

DLR Waste Management Division

Refuse and Recycling storage Guidelines

Introduction

DOCUMENT DETAILS

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The objective of this advice is to provide good practice guidance for the storage and collection of waste for new build high density developments to allow developers to demonstrate to local planning and waste management authorities that they have considered how the design and operation of waste management services will enable the occupiers and managing agents of new developments to manage waste arising through the lifetime of the development.

It is recommended that this guidance be followed for all new large developments.

A form has been included for developers to complete prior to submitting a pre-planning application for new large developments.

The form is designed to enable developers to explain what operations have been considered to maximise the reuse, recycling and recovery of waste in the operational lifetime of the development and give specific reference to best practice and associated legislation including minimising the carbon footprint of occupiers and services provided.

The final outcomes should have regard to the European Commission's proposal to introduce 70% re-use and recycling targets for municipal waste by 2030 and provide for waste management solutions that have sufficient flexibility to support future targets and legislative requirements.

It is recommended that engagement with the local authority team responsible for waste management is conducted at the earliest opportunity and ideally prior to submitting a pre-planning application.

Stages of waste management that require to be considered in the design of waste management systems

Stage 1 Occupier Separation

- How the occupier of the development will segregate and manage materials in their own living or working space

Stage 2 Occupier Deposit and Storage

- How the segregated materials will be removed from occupier units to any communal storage areas

Stage 3 Collection / Bulking method

- How the materials will be bulked/collected and by whom and where they will be stored prior to on-site treatment or removal off site for reuse, recycling, recovery or disposal

Stage 4 Removal / Onsite treatment method

- How the materials will be removed from or treated on site

Stage 5 End Destination

- What the end destination of the materials will be, including targets for reuse, recycling, recovery and disposal.

Types of waste that need to be considered

The typical hazardous and non-hazardous wastes that may be generated by large residential and commercial developments will include the following:

Waste types generated on a daily basis

- Paper - including newspapers, magazines, brochures, confidential paper
- Cardboard and Plastic Packaging
- Metal Cans
- Plastic Bottles
- Aluminium Cans
- Tetrapak Cartons
- Glass
- Organic Waste, including segregated food waste and house plants
- Textiles
- General Non-Recyclable Waste

Additional waste types generated occasionally or in smaller quantities include:

- Furniture, Carpets and other bulky items
- Batteries
- Printer Toners and Cartridges
- Waste Electrical and Electronic Equipment
- Chemicals including paints, detergents, pesticides, etc.
- Waste Cooking Oil and Engine Oil
- Waste from Grease Separators
- Healthcare Risk Waste
- Construction and Demolition Waste
- Landscaping Waste

Design Considerations

Storage in Residential Waste Generating Areas

- provision of internal storage areas, taking account of elderly/disabled occupiers
- provision of ventilated food waste caddies
- clauses that support waste segregation targets in relevant legal documentation
- transport of waste to central waste bulking areas

Storage in Commercial Waste Generating Areas

- management of waste in individual units
- clauses that support waste segregation targets in relevant legal documentation
- transport of waste to central waste bulking areas

Communal Waste Storage Areas

- non-slip surface
- ventilation to provide adequate air changes
- suitable lighting
- mobility impaired access
- restricted access and supporting security measures
- monitoring equipment
- foul drainage system
- appropriate visual signage marking out waste storage bin types
- worst case sizing of waste storage containers with reference to BS 5906:2005. Waste Management in Buildings – Code of Practice
- provision for washing and disinfection of bins on site
- provision for bin collection and replacement

Waste Collection system

- access for waste collection trucks, including design of turning circles and headroom requirements.
- avoidance of traffic hazard
- avoidance of environmental pollution
- avoidance of environmental nuisance and litter

Management System

- Legal obligations of tenants and property owners
- Communication strategy to engage tenants and owner occupiers
- Monitoring of performance of the waste management system
- Staffing levels and qualifications
- Equipment maintenance requirements
- Contingency policies to ensure continuity of service

Waste Management Form

Applicant Details	Development	<i>[insert name of development]</i>
	Site name and address	<i>[insert specific site name and address]</i>
	Project Team	<i>[insert name of project director]</i>
	Waste Expert	<i>[insert name of specialist where appropriate]</i>
Summary of development	Residential units	<i>[insert number and size of residential units]</i>
	Commercial units	<i>[insert floor areas and types of commercial units]</i>
	Specialist Units	<i>[insert types and floor areas of any specialist units, such as hotels, medical facilities, etc.]</i>
Waste Generated	Types of waste	<i>[insert list of waste types to be handled in development]</i>
	Quantities of waste	<i>[insert expected quantities of waste to be stored and disposed of]</i>
Waste Storage	Local storage	<i>[detail provisions for local storage of waste in individual units, to support waste segregation targets]</i>
	Shared Storage	<i>[detail proposed sizing and location of waste storage areas]</i>
	Management System	<i>[detail system of storage, movement, bulking and collection of waste streams]</i>
	Contingency System	<i>[detail provision for predictable issues such as missed waste collection, public holidays, equipment breakdown, etc.]</i>
Legal	Tenant Obligations	<i>[insert proposed legal clauses]</i>
	Management provision for handling waste arising	<i>[insert staffing and other requirements]</i>
	Monitoring and follow-up	<i>[insert measures to support achievement of waste segregation targets]</i>

