

Waste Management report

25nr dwellings
at
127 Upper Bond St. Hinckley LE10 1RT
for
Fortress Eight Limited

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1.0 introduction

1.1 background

- FoxAD have been appointed to carry out the design work for the conversion of an existing large hosiery factory into 25nr apartments.

1.2 aim

- The purpose of this Waste Management report is to demonstrate the design process that has been adopted in developing the proposals for the site and will explain the reasoning behind it.

1.3 parameters

- This report will constitute part of the application for Full Planning approval.
- The development promotes the concept of inclusive design and 'access for all', where reasonable, and is within the principles outlined in both national and local Planning policies.

2.0 site analysis

2.1 site location

- The site is within a mixed use commercial and residential area close to the town centre of Hinckley.



2.2 context

- The former factory sits within Druid Street Conservation Area.

3.0 Planning Considerations

3.1 Planning Policy

- This Waste Management report has been prepared in line with Hinckley Property developer guidance - recycling, garden waste and refuse services.
- Good, sustainable design for new residential properties needs to include suitable provision for the storage of domestic waste and ease of access to the collection point and for collection vehicles.

4.0 scheme design

2.1 location

- The refuse store will be located in the private side alleyway that leads into the property from Upper Bond and runs through to Druid Street. This alley is shared with the adjoining property and is used by them for their bin store.
- The alleyway currently holds 2nr 1100 litre wheeled bins into which commercial waste from the Distillery is stored. We would extend this to include the 3nr 1100 litre bins. Being two general waste and one recycling. This is approximately 15m for the kerb and well within the UK guidelines of between 15m and 25m.
- The usable space in the alleyway measures approximately 30sq.m., and there is sufficient space to accommodate the required number of wheeled bins needed for the residential apartments. This would be 3nr 1100 litre bins and a separate food waste bin.
- The alleyway used by the bins is part of the title of the development site.



2.2 siting

- The alleyway has a usable space of around 30sq.m. and, is fully open to the air. The compound, therefore, already benefits from natural ventilation.

2.3 facilities

- Three metal based, wheeled and lidded bins are proposed, each of 1100 litre capacity and capable of holding between 18 and 30 standard sized plastic bin bags in each. This will allow a total capacity of between 54 and 90 bags of refuse per week from the building, which equates to approximately fifteen bags for each flat every month. Further to this, there will be space for a 240 litre food waste bin.

2.4 collection and disposal from apartments

- The collection of unsorted domestic waste from each of the apartments will be carried out by the residents of that apartment and carried to the communal refuse store by hand.
- Based on experience of the management of similar apartment buildings, Fortress consider the average of two to four standard sized plastic bin bags per flat every month to be adequate, but will also allow for reasonable monthly fluctuation in waste volumes.

2.5 collection and disposal from site

- The collection of mixed waste from the communal refuse store will be managed by a waste management company, which will be contracted to collect the wheeled bins on a weekly basis.
- The large access doors from Upper Street to the alleyway will be accessed via a pin number which each tenant and waste company will have access to. This is process currently used by a waste company to dispose of bins from the distillery.