



# NEIGHBOURHOOD SERVICES

## GUIDANCE FOR NEW DEVELOPMENTS

# WASTE & RECYCLING STORAGE AND COLLECTION IN MANSFIELD DISTRICT

Created 31 July 2019

## **Introduction**

The guidance in this document aims to help developers of new properties or existing dwellings, by giving them the information they need to be able to provide refuse and recycling areas which are fit for purpose, considerate to the local environment and which recognise the requirements of good build practices such as those laid out in British Standard BS 5906.

In order for waste facilities to be successfully incorporated in any development they should be fully considered in the planning stages of that development.

These notes are for guidance only but contain information on good practice which may be used when considering a new build or re-development.

## **Submitting a planning application**

When a planning application is submitted, the Council will expect details of the proposed storage space for waste and recyclable material to be specified and agreed. Planning permission will not be granted before this is agreed.

Before submitting a planning application, you should contact the Council's Waste and Recycling department for advice on collection and storage arrangements:

<https://www.mansfield.gov.uk/bins>

### **When submitting an application you must specify:**

- Number of dwellings and the number of bedrooms in each dwelling
- Size and location of waste and recycling stores and how recyclable material and other waste will be delivered to these stores
- Equipment used to contain waste
- Proposed collection points and the method for transferring waste to this location
- Floor area and use class of any commercial units along with types of waste expected.

## **Before building is completed**

Four weeks prior to completion you must contact Waste and Recycling Team so they can arrange a site visit to the development to inspect the bin stores and vehicular access.

Four weeks prior to residents moving in, if you are hiring waste and recycling bins you must contact Trade Waste to set up a contract to hire these bins. If you are providing your own waste and recycling bins they must be made to MDC specification to ensure we can safely empty them and you must notify our Waste and recycling team two weeks prior to residents moving in to put the development on our collection schedules. If fobs and keys are required these must be provided before bins can be installed and collections can take place. Four sets must be provided for

all the collection services any subsequent replacements must be provided on request and at no cost to Mansfield District Council.

Commercial premises can contact Trade Waste if they are going to set up a commercial waste and recycling contract with the Council.

tradewaste@mansfield.gov.uk

## **Waste Services**

Mansfield District Council provides refuse and recycling collections for domestic properties and this guidance is, therefore, intended to apply to domestic dwellings only and hereditaments.

Under the Environmental Protection Act (1990) the council has the authority to dictate how household waste is contained and presented for collection. A summary of the kerbside services currently provided to properties within the district are given here:

### **Refuse**

Refuse is collected fortnightly. Residents are usually required to present their waste in an 180ltr green two-wheeled bin. Larger households (classed as seven persons or more, or have 2 children under 3 in nappies) or residents who have mitigating circumstances - such as medical waste - may apply for an additional 120ltr bin.

#### Communal properties

It is the council's preference that where possible individual dwellings are supplied with an 180ltr bin (even for communal properties); however this is not always practicable. In such cases either a 660ltr or 1100ltr bin will be issued. Depending on the number of dwellings, the council will normally provide bins using the following ratios: a 660ltr bin where there are three households and an 1100ltr where there are six households.

#### Hard-to-access properties

The rural areas of the district can present their own problems when dealing with domestic waste.

Existing properties located along un-adopted highways and tracks are usually required to bring their waste down to a pre-arranged collection point. Nonetheless, such dwellings will still need to be furnished with adequate storage space for appropriate waste and recycling receptacles until collection day.

## **Clinical waste**

Clinical waste includes anything containing bodily fluids or tissue (such as bandages, plasters, incontinence pads, discarded drugs or needles).

Clinical waste must be stored separately from all other waste. Normally clinical waste is sealed inside yellow, coded bags. Sharps (such as needles) are stored in special boxes.

Any development containing any sort of medical centre, dental surgery, veterinary surgery, old people's home, nursing home, or home or day centre for disabled people must have separate storage and collection arrangements for clinical and non-clinical waste.

## **Garden waste**

The garden waste service is an opt-in, charged for service. In order to receive collections residents must purchase an annual subscription. Garden waste is collected in a 240ltr brown two-wheeled bin, fortnightly March to November, monthly December to February. Residents may have up to 4 240lt bins.

