
REPORT TO DISCHARGE CONDITION 6
WASTE & RECYCLING STORAGE AND COLLECTION
PP REF: 25/00872/FUL – 83A MOUNT ROAD, HINCKLEY
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1. Introduction

This report is submitted on behalf of the applicants, Mr Simon Ristimaa, Mr Nigel Paget, to discharge Condition 6 of planning permission 25/00872/FUL for the conversion of an existing light industrial unit to 2 no. residential flats at 83A Mount Road, Hinckley.

Condition 6 requires a scheme that makes adequate provision for waste and recycling storage and collection, including accessibility and sufficient space at the adopted highway boundary.

2. Relevant Policy and Guidance

This scheme has been prepared with reference to:

- Policy DM10 of the Site Allocations and Development Management Policies DPD (2016)
- The National Planning Policy Framework
- Hinckley & Bosworth Borough Council's domestic waste and recycling collection arrangements (and any relevant guidance for new residential development).

3. Development and Occupancy

- 2 no. self-contained residential flats (Class C3).
- Each flat has one allocated parking space:
  - Flat 1: space on the south-facing elevation.
  - Flat 2: space next to the bin storage area in the courtyard garden.

4. Bin Provision

The following bin provision is proposed, based on standard collection arrangements (adjust if Council specifies different sizes):

Per flat:

- 1 x 240 L residual waste wheeled bin
- 1 x 240 L mixed dry recycling wheeled bin
- 1 x 240 L garden waste wheeled bin **(if the occupier subscribes to the service)**
- 1 x external food waste caddy (plus internal kitchen caddy)

Maximum total capacity on site (if both flats have garden waste service):

- 2 x 240 L residual bins
- 2 x 240 L recycling bins
- 2 x 240 L garden **bins (NB: provision will be made for garden bins although not required as courtyard garden space)**
- 2 x external food caddies.

5. Storage Locations

Courtyard garden & bin store (serving both flats):

- A dedicated shared bin storage area is provided within the courtyard garden to the rear/side of the building, serving both flats.
- The storage area is located adjacent to the allocated parking space of Flat 2 but arranged so that bin movements do not conflict with vehicle parking or access.
- The bin store area will:
  - Be hard-surfaced, level and free-draining.
  - Be of sufficient size to accommodate all required wheeled bins and food caddies without stacking or obstruction (approx. 2.0 m x 2.5 m minimum).
  - Be enclosed and screened using close-boarded timber fencing or similar to reduce its visual impact.

Flat 1 access:

- Flat 1 residents will access the shared bin storage area via the internal courtyard route, ensuring short, safe and convenient travel distances for moving waste and recycling.

The layout of the bin store and relationship to parking spaces is shown on:

- Waste & Recycling Storage and EV Plan – Drg No. [insert new reference].

6. Access and Collection Arrangements

6.1 Resident Access

- Both flats have straightforward pedestrian access to the courtyard bin store via level or gently sloping hard-surfaced paths.
- The route allows easy manoeuvring of wheeled bins without steps or narrow pinch points.

6.2 Presentation at Highway Boundary

- On collection days, residents will wheel bins from the courtyard bin store along the pedestrian walkway to the site frontage on Mount Road.

- A kerbside presentation area is available at the adopted highway boundary directly in front of the property.
- This presentation area:
  - Is hard-surfaced.
  - Provides sufficient space to accommodate all bins from both flats without blocking the footway or vehicle access.

6.3 Collection by the Local Authority

- Bins will be presented at the kerbside on the days and in the manner specified by the Council.
- After collection, residents will promptly return bins to the courtyard bin store.
- No bins will be retained or stored permanently on the public highway.

7. Design and Visual Impact

- Locating the main storage in the courtyard garden ensures that bins are largely screened from public view and do not harm the street scene on Mount Road.
- The enclosure material and height will match or complement other boundary treatments, in line with the overall design approach approved under Drg No. 259/P2A, and in accordance with Policy DM10.

8. Conclusion

The proposed waste and recycling scheme provides:

- Adequate and accessible bin storage for both flats within the courtyard garden.
- A clear and convenient route to a presentation points at the adopted highway boundary.
- Minimal impact on the appearance of the property and street scene.

This scheme satisfies the requirements of Condition 6 of planning permission 25/00872/FUL.