

# Aberdeen City Council – Development Management Team Consultation Request

<b>Case Officer:</b> Laura Robertson	<b>To:</b> ACC - Waste And Recycling
<b>E-mail:</b> larobertson@aberdeencity.gov.uk	<b>Date Sent:</b> 13 April 2021
<b>Tel.:</b> 01224 522246	<b>Respond by:</b> 4 May 2021

<b>Application Type:</b> Detailed Planning Permission
<b>Application Address:</b> 31-32 Albyn Place Aberdeen AB10 1YL
<b>Proposal Description:</b> Change of use from and conversion of offices (class 4) to form 19 no. residential flats (sui generis), including the removal of existing link to form separate buildings, the construction of two additional storeys to the rear building, various alterations and extension to rear, the formation of parking to the front and rear and the installation of railings to the front
<b>Reference:</b> 210311/DPP

To view the plans and supporting documentation associated with the application please [follow this link](#).

In the case of pre-application enquires please login at <https://publicaccess.aberdeencity.gov.uk> and in 'Consultation Search' enter the pre-application reference number (shown above) into the 'Letter Reference' field and then click 'Search'.

Unless agreed with the case officer, should no response be received by the respond by date specified above it will be assumed your service has no comments to make.

Should further information be required, please let the case officer know as soon as possible in order for the information to be requested to allow timeous determination of the application.

## Response

Please select one of the following.

No observations/comments.	
Would make the following comments (please specify below).	
Would recommend the following conditions are included with any grant of consent.	Y
Would recommend the following comments are taken into consideration in the determination of the application.	
Object to the application (please specify reasons below).	

## COMMENTS

As I understand, the development will consist of 19 flats.

I have consulted with colleagues across the waste operations team and I can confirm that Aberdeen City Council intend to provide the following services upon building completion.

**Please note** the information provided below by Waste Services is independent of the outcome of the planning application, which is being determined by the planning authority.

As per 19 properties allocated communal bins:

- **2 x 1280l general waste container** 128CM W X 145CM H X 100CM D (plus 90cm minimum clearance to manoeuvre bins)
- **2 x 1280l mixed recycling container** 123CM W X 133CM H X 72CM D (plus 90cm minimum clearance to manoeuvre bins)
- **1 x food waste container for each bin store.** 62CM W X 129.8CM H X 74CM D (plus 90cm minimum clearance to remove internal bin from front opening casing)
- **1x kitchen caddy and caddy liners (for each flat)**

**When planning bin stores, please take these measurements into account to ensure ease of use for residents and collection crew.**

The following costs will be charged to the developer:

- **Each 1280l bin costs £413.60**
- **Each food waste container costs £514.49**
- **Kitchen caddy and caddy liners £0.00**
- **A delivery of 10 or less bins will incur a £30 delivery fee.**

No garden waste will be provided for **residences** as it is assumed grounds will be maintained as part of a service charge for the building and undertaken by a commercial contractor.

It is pertinent to note that these services will be provided taking account of the following:

### **Specific concerns for communal storage:**

- If the bin store will be **locked and/ or involve a barrier, 8 keys must be provided for each store**, providing access to the different collection crews and Recycling Officer for monitoring contamination. These should be dispatched to the Waste Team.

### **General points**

- **No excess** should be stored out with the containment provided. This is fly tipping.
- Large item collections can be arranged by visiting [www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)
- Further information can be found in the Waste Supplementary Guidance available at: <https://www.aberdeencity.gov.uk/sites/aberdeen-cms/files/7.1.PolicySG.ResourcesForNewDevelopmentTC.P.4.8.9.12.13.pdf>

### **Specific development completion points:**

- **Developers must contact Aberdeen City Council [wasteplanning@aberdeencity.gov.uk](mailto:wasteplanning@aberdeencity.gov.uk) a minimum of ONE month before properties will be occupied.**
  - This is to ensure that the properties be registered on the CAG (Council Address Gazetteer). Without this registration, we cannot add to our in-cab waste vehicle systems for collections to be made.
  - This is to ensure that bins are ordered and delivered in time for residents moving in. Bins must be on site prior to residents moving into properties.

- A Purchase Order should be raised with Aberdeen City Council using the above pricing details and we will provide further guidance for purchasing the bins.
- Bin purchases are VAT free. Please do not include VAT in your PO
- Please submit a PO for the bins you require. No calls offs please.

In the final stages of completion, a representative from Aberdeen City Council's Waste team will assess the site to ensure that all of our considerations have been implemented.

Should you have any further queries or wish to discuss these comments further, please do not hesitate to contact me.

Responding Officer:

Date:

Email:

Ext: