

**REPORT TO: PLANNING & TRANSPORT COMMITTEE - 14 APRIL 2008**

**REPORT ON: DUNDEE LOCAL PLAN REVIEW - PLANNING ADVICE ON WASTE MANAGEMENT**

**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION**

**REPORT NO: 196-2008**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to seek members agreement to the Local Plan Planning Advice on Waste Management appended to the report.

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee:
- a agrees to adopt the Local Plan Planning Advice on Waste Management contained in the appendix to this report;
  - b remits the Director of Planning and Transportation to circulate copies of the Planning Advice to developers, architects and other relevant parties; and
  - c refers the Planning Advice to the Development Quality Committee as a material consideration in the determination of future planning applications.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 While there will be costs involved in printing and circulating the Planning Advice, these are considered to be minimal.

## **4 BACKGROUND**

- 4.1 The Dundee Local Plan Review includes policies requiring the provision of waste management facilities in new developments. These are required to assist the city in its efforts to achieve more sustainable waste management and, in doing so, to reduce the amount of waste going to landfill and meet national targets for recycling. The provision of facilities to allow for the sorting at source and separate collection of recyclable wastes is vital if these aims are to be met.
- 4.2 The Local Plan Review also includes a commitment to produce Supplementary Guidance on the provision of recycling facilities within new residential and commercial developments. This is with a view to providing developers with advice on how to accommodate provision for these facilities in their plans for new developments. The Planning Advice seeks to address this requirement.
- 4.3 A workshop was held last year to explore, among other things, the possible scope and content of the Planning Advice. This involved representatives of SEPA, the Waste Management Department and the Planning and Transportation Department. It was concluded from this that very good liaison and consultation arrangements have been established between waste management and planning officers. These ensure that effective solutions are identified to meet the need for waste management facilities in individual developments.

- 4.4 Against this background it was concluded that the Planning Advice should not seek to provide detailed and comprehensive guidance on how to provide for these facilities within different kinds of developments across the city. Instead, it was felt preferable to encourage developers to enter into early consultations with planning and waste management officers on these matters. In this way, solutions can be devised to suit the specific circumstances of individual development proposals.

## **5 CONCLUSIONS**

- 5.1 Given that the current liaison arrangements have been working well for some time, it is considered that they should continue to provide the main source of advice for developers on the provision of waste management facilities in new developments. The main function of the Planning Advice is therefore to highlight the importance of these facilities and to encourage developers to liaise with the appropriate contacts when planning for their provision.

## **6 POLICY IMPLICATIONS**

- 6.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

## **7 CONSULTATIONS**

- 7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Head of Finance, Assistant Chief Executive (Community Planning) and Head of Waste Management have been consulted and are in agreement with the contents of this report.

## **8 BACKGROUND PAPERS**

- 8.1 None

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2 April 2008

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## **APPENDIX**

### **PLANNING ADVICE ON WASTE MANAGEMENT**

#### **Introduction**

For a number of years Dundee City Council, along with local authorities throughout the UK, has been working towards adopting a more sustainable approach to waste management. In essence this involves seeking to reduce the amount of waste produced and dealing with waste which is produced in a more sustainable way. Disposal to landfill is increasingly considered a last resort approach for handling waste which is not capable of being re-used, recycled or used to generate energy.

The move towards more sustainable waste management has been driven by European legislation and by the recycling targets set by the Scottish Government for municipal (or council collected) waste, as well as the escalating costs of landfill. It has also been influenced by a growing recognition of the environmental impact of waste and of the need to make better use of finite resources. The National Waste Plan sets out how Scotland will implement the National Waste Strategy while 11 Area Waste Plans indicate how the strategy will be developed at a more localised level. The city of Dundee is covered by the Tayside Area Waste Plan.

