office (020 8487 5171) if there are any queries regarding the materials to be recycled.

Factors to Consider Space Requirements

A wheeled system of plastic bins is to be used which will have to be accommodated within a suitable area provided by the developer. This may be either within the existing bin store area or near to the bins store area. These containers are loaded from the front only so space has to be allowed both for the user and for collection.

Developments of between 10 and 15 units will require the following recycling bins (one set of 240L bins):

Number of bins	Capacity (lt)	Height (mm)	Width (mm)	Depth (mm)	Material
1	240	1080	580	730	Newspaper & magazines
1	240	1080	580	730	Green Glass
1	240	1080	580	730	Brown Glass
1	240	1080	580	730	Clear Glass
1	240	1080	580	730	Tins & Cans

Developments of between 16 and 25 units will require the following recycling bins (one set of 360L bins):

Number of bins	Capacity (lt)	Height (mm)	Width (mm)	Depth (mm)	Material
1	360	1100	620	860	Newspaper & magazines
1	360	1100	620	860	Green Glass
1	360	1100	620	860	Brown Glass
1	360	1100	620	860	Clear Glass
1	360	1100	620	860	Tins & Cans

Developments of between 26 and 50 units will require 2 sets of 240L bins which means:

Number of bins	Capacity (lt)	Height (mm)	Width (mm)	Depth (mm)	Material
2	240	1100	620	860	Newspaper & magazines
2	240	1100	620	860	Green Glass
2	240	1100	620	860	Brown Glass
2	240	1100	620	860	Clear Glass
2	240	1100	620	860	Tins & Cans

Developments of 51 units and above will require 2 sets of 360L bins which means:

Number of bins	Capacity (lt)	Height (mm)	Width (mm)	Depth (mm)	Material
2	360	1100	620	860	Newspaper & magazines
2	360	1100	620	860	Green Glass
2	360	1100	620	860	Brown Glass
2	360	1100	620	860	Clear Glass
2	360	1100	620	860	Tins & Cans

It should be noted that this is a rough guidance and that depending on space limitations and on residents' needs, the number of the recycling containers can be quite flexible.

Access

The recycling facilities should be within 10m wheeling distance of the road 3m wide, with sufficient turning area for the collection vehicle which may be a 6 wheeled HGV requiring manoeuvring space as specified by the Freight Transport Association (FTA). The facilities should be positioned so that collection does not disturb residents or neighbours.

Location

The facilities should be located at ground level and be easily accessible for residents. Account should be taken of noise generation, although this will be intermittent. The location should be unobtrusive both from the street and for the residents, and the protection of neighbours amenities (visual and otherwise) should be a prime consideration.

Safety & Security

The facility should be positioned *and designed* to take account of the safety and security of users. The area should be overlooked by residents and designed to deter entry by non-residents. A lockable area for residents, such as the bin store area, could be considered. Enclosed areas should be well lit.

Design

The recycling facilities should be within an enclosed area to prevent the spread of rubbish, glass etc; a roofed area (with good ventilation) could be considered, designed so as to avoid a security risk to adjacent properties.

The floor and access area should be solid, flat and level, with a drain to allow for cleaning. Any gradient should be less than 8.5% (approx 1:12) sloping towards the collection vehicle. There should be no stairs.

On completion of the development the developer is responsible for informing the Council that the development requires both the refuse containers and recycling containers. These containers will be delivered at the same time and should be located in the locations agreed at planning stage.