



Department of the Urban Environment

Waste management guidance notes for  
residential developments

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## Overview

A key element of sustainability involves how we manage our waste, ensuring the maximum possible amount is recycled and as little as possible is sent for disposal.

Local Authorities are legally required to offer recycling facilities to all residents as a result of the Household Waste and Recycling Act 2000, and are able to specify the way in which recyclable and un-recyclable waste is presented; and collected by virtue of the Environmental Protection Act 1990 (Section 46).

Dudley MBC views waste as a resource and seeks to gain maximum value from it. Where different recyclable materials are kept separate, the quality is high, as is the economic value of the material collected. Where different recyclables are collected mixed, the quality is low and little or no rebate is offered (WRAP, 2009). New developments must therefore plan for a multi-bin recycling system, as this council is unable to collect mixed recyclables from a single bin.

This document will assist all those involved in the design and management of buildings to produce appropriate waste management strategies that best facilitate the storage of waste and maximise recycling.

The guidance in this document is intended to help you comply with Part H of the Building Regulations (2002).

**Contained within the appendix is an outline 'Waste Management Plan', which should be submitted with all plans for developments which include communal bin storage areas. All developments of 6 or more apartments must include communal bin storage areas.**

### Access – any new development

Sufficient access arrangements for waste collection vehicles and personnel must be provided, and include:

- space for collection vehicles to enter and turn
- Any structure under which the refuse vehicle has to operate should provide a minimum clearance of 4 metres.
- The length of a refuse collection vehicle plus container is generally 9.0 metres; the working length should take account of the size of the container, making the length of the vehicle with the container in emptying position 11 metres. A further 2 metres is required for operatives to stand clear of the bin whilst being lifted.
- space for collection vehicles to pull up and collect bins with the minimum travel distance from the vehicle to the kerbside collection point

|  |
|--|
| For wheeled bins the safe drag distance is no more than 25 metres. A reasonable carrying distance for a box or a bag is 10 metres. |
|--|

- adequate access to enable residents or staff to transport waste to the place of storage and to safely move bins and refuse to the designated kerbside collection point
- adequately sized access pathways and service roads, free of obstruction with suitable dropped kerbs and crossovers. Steps should be avoided.
- no steps or single access doors to multiple occupancy bin stores.
- vehicles of varying sizes are used to perform collections. The maximum load a vehicle from the fleet could be is 26 tonnes and 2.5 metres wide. Any surfaces should be built to withstand this load, with block-paved surfaces avoided wherever possible.

### **Street level houses**

Households are expected to present their waste and recycling at the kerbside for collection on the scheduled day and any containers returned to the storage areas as soon as possible following collection.

Containers should therefore be stored in a position that is convenient for the householder to present them at the kerbside for collection. Storage areas should also be accessible to the crews in order to accommodate any assistance that may be required either now, or in the future, for infirm or disabled residents.

Street level houses are given a 240L wheeled bin for recycling garden waste, a 55 litre box for dry recyclables, and un-recyclable waste is collected in 90 litre plastic sacks (with a maximum of 3 sacks collected from each property). Future developments to the recycling service are likely to result in residents being given an additional two 60 litre reusable bags for further separating their dry recyclables, or a wheeled bin for co-mingled collections.

Dudley MBC does not currently provide households with bins for un-recyclable waste but new developments should be capable of storing a 180L – 240L bin for this purpose, should council policy change.

### **Garden waste / home composting**

Although Dudley MBC offers households a 240L green wheelie bin for the collection of garden waste, it is recognised that home composting is a more sustainable option and is therefore preferential to the collection service. Any house plans which include gardens should include a designated area for a home compost bin. Compost bins should be sited on a freely draining surface and should be accessible from a pathway or other hard-standing.

## **Flats and apartments**

All developments of six or more apartments are required to provide communal storage for both residual waste and recycling.

### **Communal bin stores**

Wherever provision is made for un-recyclable (residual) waste, there should also be provision for recycling a full range of materials. As a minimum requirement, each bin room must therefore house separate bins for residual waste, mixed glass, food and drink cans, and papers. These are the materials which are currently collected by Dudley MBC, however, changing legislation and attitudes may result in a need for additional containers. It would therefore be prudent to allow space for additional recycling bins.

### **Number of bins required**

For each apartment being built, it should be assumed that 2.5 black bags will be produced each week. Dudley MBC will only collect residual waste (from bin rooms) in 1100L Euro style bins, which have a capacity of approximately 10 black bags. Therefore a development of eight apartments will require two 1100L bins, whereas nine apartments will require three 1100L bins.

Developments of less than 6 apartments should allow for one 55 litre black box per apartment; between 6 – 12 apartments will require 3 x 360L recycling bins (glass, cans and papers); developments of between 13 – 20 apartments will require 6 x 360L recycling bins.

*Table 1. Appropriate number of residual waste and recycling bins for the number of apartments being planned.*

| Number of apartments | Required number of 1100L residual waste bins | Required number of 360L recycling bins |
|----------------------|--|--|
| 4                    | 1  | 0 (4 x 55L boxes)                      |
| 5                    | 2  | 0 (5 x 55L boxes)                      |
| 6                    | 2  | 3                                      |
| 7                    | 2  | 3                                      |
| 8                    | 2  | 3                                      |
| 9                    | 3  | 3                                      |
| 10                   | 3  | 3                                      |
| 11                   | 3  | 3                                      |
| 12                   | 3  | 3                                      |
| 13                   | 4  | 6                                      |
| 14                   | 4  | 6                                      |
| 15                   | 4  | 6                                      |
| 16                   | 4  | 6                                      |
| 17                   | 5  | 6                                      |
| 18                   | 5  | 6                                      |
| 19                   | 5  | 6                                      |
| 20                   | 5  | 6                                      |
| 21                   | 6  | 6                                      |

### **Cost of bins**

Communal waste and recycling bins can be purchased by the developer through the council by calling the trade waste department (01384 814788). Developers may wish to purchase bins from an alternative supplier – **however, it is advisable to check with the trade waste team to ensure that bins of a suitable specification are ordered.** Unsuitable bins will not be emptied. As a minimum, bins will need to comply with BS EN 840 parts 1-6: 2004 (guidance on the design of waste bins). Dudley MBC will not accept responsibility for any damage caused to bins bought from alternative suppliers, and the developer may be required to sign a waiver acknowledging this fact.

Only a small number of bins are kept in stock, meaning that bins may need to be ordered specifically for new developments. Orders for new bins should be placed at least 10 weeks before the development is due to be occupied.

### **Designing the bin room**

When planning a bin room the dimensions of different containers should be considered, along with the appropriate number of containers for the proposed number of apartments. Wherever feasible, larger bin rooms are always preferable as they will allow for future changes to the collection service which may necessitate a greater number of bins. When planning a bin room, any bin

should be freely accessible for use and also for manoeuvring past other bins to the point of emptying. A walkway of at least 1.5 metres wide must be provided.

Consideration should be given towards siting bins in an appropriate location so as not to cause disturbance to residents, either when being used or emptied (which is by tipping into a large lorry from 6am onwards). The bin area should also be appropriately screened.

The storage areas should be on a hard standing at ground level with no steps, well lit and have sufficient door entry width to accommodate the manoeuvring of the bins.

Bin rooms should also be appropriately proofed against pests, in order to deny food, water and suitable harbourage.