*Note: Residents can only use wheeled bins provided by the council. This ensures that the lifting mechanism on the collection vehicles has been precisely adjusted to hold the bin in place during the tipping cycle. Non-standard issue bins may flex at the rim during hoisting which could result in the bin falling and causing injury to operatives. Please contact Mansfield District Council on 01623 463463 or email [mdc@mansfield.gov.uk](mailto:mdc@mansfield.gov.uk) or for information on current bin prices please visit our website on [www.mansfield.gov.uk/bins](http://www.mansfield.gov.uk/bins).*

## **Specifications for waste and recycling containers for trade and commercial units.**

The Environmental Protection Act 1990 imposes a duty of care on any person who produces, imports, carries, keeps, treats or disposes of controlled waste. Breach of the duty of care is an offence with a penalty of an unlimited fine. Waste containers left for collection outside premises, whether on the public highway or private land, need to be secured or sealed. They should be strong and secure enough to resist wind, rain and animal disturbance, especially if they contain food waste.

Businesses must make arrangements for the disposal of their own waste and recycling, they must have a trade waste agreement and be able to produce it on request. Businesses rates do not cover this service.

For hire information on the containment of commercial waste and recycling contact the

Council's Commercial Waste service: [tradewaste@mansfield.gov.uk](mailto:tradewaste@mansfield.gov.uk)

	240lt	360lt	660lt	1100lt	1280lt	Chamberlain
Capacity	240lt	360lt	660lt	1100lt	1280lt	940lt
Height	1080mm	1100mm	1330mm	1370mm	1430mm	1500mm
Length	580mm	620mm	1230mm	1260mm	1265mm	975mm
Width	730mm	860mm	715mm	985mm	985mm	1020mm
Caster Size	200mm	200mm	160mm	200mm	200mm	200mm

### **Bulky Waste Storage**

Bulky waste collections are chargeable. Residents must book their bulky waste collections in advance. Collection can take up to 10 days and must be stored by residents until collection.

### **Blocks under 25 units must have space to store bulky waste before it is collected**

We recommend a floor area of about 2m<sup>2</sup> Equivalent to the footprint of a one and a half 1100L bins.

### **Blocks of 25 units or more must have a separate covered space to store bulky waste before it is collected.**

We recommend a floor area of about 7.5m<sup>2</sup> equivalents to the footprint of six 1100lt bins.

Bulky waste bin stores must be at ground level at convenient points throughout the development and have double doors with a clear opening of 1830mm and a height of 1830 mm. Vehicle access must be provided directly to the bin stores. Stores must have internal lighting.

### **Blocks of 50 units or more we recommend a larger floor area**

The size of the floor area required will also be dependent on whether the agreed waste strategy for the development in operation is managed by an onsite caretaker/FM provider who, as part of their duties, ensure the bulky waste storage area(s) are frequently cleared.

### **Basement storage**

Waste and recycling will not be collected from basements. If it is proposed to locate storage areas in a basement, a suitable ground floor collection area must be indicated.

A written statement from the managing agent must describe the proposed method for transporting the containers to ground level for collection, including parking arrangements for any vehicles.

### **Chute systems**

Contact us for advice if you are considering using chutes. Any proposal will have to accommodate recycling via multiple or split chutes.

Arrangements for the management and monitoring of deposit areas (e.g. changing of bins as these are filled) must also be included with any proposals.

### **Presentation**

Householders are required to present their waste containers at the kerbside in order for them to be emptied by the council. Where there is no pavement, residents must take their refuse and recycling to the highway.

We will only normally collect waste from roads adopted by Nottinghamshire Highways authority. Where a road is waiting to be adopted or is privately owned and maintained, householders will either be required to take their waste to the nearest adopted highway (often to a pre-agreed collection pre-agreed collection point) or alternatively up to date indemnity cover must be provided to indemnify the council's waste collection contractor from any damage caused to the road surfaces.



Containers presented correctly at the curtilage to a property

### **Bin storage areas**

Developers may wish to consider bin store areas as part of their plans and the council's contractor will collect waste or recycling from designated stores so long as there is adequate access to enable this to be done safely. Where bin stores are not accessible, residents must take their waste to the nearest adopted highway.



Under Building Regulations (2010) developers need to ensure that householders do not have to carry waste containers further than 30m so this should be noted when deciding on the location of such storage areas. With new developments there is also a requirement that containers should be able to be collected without being taken through a building (unless through a garage, car port or similar open covered space).

**It is important to note that the District Council has adopted a policy to no longer provide wheeled bins for new residential developments free of charge but to request that developers provide such bins as part of their development. Wheeled bins can only be purchased from the District Council in order to ensure that they conform to**

the appropriate specifications and requirements. Please contact Mansfield District Council on 01623 463463 or email [mdc@mansfield.gov.uk](mailto:mdc@mansfield.gov.uk) or for information on current bin prices please visit our website on [www.mansfield.gov.uk/bins](http://www.mansfield.gov.uk/bins).

It should be noted that Mansfield District Council operates a 'no side waste policy.' This means we will only collect refuse presented in either a 120ltr, 180ltr or 240ltr bin or in a 660ltr, 1100ltr or chamberlain communal bin as outlined above. Therefore communal bin stores must provide enough space to house the appropriate number of bins for the number of dwellings it is designed to serve.

It is recommended that a distance of 150mm should be allowed between and around containers.

To enable residents to partake fully in the services available to them, waste storage areas must be conveniently located with recycling facilities being given equal prominence as those provided for refuse. Bin storage facilities must be designed to minimise any health and safety related risks to users and accommodate usage by the elderly and disabled.

In addition BS 5906 advises that: 'Facilities should be designed so as to minimize the potential for nuisance to occupants and neighbouring premises. The waste storage area should be maintained to the highest practical standard of hygiene, and be clearly designated as a waste storage area through the use of signage and/or floor markings.'

To avoid bin stores becoming dumping grounds for waste materials it is recommended that additional signage is erected to advise residents how these areas should be used in accordance with the services provided by the council.

Communal bin stores do not need to be fully enclosed but it is recommended that they at least provide screening on three sides to reduce any negative impact on the street scene.

BS5906, the Code of Practice of Waste Management in Buildings, provides useful guidance on bin storage areas, a summary checklist of which is given here:

- Easy and safe access for waste producers, including older persons or persons with disabilities;
- Easy and safe access for collectors and collection vehicles (for example, no steps);
- Location and space (including avoidance of opportunity to cause nuisance or injury);
- Protection against animal scavenging of waste;

- Aesthetics of the development;
- Noise (e.g. glass handling);
- Ease of maintenance, including cleaning;
- Robust construction;
- Safety from fire risk and smoke;
- Lighting;
- Ventilation;
- Sound insulation; and
- Special requirements (e.g. separate storage and collection of healthcare waste and bulky waste).

## **Access**

The Building Regulations (2010) requires not only that adequate provision is made for the storage of solid waste but also adequate access for occupants and collectors alike.

The following list highlights the main areas which present problems in the collection of refuse and recycling:

### *Road surfaces*

If vehicles are expected to cross roads or sections of a road in a development it is important that the types of material used for the surface, foundations and drainage systems, are able to bear the weight of collection vehicles (26 tonnes when fully laden). The council's contractor will not collect from roads where it is not evidenced that the surface reaches this minimum standard.

Particular thought should be given when opting to use pavers or similar as they may become fatigued under the stress of heavy loads or tarmac may crack where vehicles are required to turn regularly.

## **Accessibility**

Access to service each household must be unrestricted.

The following points should be noted:

All developments will need to cater for access by service vehicles of varying types, ranging from refuse collection vehicles to large articulated lorries. The developer should give consideration to the number and type of service vehicles that will be required to enter a development, and to make due provision for such access when

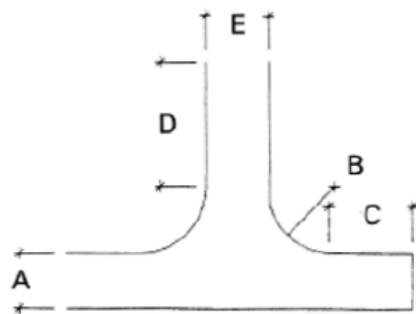


designing the road layout. This will largely be dependent on the adoption status of the road under consideration and whether they would pose an unacceptable hazard. If a private access is designed to accommodate service vehicles then the road width will need to be suitable to accommodate the largest vehicle that can reasonably be anticipated. If necessary, this can be checked by using swept path analysis, and account should be taken of any need to pass other vehicles both along the access and at the nearest junction.

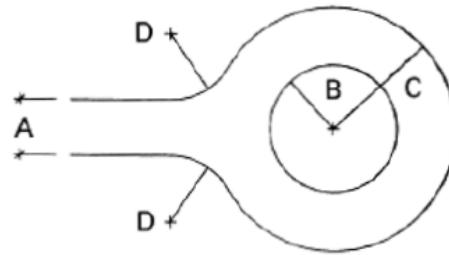
Whenever a turning area is proposed that may need to accommodate service vehicles, then a vehicle swept path analysis should be carried out utilising, as a minimum, the swept path for a 3 axle refuse vehicle. The developer should be able to justify the grounds for using a particular vehicle category when undertaking the swept path analysis.

Turning areas should be considered where there is no through road and these areas must be kept clear, and not used by residents for additional car parking, to enable the vehicles to manoeuvre safely. It should not be assumed that collection vehicles can reverse out of a development as each road within the district is allocated a risk level, including what vehicle manoeuvres are considered safe to undertake. Ideally, vehicles servicing properties should be able to drive in and drive out of any development or road in a forward facing direction.

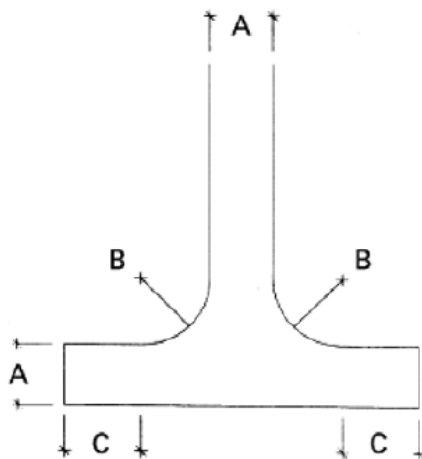
## Minimum dimensions for turning areas (waste collection vehicle)



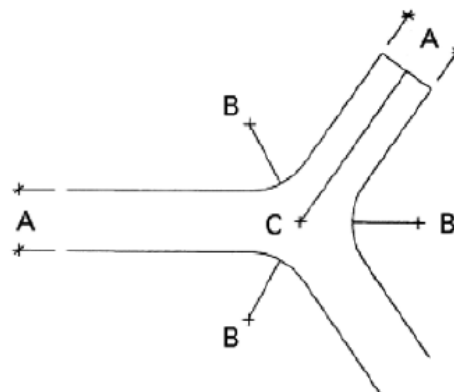
A	5m
B	6m
C	7m
D	5m
E	5.5m



A	5m
B	5.75m
C	11.5m
D	6m



A	5.5m
B	6m
C	6.7m



A	5.5m
B	10.5m
C	16.6m

## Hazards and obstructions

Collection crews must be able to carry out their duties in a safe and efficient manner. In respect of operating in a safe working environment, the council has a duty of care not only to its own employees but also those of any contractor it appoints to carry out services on its behalf. Where developments do not meet the following criteria the council's contractor may refuse to make collections on the grounds that it is not safe to do so:

- There should be adequate off-road parking for each dwelling as cars parked on narrow streets cause obstruction. If refuse and recycling vehicles are

unable to pass along the road, this can result in waste collections not being made;

- To enable collection crews to manoeuvre bins and other waste containers safely back and forth from the collection vehicle and to reduce accidents associated with trips/falls and manual handling, surfaces between the highway and the waste collection point need to be even and free from steps.



Parked cars can cause an obstruction to waste collection vehicles entering roads



Pavers must be able to withstand the weight of collection vehicles; drop kerbs assist the movement of bins

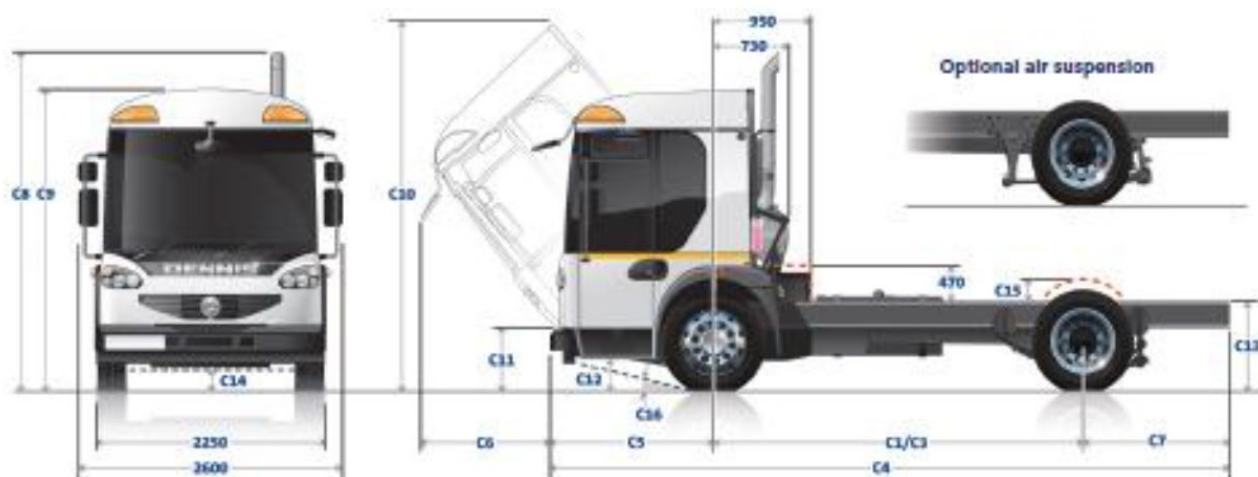
## Checklist

The following checklist should be used prior to the formal submission of a planning application:

- Has adequate space been allocated for refuse and recycling storage outside the dwelling?
- Has space been allocated inside the property for the storage of recycling containers?
- Have you checked collection points with Mansfield District Council (this is particularly important in cases where waste vehicles are unable to access un-adopted roads and where residents will be required to take their waste to a suitable collection area)?
- If collection points are to be used, can bins and receptacles be moved easily and without obstruction by the householder to the collection point? Can the crews easily manoeuvre containers to the adopted highway?
- Can refuse and recycling vehicles move easily throughout the development without obstruction being caused by narrow streets or vehicles parked on the road once properties are occupied?

## Vehicle Specifications

Dennis Eagle Elite 2 – 4x2 Recycler Chassis (Narrow Track)



C1	Overall wheelbase	5000	5600
C2	Axle 2-3 spread		Not applicable
C3	Theoretical wheelbase	5000	5600
C4	Minimum overall length (650 rear overhang)	8165	8765
Turning Circle – overall (metres)		21.3	23.3
Maximum plated vehicle weight		18000	
Front axle maximum weight		8000(7100*)	
Rear axle(s) maximum weight		11500	
Unladen vehicle weight		6300	6340
Front axle unladen weight		4260	4280
Rear axle(s) unladen weight		2040	2060
Tyres – axle 1		315/80R22.5*	
Tyres – axle 2		11R22.5	
Tyres – axle 3		“	
Tyres – axle 4		“	
Air ‘assist’ suspension – front axle		Not available	

Air suspension – drive axle		Optional (add 50kg)
C5	Front overhang	1665
C6	Clearance – cab tilted	1800
C7	Rear overhang	Minimum 650
C8	Overall height to exhaust tip – normal	3500
C9	Cab roof height	3040
C10	Cab roof height - tilted	3600
C11	Cab floor height	805
C12	Cab step height	435
C13	Chassis frame height	860 (940+)
C14	Ground clearance at lowest part of vehicle	250
C15	Minimum road wheel clearance	180
C16	Approach angle	15.5°

(\* ) Optional 295/80R22.5 tyres (+) Optional drive axle air suspension

#### Dennis Eagle Elite 2 – 6x2ML (Mid Lift) (Narrow Track)



C1	Overall wheelbase	4050	4700	5200
C2	Axle 2-3 spread	1214(1318+)	1318	
C3	Theoretical wheelbase	3710(3700+)	4230	4700
C4	Minimum overall length (650 rear overhang)	6365	7015	7515
Turning Circle – overall (metres)		18.2	20.3	22.0
Maximum plated vehicle weight		22000	24000	26000
Front axle maximum weight		6300	8000(7100*)	8000

Rear axle(s) maximum weight	16000	17800	18600
Unladen vehicle weight	6765	6845	6910
Front axle unladen weight	4140	4210	4240
Rear axle(s) unladen weight	2625	2635	2670
Tyres – axle 1	11R22.5	315/80R22.5*	315/80R22.5
Tyres – axle 2	11R22.5		295/80R22.5
Tyres – axle 3	11R22.5		
Tyres – axle 4	“		
Air ‘assist’ suspension – front axle	Not available		
Air suspension – drive axle	Optional (add 50kg)		standard
C5	Front overhang	1665	
C6	Clearance – cab tilted	1800	
C7	Rear overhang	Minimum 650	
C8	Overall height to exhaust tip – normal	3500	
C9	Cab roof height	3040	
C10	Cab roof height - tilted	3600	
C11	Cab floor height	805	
C12	Cab step height	435	
C13	Chassis frame height	860 (940+)	
C14	Ground clearance at lowest part of vehicle	250	
C15	Minimum road wheel clearance	180	
C16	Approach angle	15.5°	

(\*) Optional 295/80R22.5 tyres (+) Optional drive axle air suspension

Note: Unless otherwise stated, all dimensions are nominal, in mm and represent an unladen vehicle fitted with standard tyres; tyre deflection is not included. On vehicles equipped with optional air suspension, heights may differ. All specifications are subject to manufacturers tolerances. An allowance of +/- 2% should be made for all weights. All weights are in Kgs and include oil and water, and on diesel fuelled vehicles, Ad-Blue and 50 litres of fuel. Additional equipment may alter dimensions and weights quoted.

### Additional specification information

The information below relates to all refuse, recycling and organic waste vehicles:

Axles	3
Length	9.150mt (standard) not included the length of the bin lifting mechanism on the refuse and organic vehicles. With bin lifting mechanism 11.510mt.
Width	2.530mt (mirrors included)
Height	3.420mt (with air suspension fully raised)