

MEMO TO

Assistant Director (Planning)

From: Matthew Sharp
Waste Technical Officer

Date : 10/12/2018

Your Ref : 06/2018/0859

Our Ref :

Ext No : 6786

Planning Application Number: 06/2018/0859

Re : A Touch of Spice, 521 Garstang Road, Preston, PR3 5JA

This department has no objection in principle to this planning application; however the following issues should be noted before planning permission is granted:

Access

Preston City Council do not generally send vehicles or crews on to private land to collect waste containers. However, with prior agreement of the owner/management company, and potentially a disclaimer removing responsibility from Preston City Council caused by wear and tear to road surfaces and structures as a result of repeated access by crews and vehicles, this may be acceptable.

However, it is unclear from the plans submitted whether the access through the car park allows for enough clearance for refuse collection vehicles (RCVs) currently in use with Preston City Council. Turning facilities also appear to be inadequate. There are two bin stores, one for the commercial refuse and recycling and one for the domestic. Whilst it may be possible to turn a RCV in the area immediately adjacent to the commercial bin store, there would still be a reverse of significant distance through an area potentially being used by residents or members of the public. This reverse may be too long to be carried out safely, and no reverse should exceed 11m. Reverses are the most dangerous manoeuvre crews regularly undertake and should be avoided where possible. Reversing in to or out of the site on to the public highway is unacceptable.

Access to the domestic bin store also appears compromised. It is indicated on the plans that a set of double doors open on to the car park area for access by collection crews. It is also indicated that a car park space has been placed immediately in front of these doors which is unacceptable. Access should be available at all times as collection times cannot be guaranteed.

Whilst it has been indicated that a private licensed waste carrier will likely be employed to undertake the collections, the above concerns still apply. Should the domestic collections

default to Preston City Council to undertake, the plans as they currently stand may cause substantial and potentially irrevocable problems.

Full details of the dimensions and weights of the collection vehicles currently in use with Preston City Council are available in the *Waste Storage and Collection Guidance for Domestic and Commercial Developments* available to download free of charge from the planning section of the Council's website.

We would suggest that planning permission is not granted until a full waste management plan has been submitted in line with the advice from the guidance above which includes a swept path analysis for RCVs, and the layout of the car park has been revised to allow unobstructed access to the domestic bin store which is step free and of a continuous smooth surface free from steps or obstructions, and provided with drop a drop kerb if the bin store does not exit at the same level as the car park surface.

Waste Storage Provision

It has not been indicated on the plans exactly how much waste storage provision there will be. It has merely been stated there will be a communal bin store with the "possibility" of recycling, which is not acceptable. There are nine apartments which gives the development the potential to generate a significant amount of domestic refuse and recycling. Recycling facilities should now be provided as a matter of course, and should be promoted to maximise the amount of waste being recycled and reduce the amount going to landfill.

Preston City Council operate a fortnightly collection on alternate weeks of recycling and refuse. The owner/management company may reduce the amount of waste provision if the collection frequency is increased. However, Preston City Council charge for extra collections. The services of a private licensed waste carrier may be employed.

We would suggest reference to the waste provision calculator contained within the *Waste Storage and Collection Guidance for Domestic and Commercial Developments* available to download free of charge from the planning section of the Council's website. We would also suggest that the intended provision and collection schedule is included in the requested waste management plan before planning permission is granted.

Recommendation

We suggest that the consideration for waste management for such a significant development is insufficient and the plan, or lack thereof, is far too vague. A detailed waste management plan which includes demonstrable access arrangements and specifics regarding the amount of waste provision should be supplied before planning permission is granted. The development has the potential to cause significant problems if these issues are not attended to satisfactorily.

Kind regards

Matthew Sharp
Waste Technical Officer