

Consultee Comment for planning application 6/2018/0254/COND

Application Number	<input type="text" value="6/2018/0254/COND"/>
Location	<input type="text" value="Studio Four 37 Broadwater Road Welwyn Garden City AL7 3AX"/>
Proposal	<input type="text" value="Submission of details pursuant to condition 1 (material samples), 2 (hard and soft landscape), 3 (details regarding sedum roof), 4 (surface water drainage), 5 (construction management plan), 6 (bin storage) and 7 (cycle storage) on planning permission 6/2016/2497/MAJ, dated 16/05/2017"/>
Case Officer	<input type="text" value="Ms Louise Sahlke"/>
Name	<input type="text" value="Lorraine Davis"/>
Address	<input type="text" value="Client Services The Campus Welwyn Garden City AL8 6AE"/>
Type of Comment	<input type="text" value="ConditionalResponse"/>
Type	<input type="text"/>
Comments	<p>5/2/2018 - Lorraine Davis I had a direct email from Martin Ochmanski the architect designing the bin store and I sent him my comments directly on 25/1/2018, however, the plan he emailed to me differs from the one attached here in that there were no doors showing on the one he sent me, just open access so I am not sure which plan is correct (both dated 17/1/2018?) The doors shown on the plan attached here are opening inwards and this is not going to be acceptable, I recommended based on the drawing I saw less bins and double doors opening outwards. Please check plans sent and if Martin has revised the drawing again based on my comments of 25/1/18. I copy below my email to him from 25/1/18 I attach a copy of the original comments made on the application below so you can see the recommended number of receptacles we gave as you can see from this you have overestimated the requirements. Looking at the plans I think the issue with a gate to access the bin store has been addressed as it seems there is now no physical barrier to the bin stores?.please confirm this is the case. You will see below our recommendations is for 4 x 1100l containers and 1 x MRC for Glass/cans & Paper although the MRC is not compulsory and sometimes can lead to problems with contamination if all residents are not like minded in their approach. If the wrong material are placed in the recycling bins then they will not be emptied and the Management Company would have to either sort the bins removing the contamination or pay to have them emptied into landfill so please give careful consideration as to whether you wish to provide this facility at these flats. I would design the store on the basis that if you have a MRC installed you may at a later point require another 1100l container if the recycling doesn't work out and you opt to have it removed. I attach too our Bin Store Planning guide and the BS Code of Practice (section 11 most relevant) which will hopefully help with the planning, bin sizes, path surface requirements etc. My initial thoughts would be apart from the fact there are too many bins on the design, is that there should maybe be double doors on the bin store instead of having it open access like this. My thoughts behind this are that being open and in close proximity to the Road it may attract fly tipping from people other than the residents and this again would be a cost that the Management Company would have to bear as we do not remove any excess or bulk waste not contained in the bins themselves. Happy to take a look at it once you have had a chance to alter the design based on the above recommendations. Regards Lorraine</p> <p>Comment on Planning Application Plans would seem to show that the bin store access is behind a gate. How will this be secured/accessed? It should be considered that any codes or locks can cause access problems for crews and possibly contribute to missed collections. Waste requirement will be 4 x 1100 litre shared containers @ ?390 + VAT each emptied weekly, plus if it is intended to provide recycling facilities; 1 x Mini Recycling Centre should service up to 30 dwellings and allow for the recycling of Glass/cans & Paper in two 360litre receptacles on a secure frame emptied fortnightly @ ?560 + VAT. Please see the dimensions of these MRC on WHBC website.</p>
Received Date	<input type="text" value="05/02/2018 09:16:46"/>
Attachments	