

Plot 8 First Street

Waste Management Strategy

January 2016

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1.0 Introduction

- 1.1 This Operational Waste Management Statement summarises the operational waste management for the proposed Plot 8 First Street development and forms part of an overall Waste Management Strategy for the wider First Street Development.
- 1.2 The design of the buildings and landscape elements aims to create a high-quality and distinctive mixed-use development which is appropriate to the local context and has a high-level of sustainability performance. Coordination through the onsite Management team will ensure the various waste streams throughout the development are appropriately managed.

2.0 Relevant Policy and Legislation

- 2.1 The EU Waste Framework Directive (2008/98/EC) sets the overall framework for legislation relating to waste throughout the UK.
- 2.2 The Environment Act 1995 - the Environment Agency has been made responsible for issuing waste management licenses and other aspects of waste regulation.
- 2.3 The Environmental Protection Act 1990 – All of waste leaving First Street is controlled waste. This is described in section 74(4) of the EPA 1990 as the waste arising from household, commercial or industrial premises. Controlled waste includes waste from offices, food handling, shops and other domestic activities.
- 2.4 The Environmental Protection Act 1990, section 34 imposes a "Duty of Care" on producers and handlers of waste, "to take reasonable measures to prevent the unauthorised deposit, treatment or disposal of waste." This means the following:
- First Street will keep records of how much waste it is generating
First Street must ensure that a registered carrier collects their waste
First Street must ensure that all transfer notes are completed and filed detailing the type of waste for disposal. These must be kept for three years
- Ensure that all waste is dealt with in accordance with the "Duty of Care"
- 2.5 Waste strategy for England 2007 sets out the Government's vision for managing waste and resources in a sustainable manner and sets targets for municipal and commercial and industrial waste. New targets for commercial and industrial waste are expected shortly.
- 2.6 Waste Electrical and Electronic Equipment (WEEE) Regulations 2005. These regulations aim to ensure that waste electrical and electronic equipment is disposed in an appropriate environmentally suitable way at the end of its operational life.
- 2.7 EU Landfill Directive. Landfill is a major source of methane (CH₄) – a powerful greenhouse gas with significant contribution to climate change. Methane is produced when biodegradable materials such as paper and food waste decompose in the absence of oxygen. For this reason the UK Government and the EU have agreed the EU Landfill Directive. Council Directive 99/31/EC on the landfill of waste.
- 2.8 Joint Waste Development Plan Document (Greater Manchester Waste Plan) – this document sets out planning strategy for sustainable waste management in Greater Manchester. Waste infrastructure is set out in section 3.4 of this report.
- 2.9 Policy EN19 Manchester City Council's Core Strategy Document 2012 -2027
- 2.10 Manchester City Council's GD 03 Public Protection Information for Developers Version 1.01. City Wide Support – Environmental and Public Protection. February 2014

- 2.11 Manchester City Council's GD 04 Waste Storage and Collection Guidance for New Developments.
Version 2. City Wide Support – Environmental and Public Protection. September 2014

3.0 Operational Waste Disposal

Introduction

- 3.1 First Street is committed to reducing its impact on the environment by managing its waste in an efficient and sustainable manner and to ensure that this is improved upon, year on year. Further, all waste handling, recycling and refuse shall be audited and form part of First Street environmental management steering group to support occupational tenants by reducing all waste and will form an essential part of First Street environment / CSR reporting.
- 3.2 Waste can be classified generally as anything that an organisation or person no longer has a use for or no longer wants. In the UK 56% of municipal waste and 48% of commercial and industrial waste is sent to landfill. Only 44% of municipal waste is recycled or composted and 52% of commercial or industrial.
- 3.3 The cost of waste disposal is on the increase annually with landfill tax increased in 2014 to £82.60 per tonne, with an upward trend predicted in the years ahead. Putting waste into landfill is not sustainable and First Street is committed to finding improved ways of addressing waste, from reduction at source to reuse.
- 3.4 Waste management will be controlled by the building's Managing Agents / Internal Facilities Management personnel in conjunction with First Street Management Company's management team. The development falls within the City of Manchester and therefore is subject to their waste requirements as detailed in their guidance notes (*Manchester City Council's GD 04 Waste Storage and Collection Guidance for New Developments. Version 2. City Wide Support – Environmental and Public Protection. September 2014*) and BS5906:2005 storage and on-site treatment of solid waste from buildings, as summarised below.
- Any route where wheeled bins are to be pushed will have a gradient less than 1:12, and include no steps or kerbs
 - The collection vehicle will be able to approach to within a maximum distance of 8m of the collection point (e.g. top of car park ramp or other suitable location)
 - No steps and projections at the entrance of waste rooms
 - Storage areas for waste and recyclable material will be clearly designated for this use only, by a suitable door or wall sign and, where appropriate, with floor markings
 - The walls and roofs of the waste room will be formed of non-combustible and impervious material and have a fire resistance of one hour and the doors will have a fire resistance of 30 minutes
 - Waste rooms will have proper ventilation and wash down facilities (water pipe and drainage)
 - A walkway at least 1.3m wide will be provided within the waste room that allows access to each of the individual containers and ensures that an individual container can be removed from the store without the need to move any other containers
 - Doorways will provide at least 1.3m clearance (including thickness of doors)
 - Gullies will be positioned as not to be in the track of container trolley wheels
 - Units generating food waste will comply with Animal By-Products Regulations 2005.

- Within both landlord and demised areas a specialist contractor will be employed to ensure the safe disposal of any hazardous waste such as sharps or clinical waste from employees personal use e.g. insulin dependent staff.

- 3.5 All employees of First Street Management Company will take reasonable steps to minimise the waste they produce and via First Street environmental group will work with the occupational tenants to further minimise waste streams. Where items are no longer required the following options should be considered:

Reduce

- 3.6 Avoid the need to discard materials in general. Order quantities of goods that are needed, joint order with other teams if possible, avoid stock-piling.
- Ask suppliers to take back any packaging or re-usable items
 - Require suppliers to reduce their packaging of goods inward (particularly with consumable goods)

Re-use

- 3.7 For items that no longer work, follow the recycling path.

Recycle / Compost

- 3.8 First Street provides a dedicated recycling station and opportunities within some of the buildings, these must be used where provided with details of current recycling and reuse options available from the Helpdesk (helpdesk@firststreetmanchester.com or 0844 826 7217).

Energy Recovery

- 3.10 First Street Management Company is in discussions with the current local waste provider to send all residual waste for waste to energy (Contractor Bagnall & Morris).

Disposal

- 3.11 First Street operates a waste management contract that seeks to reuse all waste and does not promote landfill. However reduction at source is the preferred option.

- 3.12 The following waste streams will be present at First Street.

Waste Categories

3.13 Waste generated from the development will fall under the following categories:

Residential

- Paper/Cardboard
- Dry recyclables
(cans/glass/plastic)
- Biodegradable
- General waste

Retail / F&B

- Dry recyclables
(cans/glass/plastic)
- General waste
- Biodegradable
- Paper/Cardboard

Storage Provision

3.14 A minimum dedicated waste storage area of 188m² will be provided in the ground floor of Plot 8

Block	(N) Number of Properties / Area (m ²)	(V) Volume of (General) Waste Generated $V=N \times 110$	(C) Number of Collections per Week	Number. of 1100 litre Bins Required $= (V/1100)/C$	Waste Spatial Area (m ²)	Comments
Block 1	129	14,190	2	7	14	Additional residential waste collections will be made by a private waste contractor and paid for through the Service Charge
Block 2	215	23,650	2	11	22	
Block 3	175	19,250	2	9	18	
Block 4	105	11,550	2	6	12	
Commercial Areas	1030 m ²	Based on 5000 litres per 1000 m ²	2	6	12	

Block	Number of Properties (N) / Area (m ²)	(V) Volume of (Pulpable) Waste Generated $V=N \times 55$	Lifts per Week	Number. of 1100 litre Bins Required $= (V/1100)/C$	Waste Spatial Area (m ²)	Comments
Block 1	129	7,095	2	4	8	Additional residential waste collections will be made by a private waste contractor and paid for through the Service Charge
Block 2	215	11,824	2	6	12	
Block 3	175	9,625	2	5	10	
Block 4	105	5,775	2	5	10	
Commercial Areas	1030 m ²	Based on 5000 litres per 1000 m ²	2	6	12	

Block	Number of Properties (N) / Area (m ²)	(V) Volume of (Mixed) Waste Generated $V=N \times 55$	Lifts per Week	Number. of 1100 litre Bins Required $= (V/1100)/C$	Waste Spatial Area (m ²)	Comments
Block 1	129	7,095	2	4	8	Additional residential waste collections will be made by a private waste contractor and paid for through the Service Charge
Block 2	215	11,824	2	6	12	
Block 3	175	9,625	2	5	10	
Block 4	105	5,775	2	5	10	
Commercial Areas	1030 m ²	Based on 5000 litres per 1000 m ²	2	6	12	

Block	Number of Properties (N) / Area (m ²)	(V) Volume of (Food) Waste Generated $V=N \times 5$	Lifts per Week	Number. of 1100 litre Bins Required $= (V/240)/C$	Waste Spatial Area (m ²)	Comments
Block 1	129	645	2	4	2	Additional residential waste collections will be made by a private waste contractor and paid for through the Service Charge
Block 2	215	1075	2	3	1.5	
Block 3	175	875	2	2	1	
Block 4	105	525	2	1	0.5	
Commercial Areas	1030 m ²	Based on 5000 litres per 1000 m ²	2	TBC	1	It is unclear if this will be required however for spatial calculations an area for 2 x 240litre receptacles has been allowed

- 3.14.1 Please see attached Manchester City Council's Completed Document: Planning Application – Waste Management Strategy – Estimated volumes and types of waste produced by the development.
- 3.14.2 Each Plot has the facility on-site (waste holding room) to hold their own waste receptacles before being transported. Please see attached plan.

On Site Transportation

- 3.15 The collection of waste throughout First Street will be coordinated and undertaken by the onsite cleaning team. Waste is proposed to be transported from the individual waste holding rooms manually via a series of 1100ltr Euro bins on a daily basis outside of normal working hours.

Collection Arrangements

- 3.16 The frequency of collections is assumed to be twice per week for all categories of waste, however this will be reviewed once the development is operational and suitable amendments made to reflect operational requirements.
- 3.17 All waste disposal to comply with the Environmental Protection Act 1990 - Duty of Care.

Targets

3.18 First Street Management Company is committed to seeking to achieve the following targets:

- 100% Food waste will be separated or bagged for composting off-site
- 100% Paper and cardboard from general use which can be separated for recycling and collected once weekly.
- 100% Dry recyclables will be separated for recycling and collected by a private contractor weekly or returned to the supplier if appropriate
- Working towards 100% residual waste to be utilised for waste to energy locally within Greater Manchester

4.0 Operations & Responsibility

- 4.1 The responsibility for adhering to this policy applies to all First Street staff, contractors, and partners.
- 4.2 First Street Management Company oversees the management of waste through the Cleaning and Waste Management Contract. All handling is undertaken through the appointed contractor. This is currently Spotless Commercial Cleaning
- 4.3 Sufficient information, instruction and training will be given to all levels of staff within First Street Management Company to ensure appropriate awareness to the policy and its practices and that appropriate provision is made for the policy to be discharged.



Planning Application – Waste Management Strategy

Planning Application Number:

Date Submitted:

Estimated volumes and types of waste produced by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of Bins required	To be provided ?
General refuse	240	1 x 240 litre bin	☐
Pulpable Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Mixed Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Garden Waste	240	1 x 240 litre bin	☐
Food Waste	23	1 x 23 litre caddy	☐

High Rise Apartment Developments

N = Number of Apartments

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of Bins required	Number of Bins proposed by applicant
General refuse	$V = N \times 110$	$V =$	$V / 1100 =$	
Pulpable Recycling	$V = N \times 55$	$V =$	$V / 1100 =$	
Mixed Recycling	$V = N \times 55$	$V =$	$V / 1100 =$	
Food Waste	$V = N \times 5$	$V =$	$V / 240 =$	

Commercial Developments

Please state number and capacities of bins you propose, showing calculations where appropriate. Please ensure collection frequencies are included

General Waste – 1 x 1100 litre
 Pulpable Recycling – 2 x 1100 litre
 Mixed Recycling – 2 x 1100 litre
 Food Waste – TBC if required.
 Industrial Waste – N/A

Please note: calculations are based on actual waste records of the adjacent Number One Building at First Street.

Has / will a contract be obtained with a licenced waste carrier?	Yes
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Mixed Use Developments

Are the stores for residential and commercial separate from each other?	N/A
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Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

All refuse will be split out into the following: Dry Mixed Recycling, Paper and Card and General Waste. This will be carried out in demised areas and brought to the internal refuse areas and deposited into the relevant receptacles.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

Please see attached plan as refred to in section 14.1.2 of the report.

Are all bins in the store accessible?	Yes
Are recycling facilities as easy to access as general refuse?	Yes
Has consideration been given to ventilation and hygiene?	Yes

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

First Street Management Company will be responsible for ensuring all receptacles are returned promptly to their designated locations following collection.
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Please ensure that you have attached:

Detailed plans of waste stores ☐
Location plans showing stores ☐
Location plans showing the proposed collection point and the route the collection vehicle will take ☐

Please ensure that you have completed this form in accordance with our Guidance document: GD04 Waste Storage and Collection Guidance for New Developments

Appendix 2

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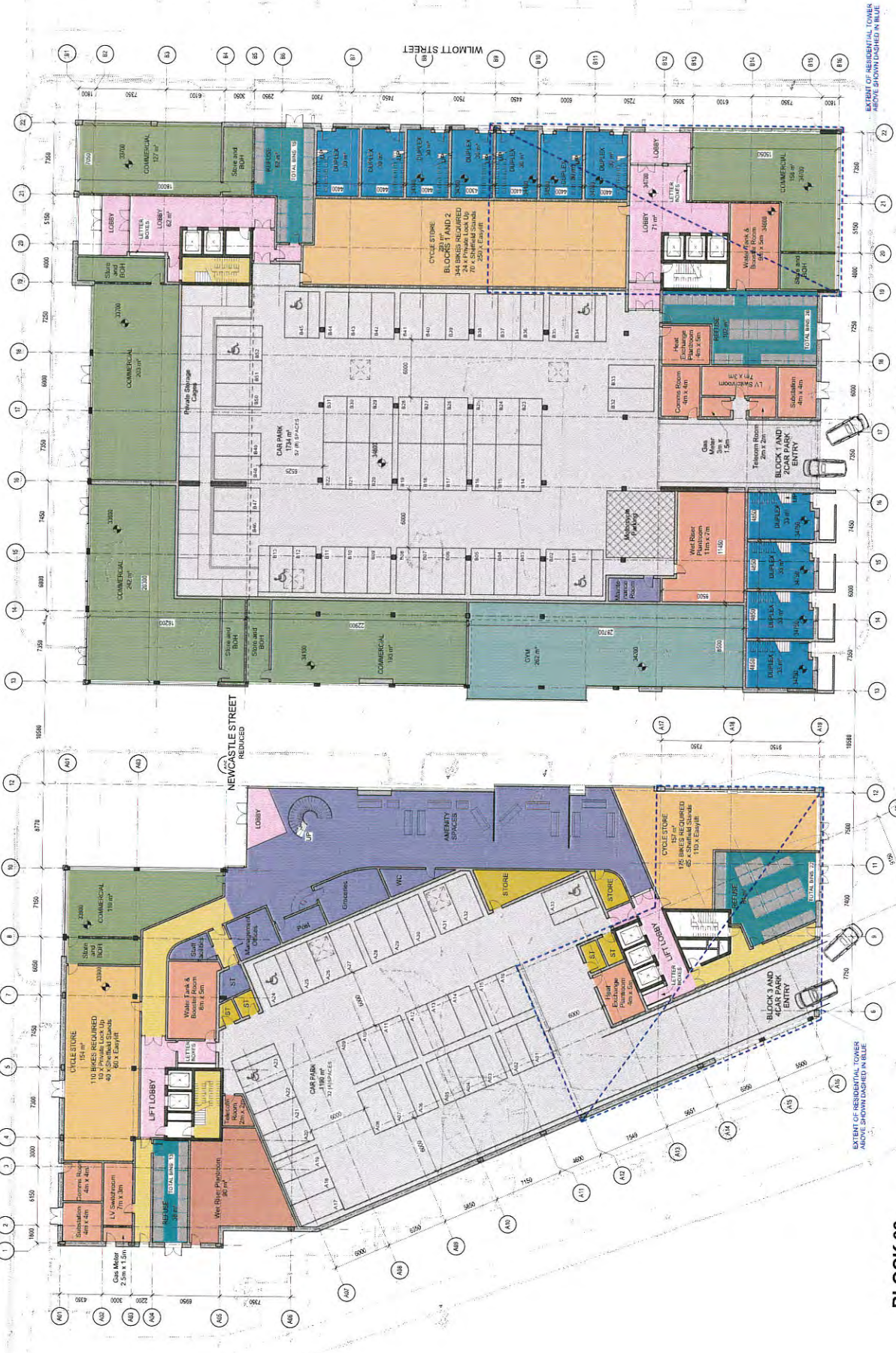
Patrizia UK Ltd



STATUS

STAGE 2

PROJECT NUMBER 50-15032	DATE DRAWN 04/21/12
SCALE (S/A) 1"=200'	AUTHOR 11-200
DRAWN BY CHUCK/BJ	CHECKED BY CHUCK/BJ
DRAWING NUMBER P-12000	
REVISION H	



EXTENT OF RESIDENTIAL TOWER

**BLOCK 03
(SOUTH-WEST)**

**BLOCK 02
(SOUTH-EAST)**

CHESTER STREET