The relevant provisions of the Area Waste Plan are reflected in the Dundee Local Plan Review. This includes a policy requiring proposals for new housing and commercial developments to incorporate suitable on-site provision to accommodate recycling facilities. More recently, the Scottish Planning Policy on Waste Management (SPP10) has highlighted the need for the design of new developments to incorporate provision for waste separation and collection in order to provide for sustainable waste management at the outset.

However, sustainable waste management cannot be achieved by government alone and much will depend on the co-operation and efforts of a range of partners. In particular, this will present challenges for individual householders and businesses. A key to reducing the reliance on landfill and achieving higher rates of recycling will be the segregation of waste at source. In order to achieve this it is necessary to ensure that suitable waste management facilities are incorporated into new and existing developments to facilitate the collection of the segregated wastes.

#### **Aim of the Advice**

Recycling Centres and Recycling Points exist across the city and offer the opportunity to dispose of and recycle a range of household wastes. However, the aim of this advice is to assist in achieving the Tayside Area Waste Plan recycling targets by securing the provision of suitable and well designed waste management facilities within existing and proposed developments and at the level of individual households and businesses. It also provides details of the procedures to be followed and the contacts available to provide advice and assistance on these matters. The City Council considers that, in planning for waste management facilities, it is preferable to provide specialised advice suitably tailored to individual circumstances rather than to seek to provide more generalised guidelines applicable over the city as a whole.

In particular, the advice seeks to encourage developers to give consideration to waste management requirements at the early design stage. Experience suggest that there can be serious difficulty in seeking to retro-fit provision for these facilities in the later stages of the design process. The advice also directs developers to advice on the management of waste in the course of the construction process.

## Recycling

**Shared Facilities** - the City Council provides many shared facilities allowing householders and businesses the opportunity to recycle a wide range of materials. Three recycling centres offer scope for collecting the widest range of materials. At a smaller scale, a range of recycling points across the city provide for the convenient collection of a more limited range of recyclables. At the local level, a significant number of neighbourhood recycling points are being provided to serve those parts of the city where the provision of individual household recycling facilities is not practicable, eg tenements and other flatted properties. These provide for the collection of paper/card and glass.

**Existing and Proposed Housing Developments** - at the individual household level, separate wheeled bins are provided for the kerbside collection of general waste, paper and garden wastes. Much of the city is also now served by the kerbside recycling box scheme. This allows for the collection of waste aluminium cans, glass bottles/jars and plastic bottles. On collection days the collection crew sort the contents of the boxes into separate compartments in the collection vehicle prior to their transfer for recycling.

*The Dundee Local Plan Review recognises that the layout and design of new housing can help to facilitate sustainable waste management. The City Council will therefore seek to ensure that all new housing developments make suitable provision to accommodate the separate collection of recyclates and allow for the convenient uplift of the collected materials. In appropriate areas (eg where houses with gardens predominate) this also would also include provision for home composting. In larger developments there will also be scope for the provision of centralised recycling facilities offering the ability to collect a wider range of recyclates. Careful planning will be required at an early stage to ensure that these recycling centres are well designed and suitably integrated into the wider development.*

**Commercial Developments** - businesses are major generators of waste and are also expected to contribute to the recycling effort. Given the wide and varied nature of business activity, many businesses will require waste collection facilities geared to their specific circumstances. Proposals for new commercial developments will be required to incorporate provision for the collection and segregation of recyclable wastes.

Proposals for new commercial developments will be required to incorporate provision for the collection and segregation of recyclable wastes. The City Council will require the provision of suitably positioned multiple storage containers to allow for the collection of separated wastes.

**Construction and Demolition Projects** - a great deal of waste is generated in the course of construction and demolition projects. However, there are steps which can be taken to minimise the waste of construction materials and to recycle and re-use that waste which cannot be avoided. Developers should, for example, take the opportunity to re-use demolition materials in their construction projects and arrange for the systematic separation of construction wastes for subsequent recycling. The City Council's Sustainable Development Guide for Construction provides more detailed advice regarding waste

management on construction and demolition projects. This includes considering the scope to reuse demolition and other reclaimed wastes from elsewhere, avoiding loss or damage of construction materials by ensuring suitable storage on site and separating waste materials with a view to future reuse or recycling.

