
From: Simpkin, Rachael.
Sent: 19 April 2023 13:07
To: Planning (HPBC)
Subject: FW: HPK/2022, 0376 The Grove Hotel, Buxton

Categories:

Hi Planning Support,

Waste comments for the file and website please.

Kind regards,

Rachael Simpkin
Senior Planning Officer (Majors & Commercial)
Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

From: SOLLIS, Martin
Sent: 19 April 2023 11:21
To: Simpkin, Rachael
Subject: FW: HPK/2022, 0376 The Grove Hotel, Buxton

Hi Rachel,

Comments as requested for the Bin Store;

Impending legislation (Environment Act) will require the Local Authority to provide a weekly food waste collection for all domestic properties from March 2025 so provision will need to include receptacles for the storage of this waste from each apartment. In addition it is likely that this new legislation will also require householders to separate paper and cardboard (fibre) from their other recyclable materials.....this may lead to additional bins being required.

Therefore it is AES's opinion that this bin store is not large enough to accommodate all of the waste that the residents from these 18 apartments will generate.....the allowance per property based on 15 x 360ltr bins is only 300ltrs. The current allowance for a property in High Peak is 3 (Domestic, Recycling and Food/Green) x 240ltr bins = 720ltrs. Whilst it is accepted that the residents of these properties will not require a green waste service they will need provision (as mentioned above) for the disposal of food waste.....this would probably be in the form of 25ltr Kitchen Caddies which they would keep in their apartment and then transfer to bins in the storage area. 18 x 25ltr = 450ltrs. However, we would not supply 360ltr bins for food waste due to the weight so they bins would be more likely to be either 140, 180 or 240ltr.....so space for another 3 bins would be required. This leaves the requirement for storage of bins for recyclables and normal residual waste.

It would expected that adequate storage for 2 bedroom apartments would be the same as for a normal 2 bedroom domestic house which would be a 240ltr Residual Bin and a 240ltr Recycling Bin = 480ltrs x 14 Apartment = 3360ltrs per waste stream.

For a 1 bedroom apartment adequate storage could be reduced to 140ltrs per waste stream = 4 x 140 = 1120ltrs.

Therefore to summarise the total waste storage for the 18 apartments would be as follows:

Residual Waste – 4480ltrs (This would require at least 12 x 360ltr bins)

Recyclable Waste – 4480ltrs (This would require at least 12 x 360ltr bins)

Food Waste – 450ltrs (This could be contained in 2 x 240ltr bins)

An alternative solution could be that they widen the doors to the bin store and rear access door to the outside to enable larger bins to be used. Although access must not be compromised.

Residual – 4 x 1110ltr

Recyclables – 4 x 1100ltr

Food Waste – No change

I also note from the site plan that there does not appear to be a satisfactory access point for the collection of the wheel bins. The access must be able to accommodate a 6x4 26t Refuse Collection vehicle.

The final comment that I will make is that the maintenance and responsibility for the bin store will remain with the managing agent and not with the Local Authority. If the bins are not accessible on collection days then the crews will not move any obstructions and bins will be left unemptied.

Based on the comments above AES cannot support this application in its current format.

Kind regards

Martin

Martin Sollis

General Business Manager

Alliance Environmental Services Ltd (AES)

Fowlchurch Depot

Fowlchurch Road

Leek

ST13 6BH

Registered in England and Wales with Company Number 10760856

Registered office – c/o ANSA Environmental Services Ltd, Environmental Hub, Cledford Lane, Middlewich, CW10 0JR.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
