

# Aberdeen City Council – Development Management Team Consultation Request

<b>Case Officer:</b> Alex Ferguson	<b>To:</b> ACC - Waste And Recycling
<b>E-mail:</b> AFerguson@aberdeencity.gov.uk	<b>Date Sent:</b> 6 March 2025
<b>Tel.:</b> 01224 045063	<b>Respond by:</b> 27 March 2025
<b>Application Type:</b> Detailed Planning Permission	
<b>Application Address:</b> Loirston House 102 Wellington Road Aberdeen AB12 3BH	
<b>Proposal Description:</b> Change of use of from Class 4 (Business) to form 24no. affordable flats, including formation/replacement of doors, formation of windows; installation of cladding, and alterations to the car park and garden ground with associated works	
<b>Application Reference:</b> 250202/DPP	
<b>Consultation Reference:</b> DC/ACC/SSPKVRBZ00C03	

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 consultation reference (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.	
Would recommend the following comments are taken into consideration in the determination of the application.	
Object to the application (please specify reasons below).	N

## COMMENTS

As I understand, the proposed development will consist of **change of use of from Class 4 (Business) to form 24no. affordable flats, including formation/replacement of doors, formation of windows; installation of cladding, and alterations to the car park and garden ground with associated works.**

I have consulted with colleagues across the waste operations team. 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.

Each **24 flats** will be provided with:

- **5 x 1280l general waste container** 1410mm H x 1265mm W x 1030mm D (plus 90cm minimum clearance to manoeuvre bins)
- **5 x 1280l mixed recycling container** 1410mm H x 1265mm W x 1030mm D (plus 90cm minimum clearance to manoeuvre bins)
- **1 x food waste container for each bin store.** 1366mm H x 734mm W x 734mm D (plus 90cm minimum clearance to remove internal bin from front opening casing)
- **1x kitchen caddy and caddy liners (for each flat)**

The following costs **will be charged to the developer:**

- **Each 1280l bin costs £477.00**
- **Each food waste container costs £594.00**
- **Kitchen caddy and caddy liners £0.00**
- **A delivery of 10 or less bins will incur a £35 delivery fee.**

No garden waste will be provided for **flat 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:

- Proposed bin store is too small to accommodate required number of containers.
- Our vehicle will not enter the premises for Health & Safety reasons therefore there will need to be adjustments provided to the entry of premises – to allow waste vehicle stop on the entry lane for operational purposes.

### General points:

- 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.
- **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/default/files/2024-05/APG%20Waste%20Management%20Requirements%20for%20New%20Developments\\_0.pdf](https://www.aberdeencity.gov.uk/sites/default/files/2024-05/APG%20Waste%20Management%20Requirements%20for%20New%20Developments_0.pdf)
- **Developers must contact Aberdeen City Council a minimum of ONE month before properties will be occupied** this is to ensure that bins are on site prior to residents moving into properties and to give enough time to register addresses on the CAG (Council Address Gazetteer) to allow for the development to be added to the refuse vehicle routes.
- A Purchase Order should be raised with Aberdeen City Council using the above 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.

Responding Officer: J Talaga

Date: 7<sup>th</sup> of March 2025

Email: [wasteplanning@aberdeencity.gov.uk](mailto:wasteplanning@aberdeencity.gov.uk)