*Both SPP10 and the Dundee Local Plan Review stress the need to reduce, reuse and recycle waste. Accordingly, in the case of large construction projects where there is potential to generate significant amounts of waste, consideration will be given to whether the submission of a Site Waste Management Plan would be appropriate will be required. This could be achieved by imposing a condition on the relevant planning permission and would require the developer to demonstrate how site waste management would be addressed.*

### **Advice on Waste Management Requirements for New Developments**

As indicated earlier, it is vital that appropriate consideration is given to waste management provision required for proposed new developments. Failure to take account of these essential elements of infrastructure at a suitably early stage in the design process can give rise to serious difficulties later on and result in delay to the processing of planning applications while plans are revised.

Developers are therefore urged to enter into early pre-application discussions with both planning and waste management officers with a view to incorporating suitable provision for waste management in their plans.

### **Planning and Transportation Department**

In consultation with Waste Management colleagues, the Department's Development Quality Team will advise developers on waste management requirements for new developments. The aim will be to ensure that suitable provision is made in planning terms to meet these needs. It is expected that legislation will in future require planning applications for major developments to undergo enhanced pre-application procedures involving community consultation and other procedures. In the case of major housing and commercial developments it is expected that developers will be required to demonstrate how it is proposed to meet waste management requirements. However, provision for waste management and recycling should be clearly detailed in all planning applications for new developments where waste generation is involved, irrespective of size. The City Council may as appropriate or necessary apply a condition to planning approvals requiring further details of recycling proposals for agreement by the Council before development commences and, once agreed, the Council would expect the implementation of these proposals according to an agreed timescale.

Where applicable, provision should be made for the storage of multiple recycling bins at properties. The Waste Management Department can advise on the number and type of waste and recycling bins required at new developments:

Contact: 01382 434000.

### **Waste Management Department**

In addition to advising developers regarding waste management requirements in new developments, the Waste Minimisation and Projects Officer will liaise with planning colleagues in seeking to identify suitable solutions. The Waste Management Department

also monitors the weekly list of planning applications with a view to providing early advice to the Planning and Transportation Department on waste management issues associated with individual applications:

Contact: 01382 432720.

### **Links**

National Waste Strategy:

[www.sepa.org.uk/pdf/nws/guidance/nws/national\\_waste\\_strategy.pdf](http://www.sepa.org.uk/pdf/nws/guidance/nws/national_waste_strategy.pdf)

National Waste Plan:

[www.sepa.org.uk/pdf/nws/guidance/national\\_plan\\_2003.pdf](http://www.sepa.org.uk/pdf/nws/guidance/national_plan_2003.pdf)

Scottish Planning Policy 10: Planning for Waste Management:

[www.scotland.gov.uk/Resource/Doc/196433/0052646.pdf](http://www.scotland.gov.uk/Resource/Doc/196433/0052646.pdf)

Tayside Area Waste Plan:

[www.sepa.org.uk/pdf/nws/areas/tayside/awp\\_full.pdf](http://www.sepa.org.uk/pdf/nws/areas/tayside/awp_full.pdf)

Dundee City Council:

[www.dundee.gov.uk/](http://www.dundee.gov.uk/)

Dundee Sustainable Development Guide for Construction:

[www.dundee.gov.uk/dundee/uploaded\\_publications/publication\\_267.pdf](http://www.dundee.gov.uk/dundee/uploaded_publications/publication_267.pdf)

SEPA (Scottish Environment Protection Agency):

[www.sepa.org.uk/](http://www.sepa.org.uk/)

WRAP (Waste and Resources Action Programme):

[www.wrap.org.uk/nations\\_and\\_english\\_regions/scotland/index.html](http://www.wrap.org.uk/nations_and_english_regions/scotland/index.html)