



## **The City of Edinburgh Council**

### **New and Revised Domestic Property Developments**

# **Waste and Recycling Instructions for Architects and Developers**

**March 2025**

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## 1. Introduction

In order for The City of Edinburgh Council to provide a recycling and waste collection service to new developments or converted properties (e.g. a conversion of a house into flats), the information outlined in this document must be fully considered before submitting plans to the Waste and Cleansing Service in order to obtain the required agreement for your waste management strategy.

This version, updated April 2022, includes important changes to bin sizes and changes to the advice surrounding the provision of underground bins, as well as changes to wording throughout.

Under the Environmental Protection Act 1990, The City of Edinburgh Council is only required to provide a waste collection service to developments/properties should they conform to our specified requirements.

It is **YOUR** responsibility to develop a waste management strategy for your development which:

- Is operationally viable for the Waste and Cleansing Service and in particular takes into account the vehicle dimensions and Swept Path Analysis;
- Is compliant with the Council's own strategies and provides residents with a fully integrated and comprehensive recycling and waste collection service;
- Is safe and practicable for both residents and collection staff to operate.

These notes are the general waste management requirements for all new developments. The detailed specification would be finalised at a meeting between the developer/architect and our Waste and Cleansing Service who **must be contacted at the earliest possible stage**, initially using the email address: [wasteplanning@edinburgh.gov.uk](mailto:wasteplanning@edinburgh.gov.uk)

Please provide the following information:

- Your name and contact details: address, phone and email;
- Location(s) of new property/ properties (including postcodes or addresses if known);
- Details of any reference for Planning Application (if known)

### 1.1 Other information

- The City of Edinburgh Council operates household waste collections ONLY.
- If your proposed development includes waste from other sources, as well as privately managed open spaces, it is important that you also consider how those wastes will be managed, and who will collect them.
- In particular you must consider the requirements of the Waste (Scotland) Regulations (2012) which require the separate collection of specific waste types to facilitate recycling.
- You must also consider the Council's requirements that waste not be stored on street.
- You must make provision for the management of all wastes and litter during the build process, and the cleansing of streets and surfaces, until such time as the Council assumes any responsibilities which it has.

- An approved waste management strategy does not guarantee the design of a development is acceptable in planning terms. The following chapters should be considered alongside the guidelines set out in the Edinburgh Design Guidance chapter on Waste Management.
- Once agreement has been made, a letter of agreement detailing this and any further requirements will be issued. The letter of agreement is valid for 12 months. If development is delayed beyond this time, the waste management strategy will need to be reviewed and renewed. This is to ensure the design is aligned with the latest requirements. Similarly, if any design changes occur which could impact on access to bins by collection crews or residents, or which impact of the ability to site the agreed bins the Waste and Cleansing Service must be consulted about this.

## 2. Provision of Service to New Housing Developments

The Waste and Cleansing Service will advise you as to the most appropriate collection system for the development. The decision as to which service will be provided will be made by the Waste and Cleansing Service.

Generally, where some of the properties are flats, a fully communal bin collection will be provided for all households but there may be exceptions which are agreed on a case by case basis if this is operationally viable and can be accommodated. In those circumstances it might be possible to agree a mixed kerbside and communal service but you should not assume this without speaking to the service first.

Storage facilities should be provided within each property to enable the separation of waste at source within the property as well as adequate storage as outlined in this document for the storage of wheelie bins etc.

If your development does not comply with the requirements in this document, **the Waste and Cleansing Service may not be able to provide a service for the property or development, requiring residents to make their own arrangements for the disposal of waste at their cost.**

### 2.1 Low density properties - Kerbside Collection Services

This is the standard waste collection service provided for low density properties and must be available prior to occupation.

Each property will receive the following services:

- **140 litre grey bin** for non-recyclable waste (sometimes called residual or black bag waste)
- **240 litre green bin** for mixed recycling (cardboard, plastic bottles, pots, tubs and trays, cans and tins, drinks cartons and empty aerosols and foil)
- **35 litre blue box** for glass bottles and jars, household batteries, small electricals and textiles;
- **23 litre grey kerbside bin** and **5 litre kitchen caddy bin** for food waste
- **240 litre brown bin** for garden waste –the garden waste collection is a chargeable service which householders may choose to join separately. More information is on the Council's website: [edinburgh.gov.uk/gardenwaste](http://edinburgh.gov.uk/gardenwaste)
- Sufficient space must be provided to accommodate off street storage of these bin(s) where this is relevant to the property (this will be discussed at your meeting with the officer from the Waste and Cleansing service).
- There is no requirement for the developer to arrange provision of the garden waste bin(s) but should allow for storage space where there is a private garden.

It is the responsibility of the residents to present these for 6am on the day of collection to the agreed collection point – usually the kerbside - and remove these as soon as possible after collection.

Bin dimensions are outlined in Appendix 1.

## 2.2 High density properties - Communal Collection Services

These are the standard waste collection service provided for flats and other higher density properties. Each bin store, collection point or hub must be provided with the full range of bins, to ensure the recycling and waste collections are fully integrated.

Bin stores must be designed to encourage recycling, e.g.:

- Every bin, and every deposit flap or hole, must be individually accessible to the residents (i.e. bins must not be placed in rows so that some cannot be accessed)
- Multiple bin stores which do not require residents to travel long distances to dispose of their waste are preferred as this will encourage residents to segregate their waste.

The range of bins for general household waste and recycling provided will be:

Material type	Litres per property	Standard bin sizes (litres)
Mixed recycling	170	1100
Glass recycling	20	360 or 660
Food recycling	20	240 or 500
Non-recyclable waste	170	1100
<b>TOTAL</b>	<b>380</b>	

The number and sizes of bins must reflect the capacities provided above. Dimensions are outlined in Appendix 1. **A minimum of two mixed recycling bins must be specified for each bin hub, store or collection point to allow for the implementation of expected changes to recycling services in Scotland.** Where the capacity requires more than two mixed recycling bins, these must be specified in multiples of two.

In addition to these, consideration must be given to the presentation of bulky waste (e.g. furniture, etc) which will arise. In particular this must be accessible to both householders and collection crews.

## 2.3 Student Accommodation

If the property is to be used for purpose-built student accommodation (i.e. individual rooms with shared kitchens, laundry, etc) it is recognised that the waste disposal requirements will be different as outlined in the following table.

Material type	Litres per resident/ bedroom	Standard bin sizes (litres)
Mixed recycling	60	1100
Glass recycling	5	360 or 660
Food recycling	5	240 or 500
Non-recyclable waste	60	1100
<b>TOTAL</b>	<b>130</b>	

The number and sizes of bins must reflect the capacities provided above. Dimensions are outlined in Appendix 1. **A minimum of two mixed recycling bins must be specified for each bin hub, store or collection point to allow for the implementation of expected changes to recycling services in Scotland.** Where the capacity requires more than two mixed recycling bins, these must be specified in multiples of two.

In addition to these, as with the standard household waste situation, consideration must be given to the presentation of bulky waste (e.g. furniture, etc) which will arise. In particular this must be accessible to both householders and collection crews.

### 3. Bins/containers costs

- The cost of all containers will be met by the developer. The developer can source their own bins provided these comply with the colours, sizes, lid locks, brakes, and other technical specifications supplied by the Waste and Cleansing Service.
- The Waste and Cleansing Service can source bins for your development but will recover the cost of doing so.
- Full details of costs, including delivery, will be provided at the earliest stage, and invoiced before delivery.
- You must provide **12 weeks' notice** prior to the first occupation to allow the Council to obtain any bins, update management systems and add the service to the collection routes.

### 4. During the Build

- You must make provision for the management of all wastes and litter during the build process, and the cleansing of streets and surfaces, until such time as the Council assumes its responsibilities.
- If, during construction, there are occupied properties where full access is not yet finalised, it is the developer/builder's responsibility to arrange for the bins to be moved to an accessible location as agreed with the relevant Officer.
- Ensure the Waste and Cleansing Service is consulted in relation to any subsequent changes or variation to plans which may impact on its ability to provide the service agreed initially.
- Ensure that contact details relating to factors or property management teams have been supplied to the Waste and Cleansing Service, and that these services are aware of their responsibilities to ensure bin stores are maintained, loose items/litter or bulky items are removed and to ensure access for the collection service, in perpetuity.
- The Waste and Cleansing Service will only be responsible for maintenance and replacement of wheeled bins. Where other systems are used it will be the responsibility of the Property Management Company, factor, etc. to ensure their ongoing maintenance and replacement.



## 5. Refuse Collection Vehicle Dimensions

In order to ensure safe and efficient access, a swept path analysis must be provided to demonstrate that the access is compatible with the following requirements for the **Olympus 8x4MS wide smooth body RCV, with an additional 1.5 metres to accommodate the lifting mechanism** (see Appendix 2)

The swept path analysis must also demonstrate access and egress to/from the development or properties. You should note in particular that manoeuvring vehicles or overhang must remain within the designated carriageway and not protrude onto footways/verges.

**Designing in appropriate vehicle access is critical to the success of your plans. If this is done correctly at the start it will save you considerable time and expense later.**

The following dimensions relate to the largest vehicle likely to service waste containers:

Maximum Operating Length	<b>12 Metres*</b>
Maximum Width	<b>2.6 Metres</b>
Maximum Height	<b>3.6 Metres</b>
Maximum Laden Weight	<b>26 Tonnes</b>
Swept Path Analysis	<b>12 Metres*</b>

*\*the 12-metre length takes into account the length of the vehicle (10.3m) as well as the additional length of the bin loading mechanism (1.5m), vehicle overhang and turning circle. See diagram of the Dennis Eagle Vehicle in Appendix 2*

*Don't forget, in addition to the vehicle size it also requires sufficient space to manoeuvre safely.*

*Figure 1 Bin on bin lifting gear at rear of refuse collection vehicle*



## 6. Vehicle Access Requirements

- All access roads are required to be built to an adoptable standard to comply with Road Construction Consent
- A refuse vehicle access route should be developed and agreed with the Waste and Cleaning service. This route must be suitable for access by our largest refuse or recycling collection vehicle (please see above vehicle information). The Edinburgh Design Guidance provides advice on key design considerations when developing the refuse vehicle access route.

- Direct vehicle access is required for collection crews to all refuse storage locations. The layout should aim to provide vehicle access within 5 metres.
- A **straight pull of 10 metres** is the maximum walking distance from bin storage area to the vehicle, (a bin full of glass is heavy), and bins will only be wheeled over, and lifted from, hard standing surfaces.
- The maximum distance a vehicle will reverse along an access route is 15 metres. Where a route is longer than 15m and ends at a dead end, a hammerhead or turning area is required there, and yellow line marking (hatching) must be provided to stop people parking and causing access problems at the hammerhead.
- Access should be protected for the path from the bin store to vehicle collection point (e.g. to prevent double parking) and to avoid obstructions.
- A maximum gradient of 1:15 for any routes between bin store and vehicle; no steps.
- A maximum walking distance is required for the householder (from home to bin) no greater than **30 metres** regardless of whether the bin is stored externally or internally (BS5906:2005 – Waste Management in Buildings)
- If a road is not adopted (e.g. a private road), all criteria outlined within this document must nevertheless be followed (e.g. width, height clearance, swept path analysis) and written consent must be given for permanent access or waste collection cannot take place.
- Where the criteria above are not met, it will be the responsibility of the householder or factor to agree a collection point which is acceptable to the Council and ensure that bins are presented there on the appropriate collection days and removed afterwards.

## 7. Bin Storage, access to bins and security

Location of bin stores, storage points and hubs should be considered carefully to ensure they are convenient for both the residents and collection crews.

Developers and architects are asked to note that when designing flats, Waste and Cleansing prefer to have unrestricted access to service bins and external bin corrals are preferred to internal bin stores.

### 7.1 Bin stores

- Refuse facilities must be fully integrated and comprehensive, so that each bin store will hold a complete set of recyclable and non-recyclable waste facilities.
- Adequate space must be allocated as outlined below to ensure that residents can access all bins and so that each bin can be brought out and returned without the need to move other bins.
- Bin stores and bin store areas must be of sufficient size to accommodate the required containers as outlined on page 5 and in Appendix 1.
- An additional 100mm must be allowed between bins to allow free movement.
- All bin stores and bin store areas must be designed to allow all containers and flaps/holes to be accessible to residents at all times (i.e. bins must not be placed in rows, one behind the other).
- Bin stores and bin store areas should be provided with plates or other protection to prevent damage to internal walls. Where bins are placed back to back, dividers are required to keep bins in place
- Adequate pushbutton lighting should be provided within each bin store for collections at all times. Pushbutton lighting should also be provided for open bin rooms, in case street lighting is inadequate.

## 7.2 Doorways

- Doorways must be wide enough. **A minimum of 1.6 m width is the minimum required for the easy passage of wheeled containers.**
- Metal protection plates should be fitted to wooden doors and door frames to prevent damage by bins. (Metal doors are recommended).
- **Doorways must be fitted with a “hold open” feature** to prevent damage to the door and should remain open to allow the collection crews to move the bins from the bin store, along the path leading to the vehicle collection point, and to return them.
- Consideration should be given to the way a door opens. Usually preference is for outward opening doors.

## 7.3 Drop Kerbs

- **Drop kerbs are a requirement** and must be in direct line with the path from the bin store to the vehicle. A minimum length of one metre (1m) is required for the easy passage of the wheeled containers. Consideration should be given to site layouts and markings to prevent access being impeded by parked cars.

## 7.4 Security system/Lock

- Where locks are fitted to bin store doors, the standard “Budget Lock” must be fitted (see Appendix 3) or a keypad lock may be considered. **We do not accept key locks.** Waste collection crews will not hold keys for individual bin stores, gates and barriers.
- A separate door for residents is acceptable, and this may have any lock.
- When keypads are used, all access codes must be provided to the Waste and Cleansing Service in advance of any service commencing.
- It will be the responsibility of the developer or subsequent factor to put in place systems for the supply of budget keys or codes to residents and waste collection teams on an ongoing basis.
- Ongoing maintenance of the bin store is the responsibility of the management, factor or resident.

## 8. Underground/Subterranean Collection Systems

It may be that a communal Underground Refuse System (URS) is a better option for some developments than a conventional above ground bin storage system. There are a number of different systems already being used across Edinburgh and we can support you to provide that, but this will require to you assume additional responsibilities.



- The cost of any URS will be paid for by the developer and the ongoing maintenance by the Property Management Company, factor, etc.
- You must put in place a maintenance contract for regular cleaning/washing, an annual health check, repairs and replacement.
- The contract must include a maximum 48h turnaround clause to get underground bins working following a breakdown
- Contact details for emergencies, access issues or equipment failures must be provided both on site and, directly to the Waste and Cleansing Service.
- If a temporary solution is required as a result of a breakdown, the Council can provide temporary bins for a delivery and collection charge. The bins will be provided for 3 days following which a daily charge will apply until the underground bins are operational again.
- All underground bin sites need to provide a fully integrated service for all materials in the same way as they would if they were above ground, but glass and food are heavier than other materials and you should consider whether the underground solution would be best for these. It might be that above ground units for these materials would be a better option, sited alongside the underground bins (again all materials must be provided at each location).
- The same rules will apply with regards to access by residents and collection crews as would be in place for bins sited above ground.
- Our experience has been that a hydraulic system is likely to be more reliable and cost effective than an electrically operated unit in the longer term and you should consider this in specifying your system.



## 9. Bin Chute Collection Systems

The use of bin chutes will NOT be supported in new developments due to safety and environmental concerns.

In particular:

- Chutes are not suitable for glass and food which must be collected separately;
- The Council requires full integration of recycling and waste collection services, so it is undesirable to require different collection systems for glass and food;
- There are potential concerns around access to bin stores with waste falling down chutes.

In exceptional circumstances only, (i.e. an existing conversion) it is a requirement that steps will be taken to enhance recycling provision and minimise non-recyclable waste. This may require that you provide a concierge-based service for recycling at the location, and/ or make arrangements to dispose of contaminated recyclable materials at your own cost.

Arrangements must be in place so that collection crews do not enter any location where a chute is in operation.

**Appendix 1**  
**Bin sizes and types by material streams**

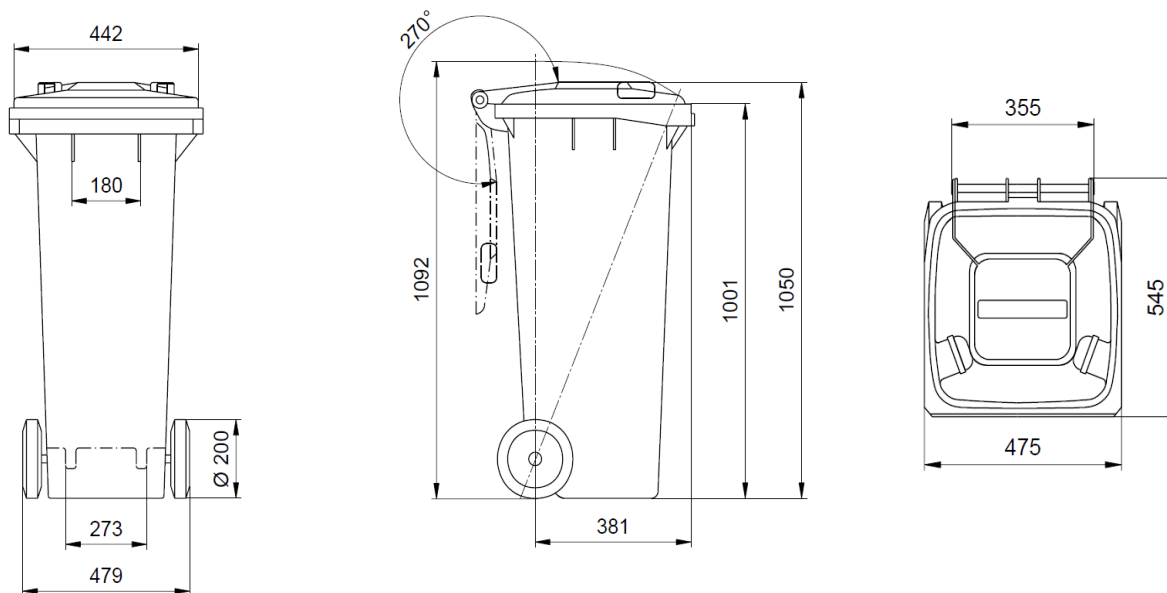
## Bin sizes and types by material streams

Waste and recycling Stream	Low density properties (houses, terraced houses) Individual kerbside service	Higher density properties (flats, tenements) Communal services
Non-recyclable waste	140 litre wheeled bin	1100 litre bin
Mixed recycling	240 litre wheeled bin	1100 litre bin
Glass	35 litre box	660/360 litre bin
Food waste	23 litre containers	500/240 litre
Garden waste	240/140 litre wheeled bin	N/A

### Bin Dimension Guides

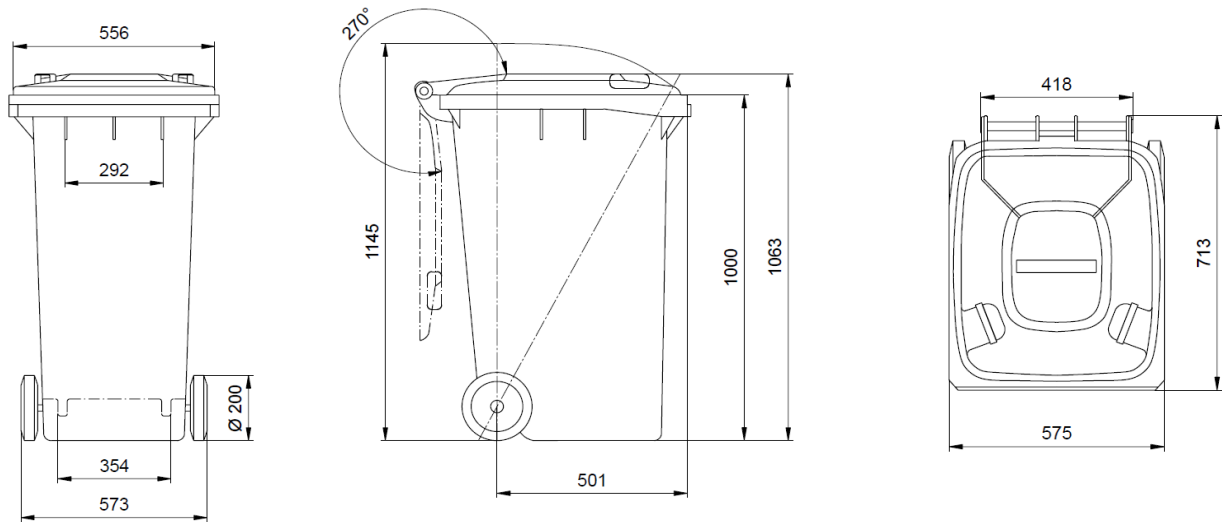
The following pages show the dimensions of a range of common bin sizes, supplied by our existing bin suppliers. Other sizes are available subject to discussion.

**140 litre bin** used for individual kerbside services (low density properties) – non-recyclable (sometimes called residual or black bag) waste and garden waste

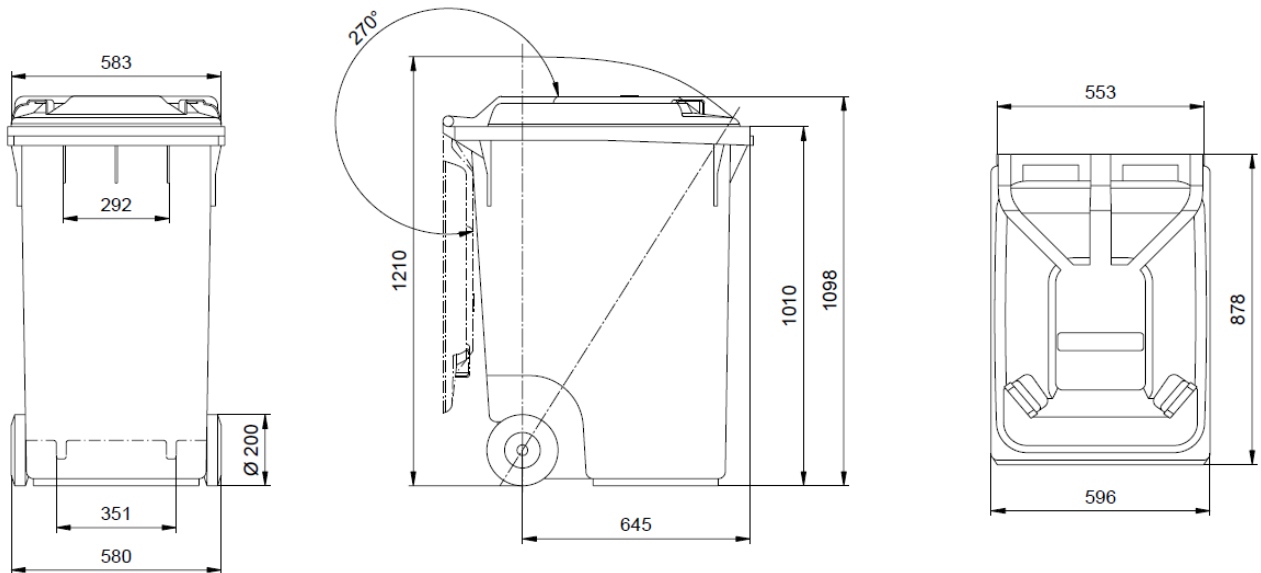




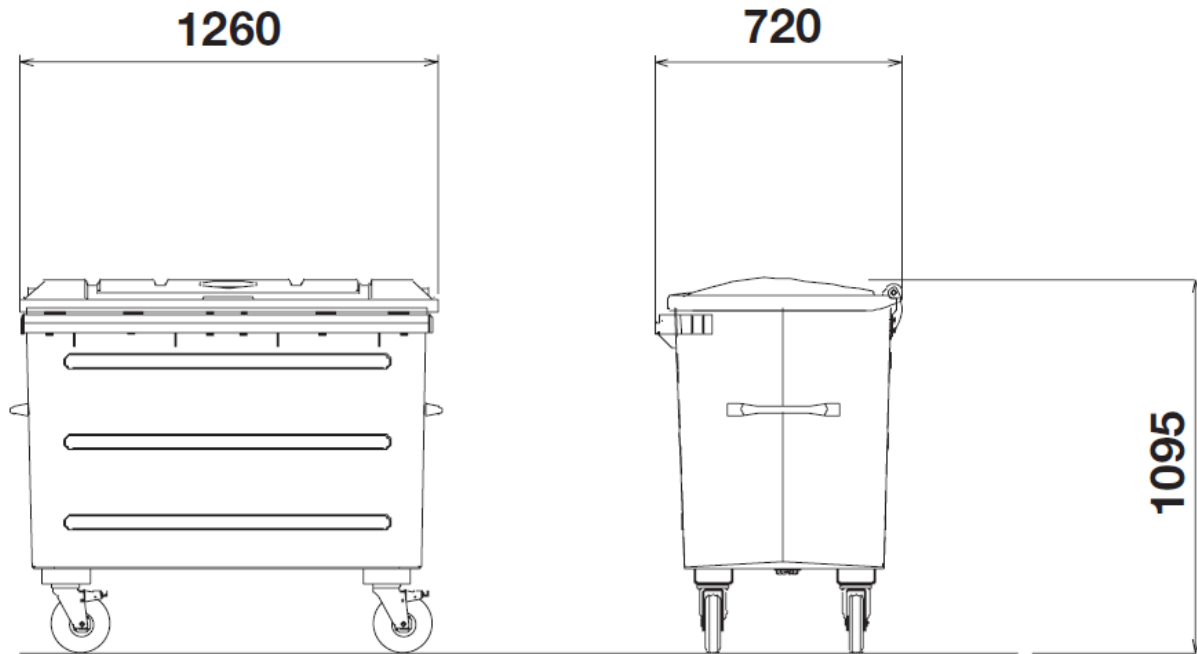
**240 litre bin** used for individual kerbside services (low density properties) – mixed recycling and garden waste and communal service (high density properties)- food



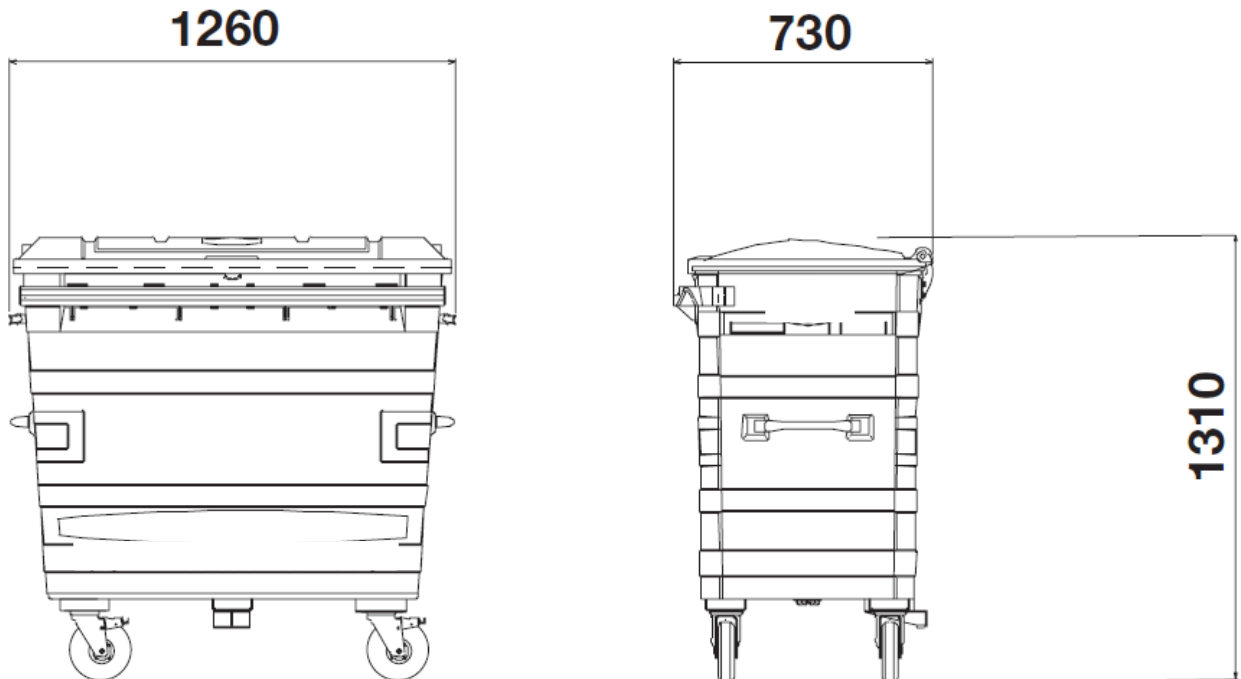
**360 litre bin** used for communal service (high density properties) – glass



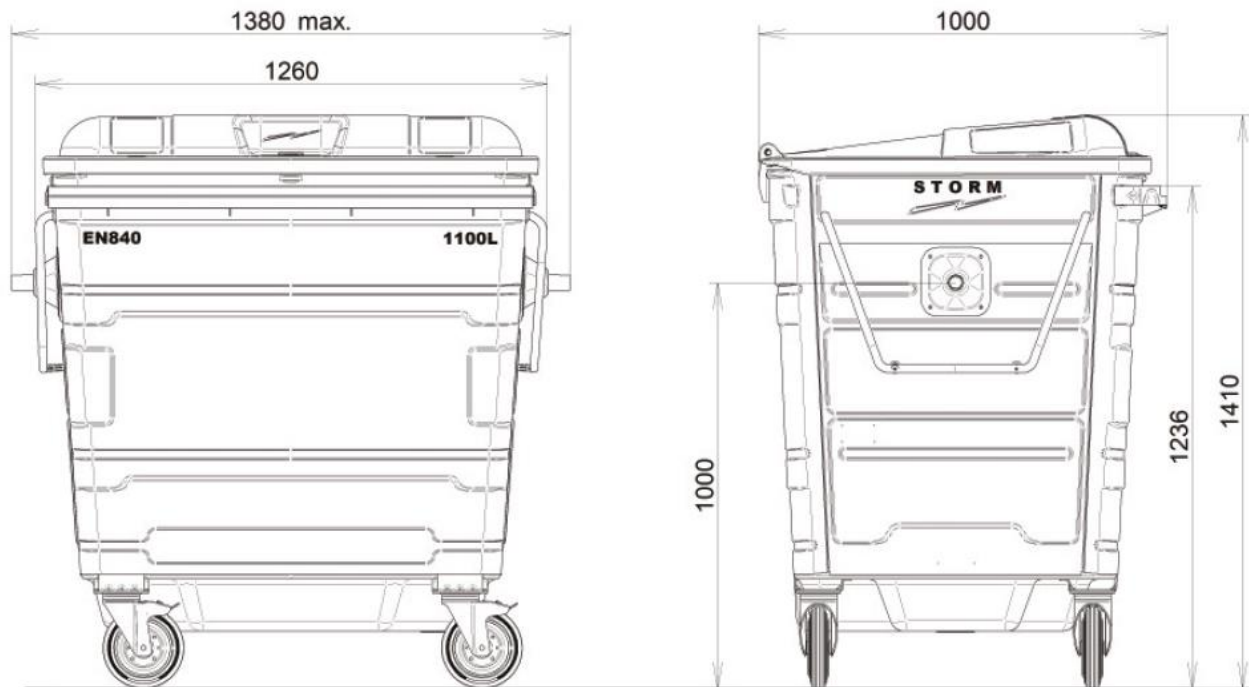
**500 litre bin** used for communal service (high density properties) – food waste



**660 litre bin** used for communal service (high density properties) – glass



**1100 litre bin** used for communal service (high density properties) – non-recyclable (residual) waste and mixed recycling



**Appendix 2**  
**Vehicle Dimensions**

## OLYMPUS - 8x4MS Wide - Smooth Body RCV

Elite 6 - 8x4MS Wide Track

Euro 6 SPECIFICATIONS



Vehicle model	OL-27W 8x4MS	
Compaction body type - effective volume(s)	Olympus 27W (26.5 m <sup>3</sup> )	
Elite chassis type	8x4MS (Mid Steer) Wide Track	
GVW (Gross Vehicle Weight)	32000	
Front axle plated weight	8000	
Rear axle/bogie plated weight	24000	
Recycling box type	-	
Recycling box type (capacity m <sup>3</sup> )	-	
V1 Overall wheelbase	6400	
Turning circle - overall (metres)	22.4***	
Vehicle unladen weight**	15600	
V2 Overall length <sup>§</sup>	10290	
	Overall length - tailgate raised <sup>§</sup>	
	11370	
V3 Front axle to front of compaction body	650	
V4 Front overhang	1665	
	Front overhang - cab tilted	
	3465	
V5 Rear overhang	2225	
	Rear overhang - tailgate raised	
	3085	
V6 Overall height	3450	
	Overall height - tailgate raised	
	5100	
V7 Height at exhaust tip - nominal	3500	
V8 Cab roof height	3130	
	Cab roof height - cab tilted	
	3690	
V9 Cab floor height	825 Driver side, 885 Passenger side	
V10 First cab step height from ground	495	
V11 Rave rail height	1050	
V12 Ground clearance at lowest part of vehicle	250	
V13 Ground clearance - tailgate	435	
V14 Approach angle	15.5°	
V15 Departure angle	15°	

(\*\*) Typical rear mounted lifting device equipment will add up to 1200 kg.

(\*\*\*) Turning circle shown is for best case.

(§) Excludes front view mirror which adds approx. 230 mm

**NOTE:** Unless otherwise stated, all dimensions are nominal, in mm and represent an unladen vehicle without a lifting device and fitted with standard tyres; tyre deflection is not included. All specifications are subject to manufacturers tolerances. An allowance of +/- 2% should be made for all weights. All weights are in kgs and include oil and water, and on diesel fuelled vehicles, AdBlue and 50 litres of fuel. Additional equipment may alter dimensions and weights quoted.

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**DENNIS EAGLE**  
RosRoca

### Appendix 3

#### Budget lock and key