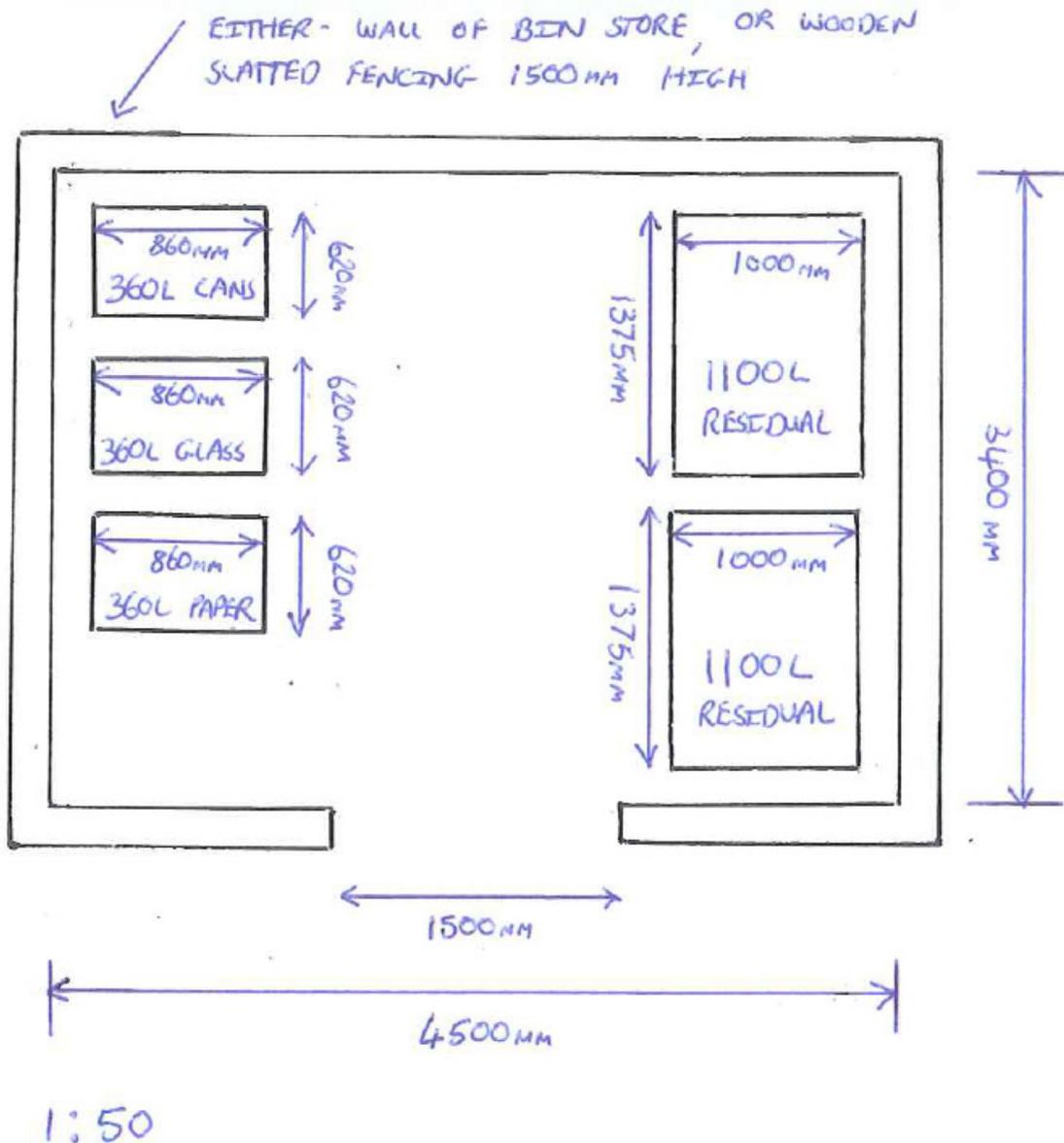
Bin rooms should have a water supply to allow for washing down and drainage into a system suitable for receiving polluted effluent. Gullies should incorporate a trap which maintains a seal even during prolonged periods of disuse (The Building Regulations, 2000, Part H).

Where bin rooms are not located in an overtly private area, they should have gates with a key-code lock to prevent unauthorised dumping of rubbish. Collection crews will not carry keys to bin rooms.

Storage areas should be screened and landscaped in an outdoor location which is easily accessible to the collection crews. The maximum permissible drag-distance from the bin room to the point of emptying is 25 metres, although wherever possible the actual figure should be less.

The distance residents should be required to travel to waste and recycling storage areas should not exceed 30m (in line with the Building Regulations 2002, Part H).

Fig.1 Bin room suitable for between 6 and 8 apartments with space for an additional recycling bin, allowing for future expansion of the recycling service



### Internal storage

To encourage occupants to recycle, internal storage areas should be designed into each unit of a new development. This could be in a kitchen or a utility area and will allow residents to segregate their waste into refuse and recyclables, and store it temporarily, until it can be transferred to the external bins.

## **Garden waste**

Any garden waste which is produced as result of the management of communal green spaces will need to be removed by the contractor; Dudley MBC will not provide garden waste wheeled bins in this instance. The Management Company will be responsible for ensuring that all relevant legislation is adhered to regarding the transportation and processing of this waste.

Where proposed flatted developments have individual gardens, consideration will also need to be given to the siting of 240L wheeled bins.

## **Waste chutes**

Waste chutes should not be included in plans for any new development. The use of chutes is restrictive in terms of keeping different waste streams separate. Under the current collection system, 4 different chutes would be needed (residual waste, mixed glass, food and drink cans, and papers), however, such a system makes no allowance for the potential to collect additional materials or further segregate waste.

## **Commercial & mixed developments**

If a development is of a mixed nature (e.g. commercial and residential) separate storage facilities and collection arrangements must be made. Commercial waste must not be mixed with residential waste.

The volume of waste generated and thus the number and type of containers that a commercial development requires is ultimately dependant on the activity of the occupant. Developers should contact the trade waste team to discuss the proposed development (01384 814788).

