

Supplementary Guidance on Bin Storage for Residential Development

General Requirements

Applicants for planning permission for residential development are advised to identify the location and design of bin storage and collection facilities in their application.

For detached, terraced and semi-detached properties where possible, wheeled bins and boxes should be located on an area of hard standing within the rear curtilage with access to the collection point. Where bins cannot be accommodated within the rear curtilage the developer shall provide bin stores.

For all flatted properties developers shall provide bin stores, irrespective of their locations within the site, or bin storage rooms.

Particular care should be given to the siting of bin storage areas and the external appearance of bin stores in any Conservation Area and within the curtilage of any Listed Buildings.

Bin Stores and Storage Rooms

The siting of bin stores should have regard to the relationship with the residential development and existing buildings. Bin stores should be visually unobtrusive and may take the form of a suitable building, enclosure or screen. The external appearance of bin stores should have regard to the locality and the materials and colours used should match the residential development. Where possible bin stores should be screened with landscaping and integrated into other domestic features.

Bin storage rooms are acceptable within flatted properties providing that a separating wall or floor with short fire resistance duration is provided between the waste storage room and the rest of the building. The preference, however, is for bins to be accommodated outwith the building.

Bin stores and storage rooms must be sufficient to accommodate the number and size of wheeled bins and boxes required, this information is available from North Ayrshire Council Cleansing, Grounds, Maintenance and Transport Section.

Bin stores and storage rooms should allow sufficient space for filling and emptying bins and a clear space of 150 millimetres should be left between and around bins. Covered bin stores and storage rooms should be at least 2 metres high with sufficient space to allow the lids to open. The floor must be hard, smooth and easily cleanable. Bin stores and storage rooms should also have adequate lighting – natural or artificial and good ventilation if completely enclosed.

Distance from bin storage to collection point must be kept to a minimum. North Ayrshire Council Cleansing, Grounds, Maintenance and Transport Section is responsible for designating the collection points for waste, developers are advised to contact the Cleansing Controller for advice on collection points. Collection points may either be the kerbside or on a dedicated area of hard-standing to be formed as appropriate. Bin storage areas should be no more than 45 metres from the roadside collection point where 240 litre bins are used or no more than 15 metres from the collection point where communal bins of more than 1000 litres are used.

The route between storage and collection point should be step and obstruction free. Developers should seek advice from the Cleansing, Grounds, Maintenance and Transport Section regarding what type of vehicle is likely to be used for collections and whether there are any specific access requirements. Dropped kerbs are essential when planning bin storage and bin stores for development in order to ensure that bins can be presented for collection and collected safely.

Roadways used by refuse vehicles must be designed to withstand a laden weight of no less than 26 tonnes. Measures should be taken by the developer in consultation with North Ayrshire Council Roads Section to prevent parking which interferes with the collection of bins at designated collection points.

Refuse Chutes and Collection Hoppers

Refuse chutes feeding collection hoppers, are only acceptable in exceptional circumstances such as high blocks of flats. Waste storage areas should have provision for washing down and draining the floor into a wastewater drainage system. Gullies should incorporate a trap that maintains a seal even during periods of disuse. Walls and floors should be of an impervious surface that can be washed down easily and hygienically. The enclosures should be permanently ventilated at the top and bottom. Developers are referred to section 3.25 of the Scottish Building Standards Technical Handbook.

Rural Properties

In rural areas residential development may be a considerable distance from the public road. In these circumstances developers should seek advice from the Cleansing, Grounds, Maintenance and Transport Section regarding properly designed collection points at the roadside and any associated bin store, including opportunities for communal provision.

Home Composting

Whilst not a requirement, developers of new housing are encouraged to incorporate a home composting area where there is sufficient space to do so. Home composting areas should be designed into the layout of the overall design of the garden and require area of 2.0m x 1.0m and adequate drainage.

Extensions

Where an existing property benefits from a means of access between front and rear gardens of sufficient width to accommodate wheeled bins, all new extensions should demonstrate that an adequate route for bins from the front to the back of the property is maintained by means of a gap of no less than 1.0m between the extension and curtilage boundary. Exceptions may be made in cases where a route would be maintained through the extension via a garage. A planning condition may be imposed in order to ensure that this provision is maintained.

It is acknowledged that minor extensions can be built using permitted development rights and that this could lead to inconsistencies in the application of good practice guidance. Notwithstanding, it is strongly recommended that developers and householders adhere to the terms of this guidance and are advised that planning permission is likely to be required for any new bin store provided at the front of the property as a consequence of any extension.

Contacts

North Ayrshire Council

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Building Standards - Tom Aird - Senior Building Standards Surveyor - 01294 324 353

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