Dudley Council does not currently offer a trade waste recycling service. However, businesses which are aiming to be sustainable should still make provision for recycling to take place. There are a number of companies which can offer a commercial recycling service, information on suitably licensed companies can be found at <http://www.environment-agency.gov.uk/netregs/>

When planning a bin room for commercial premises, the same considerations noted above under flats and apartments are relevant.

## Reference Documents

WRAP (2009). Choosing the right recycling collection system.

[http://www.wrap.org.uk/downloads/Choosing\\_the\\_right\\_recycling\\_collection\\_system.920f00e8.7179.pdf](http://www.wrap.org.uk/downloads/Choosing_the_right_recycling_collection_system.920f00e8.7179.pdf)

The Building Regulations 2000 : Solid Waste Storage Requirement (Part H6, 2002 edition)

[http://www.planningportal.gov.uk/uploads/br/BR\\_PDF\\_ADH\\_2002.pdf](http://www.planningportal.gov.uk/uploads/br/BR_PDF_ADH_2002.pdf) (pp 53-55)

Making Space for Waste, Designing Waste Management in New Developments – A Practical Guide for Developers and Local Authorities. Association of Directors of Environment, Economy Planning and Transport. (2010) <http://www.cssnet.org.uk/documents/ADEPTMakingspaceforwaste.pdf>

Code for Sustainable Homes: Technical guide - May 2009 Version 2. Communities and Local Government.

[http://www.planningportal.gov.uk/uploads/code\\_for\\_sustainable\\_homes\\_techguide.pdf](http://www.planningportal.gov.uk/uploads/code_for_sustainable_homes_techguide.pdf) (pp118 - 135)

Environmental Protection Act (1990). Section 46.

<http://www.legislation.gov.uk/ukpga/1990/43/contents>

Household Waste and Recycling Act (2003).

<http://www.legislation.gov.uk/ukpga/2003/29/contents>

## Appendix

**Table 2. Container dimensions**

| Container                         | Dimensions (mm)  | Floor space required (mm) | Example image   |
|-----------------------------------|--|---------------------------|---|
| 55 litre recycling box            | Width – 590<br>Depth – 395<br>Height – 375                                   | 600 x 405                 |    |
| 60 litre recycling bag            | Width – 400<br>Depth – 350<br>Height - 440                                   | 450 - 400                 |    |
| 240 litre wheeled bin             | Width – 750<br>Depth - 620<br>Height – 1100<br>Height with lid open – 1750   | 950 x 820                 |   |
| 360 litre wheeled bin (recycling) | Width – 620<br>Depth 860<br>Height – 1100<br>Height with lid open – 1750     | 820 x 1060                |  |
| 1100 litre wheeled bin            | Width – 1375<br>Depth – 1000<br>Height – 1470<br>Height with lid open – 2470 | 1575 x 1200               |  |

# Waste Management Strategy



PA Number:  
 Developer:  
 Development description:  
 Development location:

Contact name:  
 Contact number:  
 Email:

|           |  |
|-----------|--|
| <b>1.</b> | <p><b>Number of bins proposed?</b><br/>         Please provide details of the number of apartments proposed, along with the number of residual waste and recycling bins.</p> <p>Number of residual waste bins <input type="checkbox"/></p> <p>Number of recycling bins <input type="checkbox"/></p>  |
| <b>2.</b> | <p>Please indicate whether or not you intend to order bins from Dudley MBC.</p> <p><input type="checkbox"/> Will order bins from Dudley MBC    <input type="checkbox"/> Will use alternative supplier</p> <p>If using an alternative supplier, please provide the company name, and the specification of the bins (unsuitable bins will not be emptied):</p> |
| <b>3.</b> | <p><b>Bin storage area</b><br/>         Please include a scale plan of the proposed bin storage area, showing the bins that are proposed. Please use the space below to describe how occupants will transfer waste to the bin store and the distance travelled in doing so.</p>  |
| <b>4.</b> | <p><b>Bin collection arrangements</b><br/>         Please include a plan of the bin collection area, showing how and where bins will be moved in order to reach the collection vehicle. Please include plans showing how the collection vehicle will travel around the site (<i>to be provided on a separate sheet</i>).</p>                                 |

Send to [waste.recycling@dudley.gov.uk](mailto:waste.recycling@dudley.gov.uk); and [waste.management@dudley.gov.uk](mailto:waste.management@dudley.gov.uk)

Name:

Signed \_\_\_\_\_

Date: