



Jackson's Row Developments Ltd

ST MICHAEL'S, JACKSON'S ROW

Waste Management Strategy



Jackson's Row Developments Ltd

ST MICHAEL'S, JACKSON'S ROW

Waste Management Strategy

TYPE OF DOCUMENT (VERSION) PUBLICPUBLIC

PROJECT NO. 70088013

OUR REF. NO. 70088013-WMS001

DATE: OCTOBER 2021

WSP

8 First Street

Manchester

M15 4RP

Phone: +44 161 200 5000

WSP.com

QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks	Issue	Final Issue	Re-issued following comments from MCC	
Date	September 2021	September 2021	October 2021	
Prepared by	Francesca Walker	Francesca Walker	Francesca Walker	
Signature			 Walker, Francesca (UKFLW001)	
Checked by	Michael Berney	Michael Berney	Michael Berney	
Signature			 Berney, Michael (UKMXB064)	
Authorised by	Matthew Venn	Matthew Venn	Matthew Venn	
Signature			 Venn, Matthew (UKMIV001)	
Project number	70088013	70088013	70088013	
Report number	70088013-WMS001			

CONTENTS

1.	INTRODUCTION	1
1.1.	PROJECT BACKGROUND	1
1.2.	PROPOSED DEVELOPMENT	2
1.3.	REPORT STRUCTURE	3
2.	WASTE LEGISLATION, POLICY AND GUIDANCE	4
2.1.	INTRODUCTION	4
2.2.	NATIONAL LEGISLATION	4
2.3.	NATIONAL & LOCAL WASTE POLICY	5
3.	MANAGEMENT OF OPERATIONAL WASTE – RESIDENTIAL	6
3.1.	INTRODUCTION	6
3.2.	WASTE GENERATION MODEL	6
3.3.	PROPOSED WASTE MANAGEMENT STRATEGY	7
3.4.	INDIVIDUAL RESIDENTIAL DWELLINGS	7
3.5.	PROPOSED BUILDING WASTE STRATEGY	8
3.6.	BULKY WASTE	14
4.	MANAGEMENT OF OPERATIONAL WASTE – BLOCK A HOTEL & SYNAGOGUE	16
4.1.	INTRODUCTION	16
4.2.	WASTE GENERATION MODELLING	16
4.3.	PROPOSED WASTE MANAGEMENT STRATEGY	17
5.	MANAGEMENT OF OPERATIONAL WASTE – BLOCK B COMMERCIAL	22
5.1.	INTRODUCTION	22
5.2.	WASTE GENERATION MODELLING	22

5.3.	PROPOSED WASTE MANAGEMENT STRATEGY	23
6.	MANAGEMENT OF OPERATIONAL WASTE – COMMERCIAL (FLEXIBLE RETAIL / FOOD AND DRINK UNITS (BLOCK A) AND EXISTING SIR RALPH ABERCROMBY PUB)	27
6.1.	INTRODUCTION	27
6.2.	WASTE GENERATION MODELLING	27
6.3.	PROPOSED WASTE MANAGEMENT STRATEGY	28
7.	SUMMARY & CONCLUSION	31
7.1.	SUMMARY OF THE STRATEGY	31
7.2.	CONCLUSION	31

1. INTRODUCTION

1.1. PROJECT BACKGROUND

- 1.1.1. Jackson's Row Developments Ltd (hereinafter referred to as 'the Applicant') is seeking to construct a major development proposal known as St Michael's, Jackson's Row, Manchester.
- 1.1.2. The planning application for the development was originally registered in January 2017. Following feedback, the decision was taken to revise the scheme. Revised plans and documents were submitted in November 2017 and the development was granted planning permission on 20 June 2018 (reference: 114664/FO/2016). It was subsequently amended under Section 73¹ on 26 June 2020 (reference: 125549/JO/2019) and under Section 96a² on 1 December 2020 (reference: 125549/JO/2019). For the purposes of this Waste Management Strategy, the approved development will be referred to as the 'Approved Development'.
- 1.1.3. Following discharge of the relevant pre-commencement conditions, works to implement the Approved Development were undertaken in April 2021 and completed on 12th of that month. The works comprised the demolition of the kitchen of the Sir Ralph Abercromby and making good remaining external walls. These works represented Phase 1 of the Approved Development. The lawful implementation of the consent was confirmed in a Lawful Development Certificate issued by Manchester City Council on 21 May 2021.
- 1.1.4. Further changes to the Approved Development are now sought by way of a Section 73 application. The main changes are:
- Changing the project phasing to allow Block B (offices) and the former police station to form Phase 2, with Block A (hotel, residential and synagogue) forming Phase 3;
 - Reduction in size of Basement -2 level, reduction of car parking numbers and increasing cycle parking;
 - The use of the former Police Station is proposed to change from boutique hotel use to offices and will integrate into the new build offices ;
 - Change to the rooftop extension to the former Police Station to remove the plant from the roof of this area and extend the office terrace at this level, adjust the height and reconfigure the proposed extension internally to align the floors with the new build office behind (the previous maximum height to the top of the plant screen was 65.03m AOD, the new maximum height of the rooftop extension will be 64.65m AOD) (0.38m decrease));
 - Reconfiguration of office core and internal layouts in response to the integration of former Police Station and to allow the phase to be constructed and operated independently of Phase 3;

¹ Section 73 of the Town and Country Planning Act 1990 (as amended)

² Section 96(a) of the Town and Country Planning Act 1990 (as amended)

- Improved sustainability ratings for the proposed offices and removal of proposed plant from the former Police Station roof has required an increased size of plant deck on top of the offices. The footprint of the plant deck is proposed to extend 4m to the north and south, the height is also proposed to increase by 1.87m, the deck will be enclosed beneath to accommodate the leisure use;
- The glass balustrade around the rooftop terrace will be increased from 1.5m to 3m to improve comfort on the terrace and increase safety;
- Internal reconfiguration and alterations to align floorplates from the new build office into the retained former Police Station building; and
- Change to the access arrangements to the retained Police Station building at ground floor to create a lobby and allow a through connection to the offices.

- 1.1.5. The changes proposed will be referred to as the 'Proposed Amendments'. For the avoidance of doubt, references to the 'Proposed Development' refer to the 'Approved Development' as well as the 'Proposed Amendments', i.e. the entirety of the development as now proposed.
- 1.1.6. This Waste Management Strategy considers the potential impacts that may arise from waste generated during the operational phase, with the overall aim of developing a strategy for legislative compliance and good practice in the separation, storage and collection of waste arising.
- 1.1.7. The report also outlines the opportunities for implementing waste mitigation measures for the potential impacts arising during the operational phase of the development, in order to ensure that such measures are consistent with both Government and local authority waste policies and targets.

1.2. PROPOSED DEVELOPMENT

- 1.2.1. The Proposed Development consists of two mixed use blocks, known as Blocks A and B, located around a new street level public square. This allows Block A to form the podium of a proposed tower whilst Block B will incorporate a new publicly accessible rooftop terrace. The podium of Block A will also incorporate roof top amenity garden space. The blocks will be linked with a feature landscape stair, connecting the roof garden at the base of the tower with the roof terrace above Block B. The street level public square will create a new public route through the north/south axis of the Site.
- 1.2.2. Block A is located to the west of the Site, it will be formed of six storeys which act as a podium for a new tower consisting of an additional 34 storeys. The block will include a mix of uses between levels 00 to 06; these will consist of retail/food and drink space, a new Manchester Reform Synagogue and the conference and Health Club facilities for a 5* hotel. The tower will then provide a mix of rooms for the 5* hotel up to level 18 with the remaining levels providing a range of residential apartments. Level 06 of Block A will support the skylobby of the hotel and contain a roof garden.
- 1.2.3. The two ground floor retail/food and drink units in Block A will face the new public square created between the two blocks, whilst the synagogue, hotel and residential apartments will each have a dedicated entrance opening onto Jacksons Row. The existing Sir Ralph Abercromby pub will be retained and will lie to the south east of the new block. Support spaces for the synagogue, hotel and residential use include car parking and bike storage provided with basement access on Bootle Street.
- 1.2.4. Block B is located to the east of the Site. It comprises the retention of the Portland Stone building of the former Police Station which fronts on to Southmill Street, and a new build development which

will be 10 storeys high, with a partial 11th floor and plant level. The new block's principle use will be for commercial office, with multi aspect floor plates located from levels 01 through to 09. The renovated police station will link with the new build offices levels 01 to 04 to provide extended office floorplates. A two-storey vertical, glass extension to the former police station will provide extended, through office floor plates on levels 05 and 06. The office space will be accessed from both the new public square and from the existing entrance of the former police station from Southmill Street, which will be adapted to create a link through to the new-build office reception. The remainder of the ground floor will consist of retail/food and drink units opening onto the street level public square, Jacksons Row and Bootle Street. The roof top terrace space at Level 10 will be accessed by lift via a dedicated, public entrance direct from Jackson's Row.

- 1.2.5. The feature stair will connect the level 06 roof garden on Block A, which will provide access to the hotel skylobby, with the level 10 roof terrace of Block B. A range of different activities can be held in this adaptable space.
- 1.2.6. Both blocks in the Proposed Development are to be serviced via Bootle Street. A loading bay will be integrated within Block A at street level. Block B will have service access via a lobby with an entrance on Bootle Street. A two way ramp at the south western end of Block A will provide access from Bootle Street to one level of private basement car parking for all uses. There are a total of 54 car spaces proposed.

1.3. REPORT STRUCTURE

- 1.3.1. This report is set out in the following format:

- **Section 1: Introduction**
- **Section 2: Waste Legislation, Policy and Guidance** – details of the national legislation and local policies that have relevance to the Proposed Development.
- **Section 3: Management of Operational Waste - Residential** – outlines the strategy that will be adopted to manage waste arising from the residential dwellings once operational.
- **Section 4: Management of Operational Waste - Commercial (Block A)** – outlines the strategy that will be adopted to manage commercial waste arising from Block A once operational.
- **Section 5: Management of Operational Waste - Commercial (Block B)** – outlines the strategy that will be adopted to manage commercial waste arising from Block B once operational.
- **Section 6: Management of Operational Waste - Commercial (A1 Retail Units (Block A) and Existing Sir Ralph Abercromby Pub)** – outlines the strategy that will be adopted to manage commercial waste arising from these units once operational.
- **Section 7: Summary & Conclusions**
- **Appendix A: National and Local Waste Policy & Guidance and Waste Proforma**

2. WASTE LEGISLATION, POLICY AND GUIDANCE

2.1. INTRODUCTION

- 2.1.1. The development and implementation of European Union (EU) waste policy and legislation is delivered by EU Directives e.g. Landfill Directive, Waste Electrical and Electronic Equipment Directive etc. Member States must implement the policy drivers and requirements of these Directives through national legislation.
- 2.1.2. The revised Waste Framework Directive (rWFD) is a unique EU Directive because it clarifies the definition of 'waste' and of other concepts such as 'recycling' and 'recovery'. It implements a revised Waste Hierarchy, expands the 'polluter pays' principle by emphasising producer responsibility and applies more stringent waste reduction and waste management targets for Member States. It also requires Member States to take measures to promote high quality recycling and to set up separate collections of paper, plastic, metal and glass.
- 2.1.3. The UK formally left the EU on 31 January 2020 and the subsequent transition period ended on 31 December 2020. During that time, the UK was treated for most purposes as if it was still an EU Member State, and most EU law (including as amended or supplemented) continued to apply to the UK. As of 1 January 2021, legislation will remain in force as part of UK law and be repealed or amended at the will of Parliament or the devolved parliaments/assembly.
- 2.1.4. This section focusses on the details of the national legislation that is relevant to the Proposed Development, much of which is influenced by the rWFD, National and local waste policy and guidance reviewed during the preparation of this Waste Management Strategy are listed below.

2.2. NATIONAL LEGISLATION

- 2.2.1. A list of relevant items of national waste legislation is outlined below in reverse chronological order:
 - **Waste Management, The Duty of Care Code of Practice (2018 update)** – This code of practices replaces the 1996 Code and is pursuant to Section 34(9) of the Environmental Protection Act 1990. It sets out practical guidance on how to meet waste duty of care requirements and is admissible as evidence in legal proceedings i.e. its rules will be taken into account where relevant in any case based on breach of the duty of care.
 - **The Waste (England and Wales) Regulations 2011 (as amended)** – From 1 January 2015, waste collection authorities must collect waste paper, metal, plastic and glass separately. It also imposes a duty on waste collection authorities, from the date, when making arrangements for the collection of such waste, to ensure that those arrangements are by way of separate collection.
 - **Environment Protection Act 1990** – Part II of the act was originally implemented by the Duty of Care Regulations 1991. The Duty of Care is a legal requirement for those dealing with certain kinds of waste to take all reasonable steps to keep it safe and is set out in Section 34 of the Act. The Waste (England and Wales) Regulations 2011 repealed the Environmental Protection (Duty of Care) Regulations 1991 and apply the Duty of Care requirements by the Environmental Protection Act 1990.

2.3. NATIONAL & LOCAL WASTE POLICY

2.3.1. The relevant national and local waste policy that was reviewed during the preparation of the Waste Management Strategy is outlined below and further detail provided in **Appendix A:**

- Ministry of Housing, Communities and Local Government (MHCLG) *National Planning Policy Framework* (updated July 2021);
- MHCLG, *National Planning Policy for Waste* (2014);
- HM Government, *A Green Future: Our 25 Year Plan to Improve the Environment* (2018);
- Department for Environment, Food and Rural Affairs (Defra), *Our Waste, Our Resources: A Strategy for England* (2018);
- Greater Manchester Combined Authority (GMCA), *Greater Manchester's Plan for Homes, Jobs and the Environment (Full Draft)* (2018);
- Manchester City Council, *Core Strategy Development Plan Document* (Adopted 2012); and
- Manchester City Council, *Waste Storage and Collection Guidance for New Developments* (2014).

2.3.2. It should be noted that since the original application, Manchester City Council published a revised version of its *Waste Storage and Collection Guidance for New Developments* in 2017 (Version: 6.00), which includes a different methodology for the calculation of communal waste storage from the guidance used in the December 2017 Waste Management Strategy (which was Version: 3.00). For consistency with the Approved Development, Version: 3.00 of the guidance has also been used for this Waste Management Strategy.

3. MANAGEMENT OF OPERATIONAL WASTE – RESIDENTIAL

3.1. INTRODUCTION

- 3.1.1. This section details the strategy which will be adopted to manage the waste arising from the residential dwellings once operational.

3.2. WASTE GENERATION MODEL

- 3.2.1. Estimated residential waste generation has been quantified based on waste generation metrics for weekly waste arising obtained from Manchester City Council's *GD04 Waste Storage and Collection Guidance for New Developments* guidance document ('the Guidance').
- 3.2.2. The metrics used to quantify the estimated total weekly residential waste arising are detailed in **Table 3.1**.

Table 3.1 – Manchester City Council's weekly waste metrics

Waste Stream	Metric (weekly waste arising)
Refuse	110 litres per unit
Pulpable Recycling	55 litres per fortnight
Dry Mixed Recycling (DMR)	55 litres per fortnight
Organic Waste	5 litres per week

- 3.2.3. **Table 3.2** provides a summary of the accommodation schedule for the Proposed Development.

Table 3.2 – Summary of accommodation schedule

Description	Number of Dwellings
Residential	181

- 3.2.4. **Table 3.3** outlines the total estimated residential waste arising, based on the accommodation schedule summarised in **Table 3.2** and Manchester City Council's waste metrics in **Table 3.1**.

Table 3.3 – Estimated waste arising

Description	Number of Dwellings	Waste Type	Waste Generation (litres)
Residential	181	Refuse	19,910
		Pulpable Recycling	9,955
		DMR	9,955
		Organic Waste	905
Total	181	-	40,725

3.3. PROPOSED WASTE MANAGEMENT STRATEGY

- 3.3.1. The proposed residential waste management strategy has been prepared to provide a high-quality service to the tenants, whilst also complying with the Guidance.
- 3.3.2. The strategy has been split into the following sections:
- Individual Residential Dwellings (**Section 3.4**); and
 - Proposed Building Waste Strategy (**Section 3.5**).

3.4. INDIVIDUAL RESIDENTIAL DWELLINGS

- 3.4.1. Each residential dwelling will be provided with a segregated waste bin, which will be fixed into an appropriate kitchen unit.
- 3.4.2. **Figure 3.1** shows an example of a commercially available segregated kitchen bin.

Figure 3.1 – Example of segregated kitchen bin unit³



- 3.4.3. The segregated waste bin shown in **Figure 3.1** includes the following bin capacities:
- Recyclables;
 - Organic Waste; and
 - Refuse.

³ Hafele: <https://www.hafele.co.uk/en/product/pull-out-waste-bin-vs-envi-space-xx-pro-bin-515-600mm-lva/50317304/?MasterSKU=0000002f0000ea0f00030023>

- 3.4.4. The proposed segregated waste bin will be fitted into a single kitchen unit with a minimum width of 600mm.

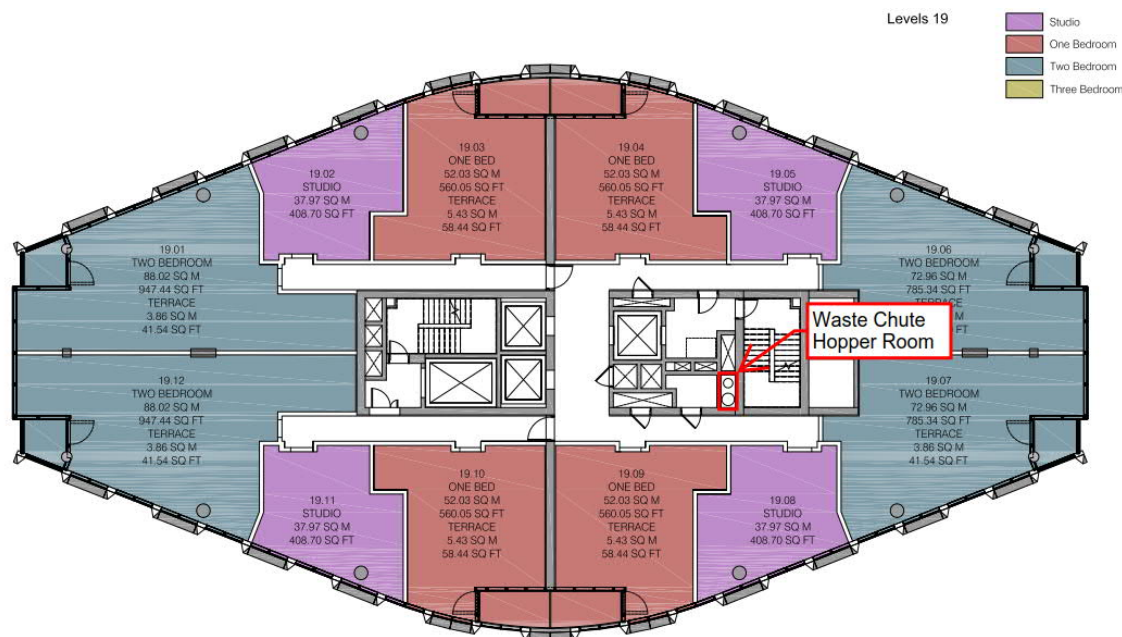
3.5. PROPOSED BUILDING WASTE STRATEGY

- 3.5.1. This section outlines the residential waste management strategy for the residential tower within the Proposed Development.

Block A Building

- 3.5.2. It is proposed that a double waste chute will be provided within the residential service core. One of the waste chutes will incorporate a bi-separator for refuse and pulpable recycling, whilst the other waste chute will be a stand-alone chute for food waste; the proposed system will provide waste chute hoppers on each residential floor. The waste chutes will be positioned to ensure that the maximum horizontal distance from residents' apartment front doors to the waste chute hopper is no more than 30m, as required by the Guidance.
- 3.5.3. Suitable signage, compliant with the Guidance, will be provided within the waste chute hopper rooms above the loading hoppers on each floor, to provide guidance on which materials can be recycled.
- 3.5.4. The locations of the waste chute hopper rooms are shown in **Figure 3.2**. The waste chute hopper rooms are in the same location on all residential floors.

Figure 3.2 – Waste chute hopper rooms



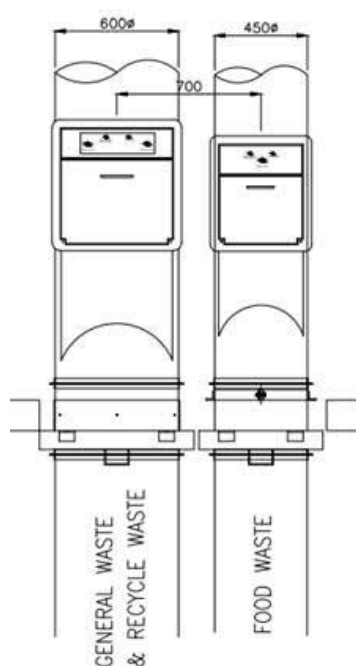
Source: Bowler James Brindley Architect; L19-40 Mix & Areas V2

- 3.5.5. The waste chute hopper rooms will be designed to the standards outlined in *BS5906:2005 Waste management in buildings – Code of practice*. In summary, the facilities should include the following:
- All surfaces sealed with a suitable wash proof finish (vinyl, tiles etc.);
 - All surfaces easy to clean; and

- Suitable lighting and ventilation.

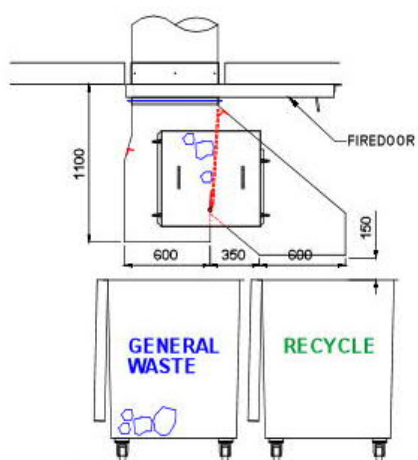
- 3.5.6. The proposed chute system will comprise a 600mm diameter stainless steel chute which incorporates a 'bi-separator' system similar to those provided by Hardall International; this chute will accommodate refuse and pulpable recycling. The proposed system will also incorporate a 450mm diameter stainless steel chute similar to those provided by Hardall International; this chute will accommodate food waste. The proposed systems will include a one hour fire resistant hopper door on each residential floor, a fire shutter with a fusible link at basement level and an automatic self-cleaning system.
- 3.5.7. The proposed system will allow refuse, pulpable and food waste to be collected separately as required by the Guidance. DMR will be disposed of into 50 litre bins located in the waste chute hopper rooms. The on-site Facilities Management (FM) team will be responsible for regularly monitoring and emptying these bins, transferring them to the main waste store in the basement via the lifts.
- 3.5.8. **Figure 3.3** shows a schematic of a waste chute system with three material streams.

Figure 3.3 – Waste chute schematic



- 3.5.9. **Figure 3.4** below shows a schematic of an example bi-separator.

Figure 3.4 – Bi-separator schematic



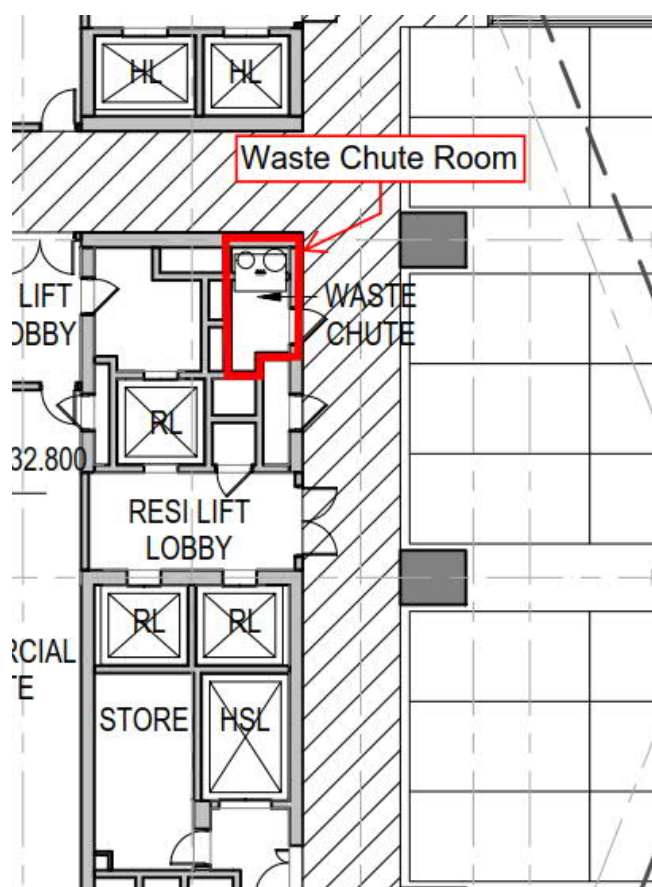
- 3.5.10. The waste chute servicing Block A will discharge into a waste chute room at basement level.
- 3.5.11. **Table 3.4** summarises the number of bins that will be provided in the waste chute room servicing Block A.

Table 3.4 – Waste chute room bin requirements

Description	1,100 Litre Refuse Bin	1,100 Litre DMR Bin	240 Litre Organic Waste Bin
Block A Waste Chute Room	1	1	1

- 3.5.12. **Figure 3.5** below shows the location of the waste chute room in the basement of Block A.

Figure 3.5 – Waste chute room



Source: SOM Architects, St Michaels Development Manchester, Basement B1 Plan, Drawing Number: S73-102, Rev P01

- 3.5.13. Based on the estimated levels of waste generation detailed in **Table 3.3**, **Table 3.5** summarises the types and total number of bins that will be provided in the main waste store.

Table 3.5 – Main waste store bin requirements

Description	1,100 Litre Refuse Bin	1,100 Litre DMR Bin	1,100 Litre Pulpable Recycling Bin	240 Litre Organic Waste Bin
Main Waste Store	19	10	10	4

- 3.5.14. Dimensions of the bins are provided in **Table 3.6**.

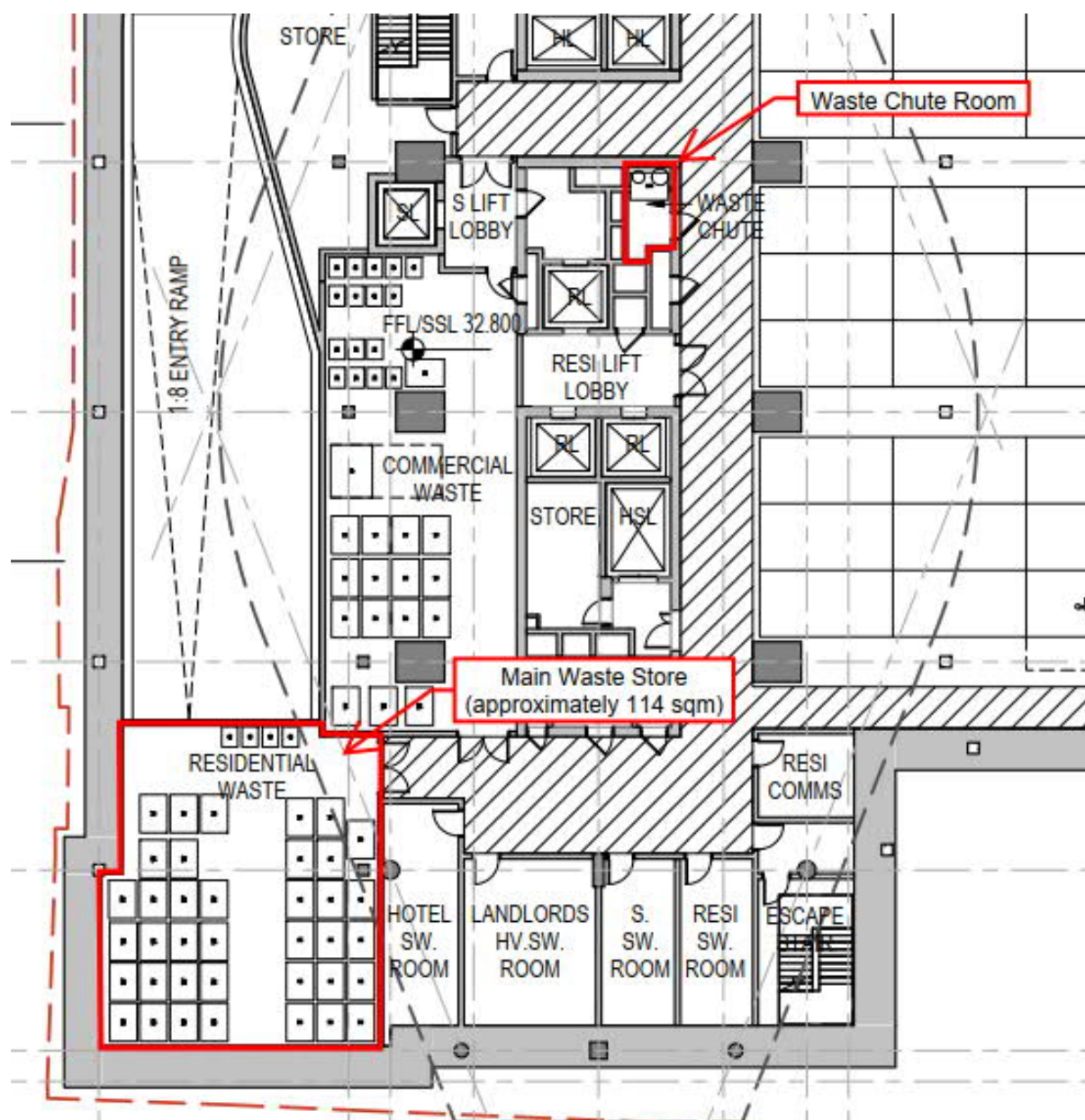
Table 3.6 – Bin dimensions

Description	Width (mm)	Depth (mm)	Height (mm)
1,100 Litre Bin	1,375	990	1,370
240 Litre Bin	580	740	1,100

- 3.5.15. The main waste store will provide sufficient space to accommodate the volume of weekly waste arising from the residential units.

- 3.5.16. Manchester City Council's *Waste Storage and Collection Guidance for New Developments* (Version: 6.00) includes a requirement for 0.43 sqm of space per apartment for the calculation of communal waste storage. For consistency with the Approved Development, Version: 3.00 of the guidance has been used for the development of this Waste Management Strategy.
- 3.5.17. To confirm, the main waste store has a floor area of approximately 114 sqm, which exceeds the Version 6.00 requirement ($181 \times 0.43 \text{ sqm} = 77.83 \text{ sqm}$). Suitable space has been provided to allow for the manoeuvring of containers in the main waste store.
- 3.5.18. **Figure 3.6** shows the location of the main waste store.

Figure 3.6 – Main waste store



Source: SOM Architects, St Michael's Development Manchester, Basement B1 Plan, Drawing Number: S73-102, Rev P01

3.5.19. The waste chute room and the main waste store should be designed to BS5906:2005 standards. In summary, the facilities should include the following:

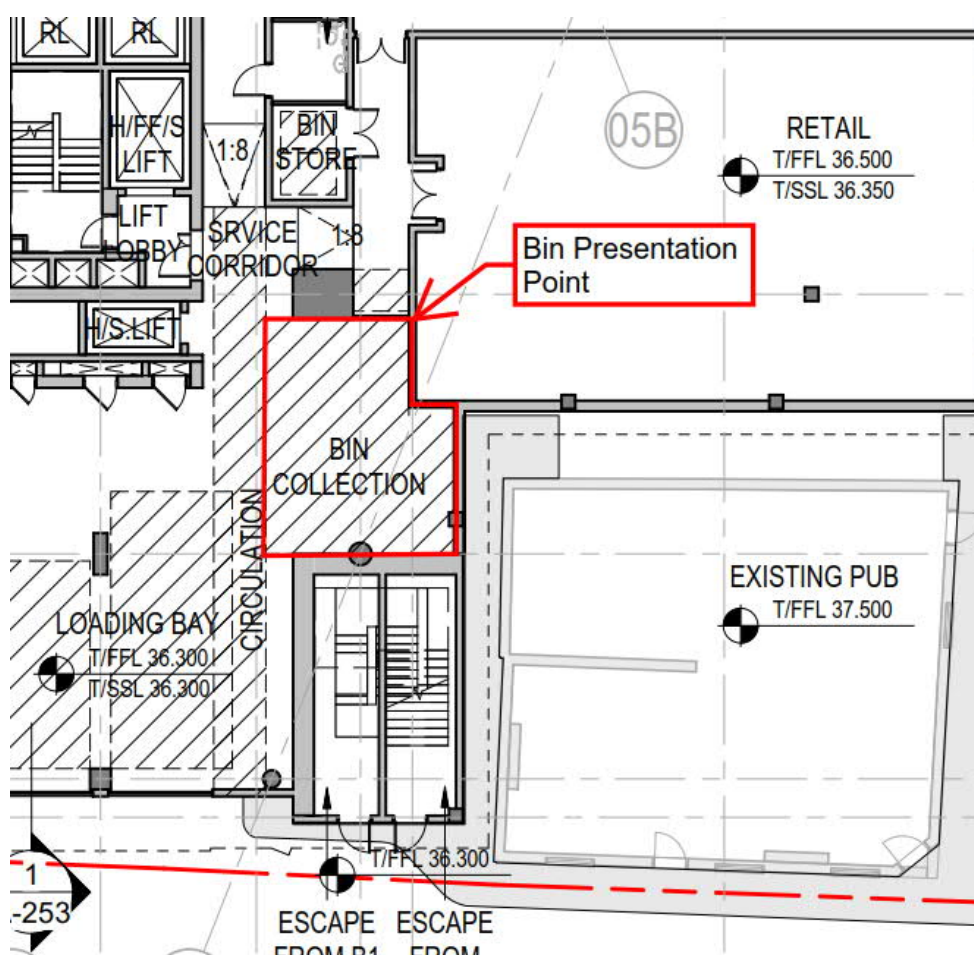
- A suitable water point in close proximity to allow washing down;
- All surfaces sealed with a suitable wash proof finish (vinyl, tiles etc.);
- All surfaces easy to clean;
- Suitable floor drain; and
- Suitable lighting and ventilation.

3.5.20. The waste chute room and the main waste storage area will be managed by the on-site FM team who will be responsible for regularly monitoring them and for exchanging full and empty bins as required.

3.5.21. On waste collection days, Manchester City Council's waste collection contractor will collect bins directly from the bin presentation point at ground floor level.

3.5.22. **Figure 3.7** shows the location of the bin presentation point.

Figure 3.7 - Location of Bin Presentation Point



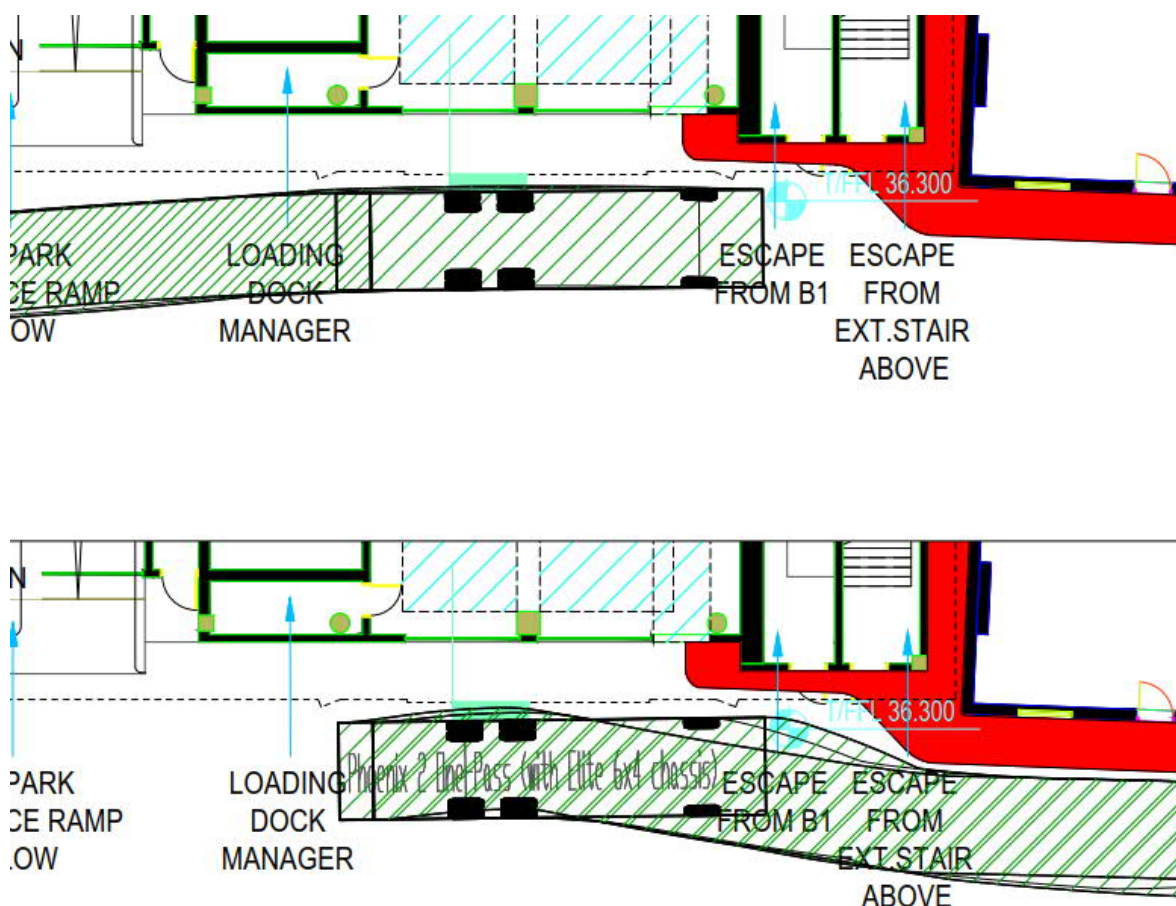
Source: SOM LLP; St Michael's Development, Manchester; Block A-GF/Block B- UG/PS Hotel-LG Plans

3.5.23. This will require bins in the main residential waste store being transported to the bin presentation point at ground floor level via the ramp using a suitable electrical tug. The FM team will be

responsible for moving bins between the basement and ground floor level on collection days. As both commercial and residential waste will be collected from the bin presentation point, the FM team will ensure that no commercial bins and residential bins mix - a strict management system will be in place to ensure that collections of residential and commercial waste do not take place at the same time.

- 3.5.24. It is proposed that Manchester City Council's waste collection contractor will collect the waste from the loading bay on Bootle Street at ground floor level.
- 3.5.25. The location of where the Refuse Collection Vehicle (RCV) will temporarily park adjacent to the loading bay is shown in **Figure 3.8**.

Figure 3.8 – RCV parking adjacent to loading bay



Source: WSP; St Michaels; 11m Refuse Vehicle Layby Access, 1860-SK-ATR-001

3.6. BULKY WASTE

- 3.6.1. Space will be provided for the storage of bulky waste. This sizing and location of this space will be determined post planning and should be conditioned as part of the planning approval process.
- 3.6.2. The on-site FM team will assist the residents with moving their bulky waste from their dwellings to the bulky waste store, following proof of arranging a collection with Manchester City Council. It should be noted that residents can have one free collection of up to three items a year. However, removal of additional items is a paid service.

- 3.6.3. When sufficient bulky waste has accumulated in the bulky waste store, the on-site FM team will arrange collection through Manchester City Council.

4. MANAGEMENT OF OPERATIONAL WASTE – BLOCK A HOTEL & SYNAGOGUE

4.1. INTRODUCTION

- 4.1.1. This section details the strategy which will be adopted to manage the waste arising from the hotel and synagogue floor areas in Block A once operational. This section does not include the flexible retail/ food and drink units at ground floor level or the pub in Block A; these units are covered in **Section 6**.

4.2. WASTE GENERATION MODELLING

- 4.2.1. **Table 4.1** summarises the assumed uses and the areas of the hotel and synagogue space within Block A.

Table 4.1 – Proposed Block A hotel and synagogue areas

Use	Floor Area (GIA m ²)
Hotel	11,664*
Hotel Health Centre	519
Synagogue	2,620
Conference Facilities	1,596
Hotel Restaurant	658
Total	17,057
* Excludes the Boutique hotel; this is covered in Section 5	

- 4.2.2. The estimated waste generation levels have been quantified based on metrics for weekly waste arising sourced from *BS5906:2005 Waste management in buildings – Code of practice*. The metrics used are detailed in **Table 4.2** below.

Table 4.2 – Waste generation metrics (weekly)

Use	Waste Generation Metric	Source	Assumptions
Hotel	Volume per bedroom [250l] x number of bedrooms	BS5906:2005	-
Hotel Spa	5 litres per m ²		-
Synagogue	2.5 litres per m ²		50% of Leisure metric (5 litres per m ²)
Conference Facilities	5 litres per m ²		-

- 4.2.3. Based on the areas shown in **Table 4.1** and the waste generation metrics detailed in **Table 4.2**, **Table 4.3** summarises the estimated weekly waste arising from the floor space within the Block A.

Table 4.3 – Estimated waste arising (Block A hotel and synagogue)

Use	Total Refuse Generation (Litres per Week)*	Total Recycling Generation (Litres per Week)*	Total Food Waste Generation (Litres per Week)**	Total Glass Generation (Litres per Week)***
Hotel	23,875	23,875	3,343	2,865
Hotel Spa	649	649	-	-
Synagogue	2,620	2,620	-	-
Conference Facilities	2,075	2,075	-	-
Hotel Restaurant	4,113	4,113	576	494
Total	33,332	33,332	3,919	3,359
* Assumed 50%/50% split between refuse and recycling ** 7% of total waste arising – based on WRAP hospitality waste composition data *** 6% of total waste arising – based on WRAP hospitality waste composition data				

4.3. PROPOSED WASTE MANAGEMENT STRATEGY

- 4.3.1. The proposed waste management strategy for hotel and synagogue waste generated within Block A is broken down into the following stages:

STAGE 1

- 4.3.2. The occupier(s) will be required to provide interim waste storage within their premises as part of their fit-out.

- 4.3.3. The individual occupiers' interim waste stores should have sufficient capacity to allow refuse and recycling to be segregated. The size / capacity of the waste store(s) should be sufficient to accommodate the volumes of waste generated by the occupiers' business activities and the frequency that they will transfer their waste to the main commercial waste store located at ground floor level.

STAGE 2

- 4.3.4. It is proposed that a main hotel and synagogue waste store will be provided at basement level. This waste store will be used by the hotel as well as the synagogue in Block A and will be the location where waste will be stored prior to collection.
- 4.3.5. Based on the estimated level of waste arising detailed in **Table 4.3** and a collection frequency of every other day for refuse and recyclables, and twice weekly for food waste and glass, **Table 4.4** details the types and number of bins that will be required for the Proposed Development.

Table 4.4 - Bin requirements (Block A hotel and synagogue)

Reference	Waste type	Waste Generation per Week (Litres)	1,100 Litre Bin	240 Litre Bin	Collection Frequency
Block A hotel and synagogue waste store	Refuse*	33,332	5	-	Every other day
	Recycling	33,332	14	-	
	Food Waste	3,919	-	10	Twice weekly
	Glass	3,359	-	8	
*In bin compactors will be used which reduces the bin requirements and assumes 3:1 compaction rate.					

- 4.3.6. The dimensions of an 1,100 litre Eurobin and a 240 litre bin are shown in **Table 4.5**.

Table 4.5 – Bin dimensions

Description	Height (mm)	Width (mm)	Depth (mm)
1,100 litre bin	1,370	1,375	990
240 litre bin	1,100	580	740

- 4.3.7. An in-bin compactor will be provided in the waste store to reduce the volume of refuse for collection. **Figure 4.1** below shows an example in-bin compactor.

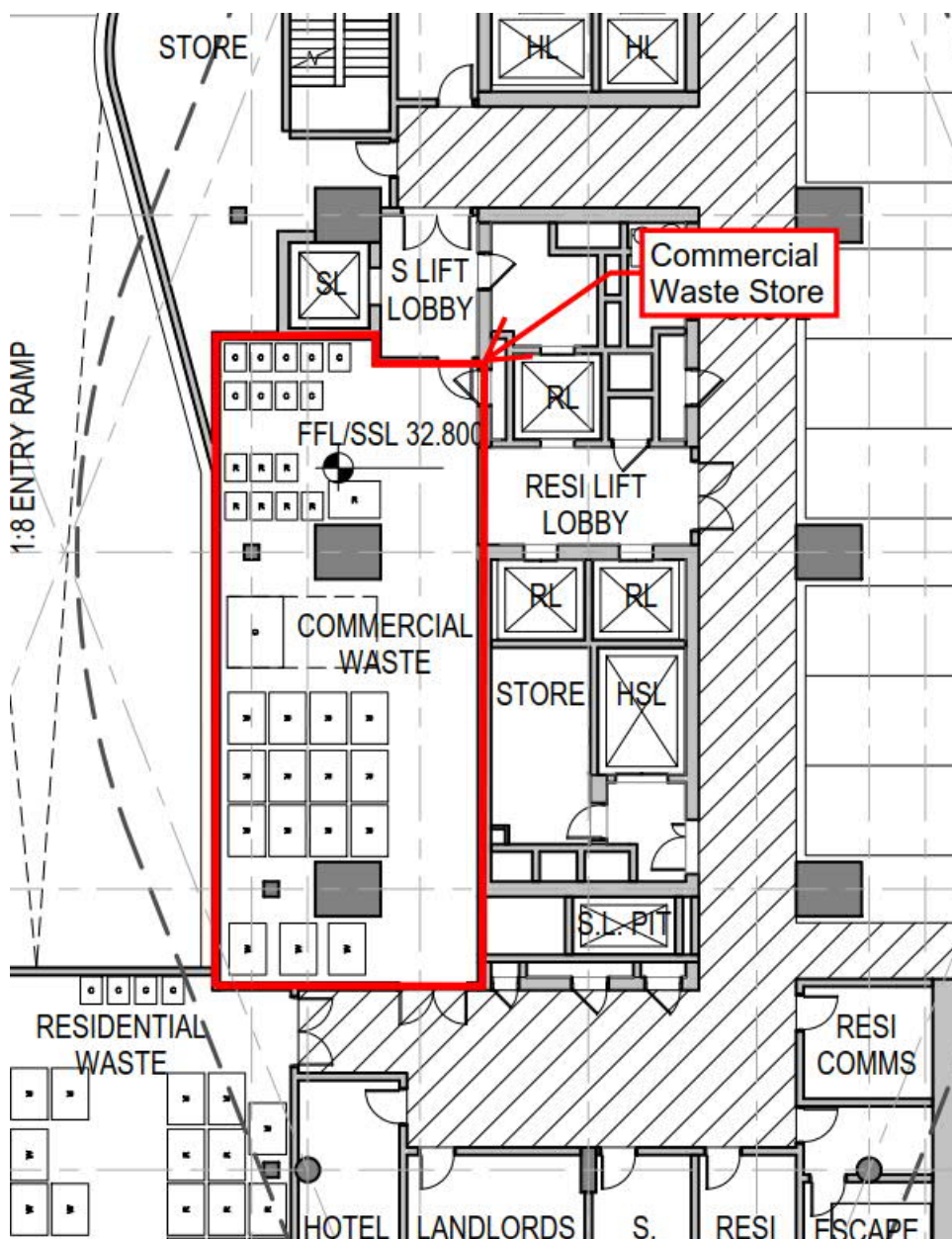
Figure 4.1 - Example in-bin compactor⁴



- 4.3.8. This type of compactor can achieve volume reductions of approximately 3:1.
- 4.3.9. Dimensions for typical in-bin compacts are:
- Width = 1.5m
 - Length = 1.9m
 - Working length = 4.0m (for operating and free movement of bins)
 - Height = 2.5m
- 4.3.10. The hotel and synagogue waste store at basement level will provide sufficient space to accommodate the number of bins detailed in **Table 4.4** above.
- 4.3.11. The location of the hotel and synagogue waste store at basement level is shown in **Figure 4.2** below.

⁴ Agritel Ltd, In Bin Compactor (https://www.agritelonline.co.uk/ag-mac-bp11-bin-press.html?gclid=Cj0KCQjwrfvsBRD7ARIsAKuDvMMHfph9ThVSGG1DVNRwKJjcOGzL2Li9MahWz94-oDcoNyrEHAs0kK8aAo7MEALw_wcB)

Figure 4.2 – Location of Block A hotel and synagogue waste store



Source: SOM Architects, St Michaels Development Manchester, Basement B1 Plan, Drawing Number: S73-102, Rev P01

- 4.3.12. The commercial waste store will be designed to BS5906:2005 standards, as detailed in **paragraph 3.5.17** above.
- 4.3.13. The management of the waste store will be the responsibility of the on-site FM team who will:
- Ensure that the waste store is maintained in a clean and tidy condition;
 - Ensure the configuration of bins within the waste store is correct and do not hinder the ability of commercial occupiers' staff / the FM team to dispose of their waste;
 - Clean the waste store and bins as required; and

- Be at hand to resolve any issues associated with the waste store which may arise during the operation of the Proposed Development.

STAGE 3

- 4.3.14. On a regular basis, the occupiers' staff or appointed FM team will transport waste from their interim waste stores provided within their occupied areas to the hotel and synagogue waste store at basement level.
- 4.3.15. Refuse and recycling will be placed directly into the 1,100 litre Eurobins by the occupiers' staff or FM team.
- 4.3.16. Food waste and glass will be placed directly into the 240 litre bins by the occupiers' staff or FM team.
- 4.3.17. The waste store will be clearly labelled to ensure cross contamination of refuse, recycling, food waste and glass is minimised.

STAGE 4

- 4.3.18. On waste collection days, the appointed commercial waste contractor will park their RCV in the loading bay at ground floor level.
- 4.3.19. On waste collection days, the appointed commercial waste contractor will collect bins directly from the bin presentation point at ground floor level.
- 4.3.20. **Figure 3-7** above shows the location of the bin presentation point.
- 4.3.21. This will require bins in the hotel and synagogue waste store being transported to the bin presentation point at ground floor level via the ramp using a suitable electric tug. The FM team will be responsible for moving bins between basement and ground floor level on collection days. As both commercial and residential waste will be collected from the bin presentation point, the FM team will need to ensure that no commercial bins and residential bins mix - a strict system will need to be in place to ensure these remain separate.
- 4.3.22. The cost of the waste collection services will be allocated to each occupier and recovered through appropriate service charges as stated in the Tenancy Agreements.
- 4.3.23. The commercial waste collection contract will be in place pre-occupation of the Proposed Development.

5. MANAGEMENT OF OPERATIONAL WASTE – BLOCK B COMMERCIAL

5.1. INTRODUCTION

- 5.1.1. This section details the strategy which will be adopted to manage the waste arising from the commercial floor areas in Block B once operational.

5.2. WASTE GENERATION MODELLING

- 5.2.1. **Table 5.1** summarises the assumed uses and the areas of each of the commercial spaces within Block B.

Table 5.1 – Proposed Block B commercial areas

Use	Floor Area (GIA m ²)
Office	22,729
Retail / Food and Drink Units Ground Floor	857
Roof Terrace Retail/ Food and Drink	450
Total	24,036

- 5.2.2. The estimated commercial waste generation levels have been quantified based on metrics for weekly waste arising sourced from the Guidance. The metrics used are detailed in **Table 5.2**.

Table 5.2 – Waste generation metrics (weekly)

Use	Waste Generation Metric	Source	Assumptions
Office	2,600 litres per 1,000m ²	The Guidance	-
Retail / Food and Drink Units Ground Floor & Roof Terrace	1,500 litres per 20 covers		1 cover per 6m ²

- 5.2.3. Based on the areas shown in **Table 5.1** and the waste generation metrics detailed in **Table 5.2**, **Table 5.3** below summarises the estimated weekly waste arising from each commercial aspect within Block B.

Table 5.3 – Estimated waste arising (Block B commercial)

Use	Total Refuse Generation (Litres per Week)*	Total Recycling Generation (Litres per Week)*	Total Food Waste Generation (Litres per Week)**	Total Glass Generation (Litres per Week)***
Office	29,548	29,548	-	-
Retail / Food and Drink Units Ground Floor	5,356	5,356	750	643
Roof Terrace Retail / Food and Drink Units	2,813	2,813	394	338
Total	37,716	37,716	1,144	981
* Assumed 50%/50% split between refuse and recycling ** 7% of total waste arising – based on WRAP hospitality waste composition data *** 6% of total waste arising – based on WRAP hospitality waste composition data				

5.3. PROPOSED WASTE MANAGEMENT STRATEGY

- 5.3.1. The proposed waste management strategy for commercial waste generated within the Block B is broken down into the following stages:

STAGE 1

- 5.3.2. The commercial occupier(s) will be required to provide interim waste storage within their premises as part of their fit-out.
- 5.3.3. The individual commercial occupiers' interim waste stores should have sufficient capacity to allow refuse and recycling to be segregated. The size / capacity of the waste store(s) should be sufficient to accommodate the volumes of waste generated by the occupiers' business activities and the frequency that they will transfer their waste to the main commercial waste store located at ground floor level.

STAGE 2

- 5.3.4. It is proposed that a main commercial waste store will be provided at basement level. This waste store will be used by all commercial occupiers and will be the location where all commercial waste will be stored prior to collection.
- 5.3.5. Based on the estimated level of commercial waste arising detailed in **Table 5.3** and a collection frequency of every other day for refuse and recyclables, and twice weekly for food waste and glass, **Table 5.4** below details the types and number of bins that will be required for the Proposed Development.

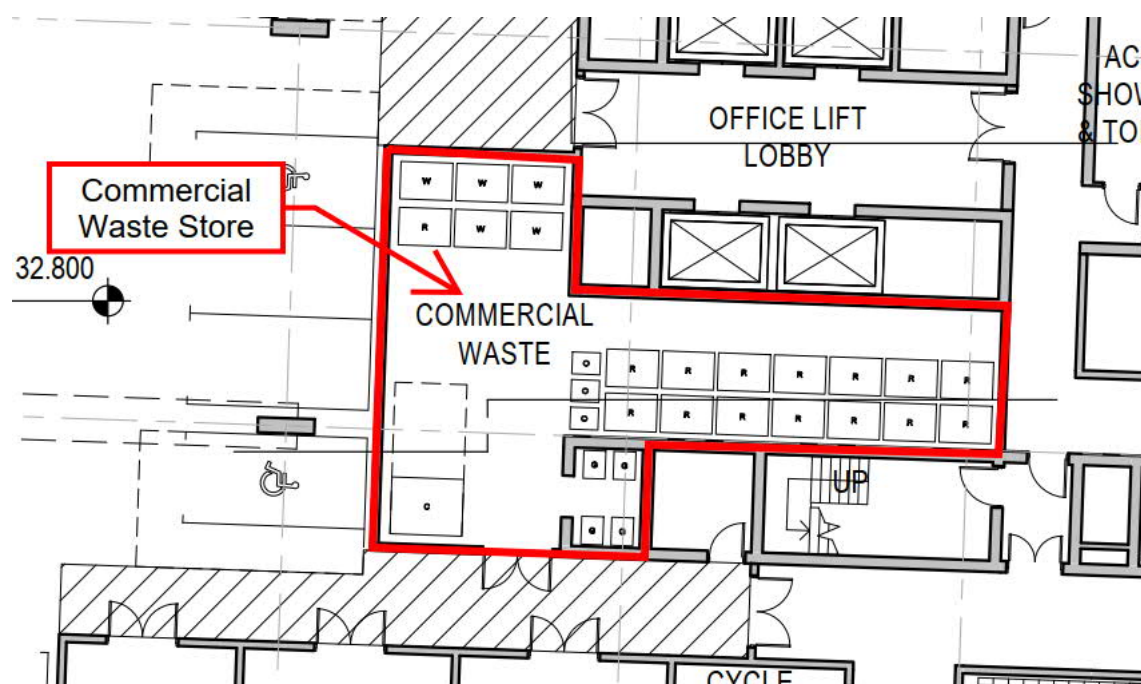
Table 5.4 - Bin requirements (Block B – commercial)

Reference	Waste type	Waste Generation per Week (Litres)	1,100 Litre Bin	240 Litre Bin	Collection Frequency
Main Commercial Waste Store	Refuse*	37,716	5	-	Every other day
	Recycling	37,716	15	-	
	Food Waste	1,144	-	3	Twice weekly
	Glass	981	-	3	

**In bin compactors will be used which reduces the bin requirements and assumes 3:1 compaction rate.*

- 5.3.6. The dimensions of an 1,100 litre Eurobin and a 240 litre bin are shown in **Table 4.5** above.
- 5.3.7. The main commercial waste store at basement level will provide sufficient space to accommodate the number of bins detailed in **Table 5.4**.
- 5.3.8. The location of the main commercial waste store at basement level is shown in **Figure 5.1**.

Figure 5.1 – Location of Block B commercial waste store



Source: SOM Architects, St Michaels Development Manchester, Basement B1 Plan, Drawing Number: S73-102, Rev P03

- 5.3.9. The commercial waste store will be designed to BS5906:2005 standards, as detailed in **paragraph 3.5.17** above.
- 5.3.10. The management of the main commercial waste store will be the responsibility of the on-site FM team who will:
- Ensure that the waste store is maintained in a clean and tidy condition;
 - Ensure the configuration of bins within the waste store is correct and do not hinder the ability of commercial occupiers' staff / the FM team to dispose of their waste;

- Clean the waste store and bins as required; and
- Be at hand to resolve any issues associated with the waste store which may arise during the operation of the Proposed Development.

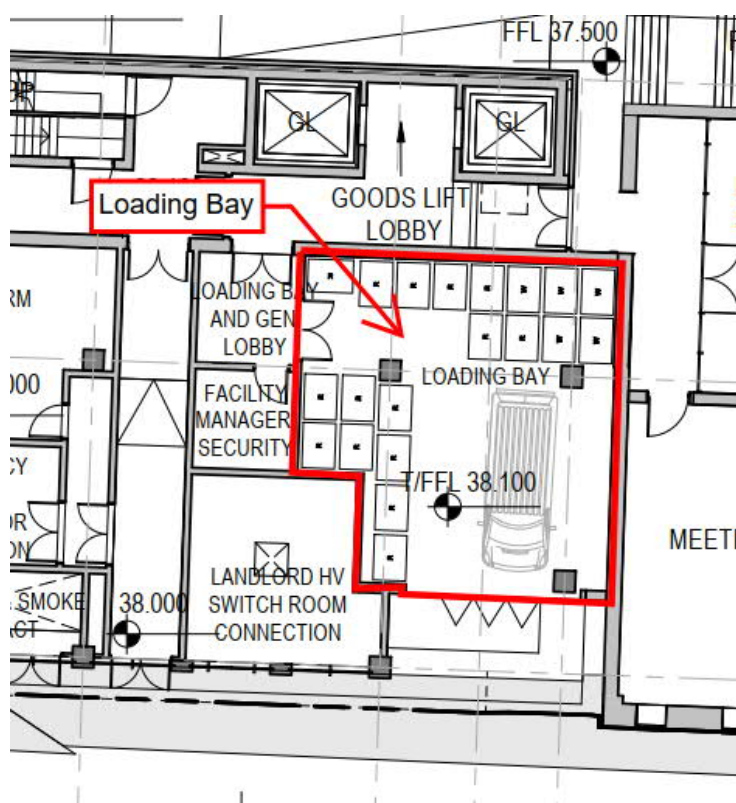
STAGE 3

- 5.3.11. On a regular basis, the commercial occupiers' staff or appointed FM team will transport waste from their interim waste stores provided within their occupied areas to the main commercial waste store at basement level.
- 5.3.12. Refuse and recycling will be placed directly into the 1,100 litre Eurobins by the commercial occupiers' staff or the FM team.
- 5.3.13. Food waste and glass will be placed directly into the 240 litre bins by the commercial occupiers' staff or the FM team.
- 5.3.14. The waste store will be clearly labelled to ensure cross contamination of refuse, recycling, food waste and glass is minimised.

STAGE 4

- 5.3.15. On waste collection days, the appointed commercial waste contractor will park their RCV in the loading bay at ground floor level.
- 5.3.16. **Figure 5.2** shows the location of the loading bay and waste presentation point at ground floor level.

Figure 5.2 – Location of Block B loading bay and waste presentation point



Source: SOM Architects, St Michaels Development Manchester, Ground Level GA Plan, Drawing Number: S73-103, Rev P03

- 5.3.17. On waste collection days, the appointed commercial waste contractor will collect bins directly from the bin presentation point at ground floor level.
- 5.3.18. This will require bins in the main commercial waste store being transported to the bin presentation point at ground floor level via the service lifts using a suitable electric tug. The FM team will be responsible for moving bins between basement and ground floor level on collection days.
- 5.3.19. The cost of the waste collection services will be allocated to each commercial occupier and recovered through appropriate service charges as stated in the Tenancy Agreements.
- 5.3.20. The commercial waste collection contract will be in place pre-occupation of the Proposed Development.

6. MANAGEMENT OF OPERATIONAL WASTE – COMMERCIAL (FLEXIBLE RETAIL / FOOD AND DRINK UNITS (BLOCK A) AND EXISTING SIR RALPH ABERCROMBY PUB)

6.1. INTRODUCTION

- 6.1.1. This section details the strategy which will be adopted to manage the waste arising from the flexible retail / food and drink uses floor areas at Ground Floor Level in Block A.
- 6.1.2. It should be noted that the existing Sir Ralph Abercromby pub has not been included in the waste model as it has been assumed that waste generation will remain the same and its current waste storage and collection arrangements will not change.

6.2. WASTE GENERATION MODELLING

- 6.2.1. **Table 6.1** summarises the assumed uses and the areas of these units.

Table 6.1 – Proposed commercial areas

Use	Floor Area (GIA m ²)
Flexible Retail/ Food and drink Units (Block A)	479
Total	479

- 6.2.2. The estimated commercial waste generation levels have been quantified based on a metric for weekly waste arising sourced from the Guidance. The metric used is detailed in **Table 6.2**.

Table 6.2 – The Guidance waste generation metrics (weekly)

Use	Waste Generation Metric	Source	Assumptions
Flexible Retail/ Food and Drink Units (Block A)	1,500 litres per 20 covers	The Guidance	1 cover per 6m ²

- 6.2.3. Based on the areas shown in **Table 6.1** and the waste generation metric detailed in **Table 6.2**, **Table 6.3** below summarises the estimated weekly waste arising from the units.

Table 6.3 – Estimated waste arising (flexible retail units)

Use	Total Refuse Generation (Litres per Week)*	Total Recycling Generation (Litres per Week)*	Total Food Waste Generation (Litres per Week)**	Total Glass Generation (Litres per Week)***
Flexible Retail/ Food and Drink Units (Block A)	2,994	2,994	210	180
Total	2,994	2,994	210	180
* Assumed 50%/50% split between refuse and recycling ** 7% of total waste arising – based on WRAP hospitality waste composition data *** 6% of total waste arising – based on WRAP hospitality waste composition data				

6.3. PROPOSED WASTE MANAGEMENT STRATEGY

- 6.3.1. The proposed waste management strategy for commercial waste generated within the flexible retail/ food and drink use floor areas in Block A.

STAGE 1

- 6.3.2. The commercial occupier(s) will be required to provide interim waste storage within their premises as part of their fit-out.
- 6.3.3. The individual commercial occupiers' interim waste stores should have sufficient capacity to allow refuse, recycling and food waste to be segregated. The size / capacity of the waste store(s) should be sufficient to accommodate the volumes of waste generated by the occupiers' business activities and the frequency that they will transfer their waste to the main commercial waste store located at ground floor level.

STAGE 2

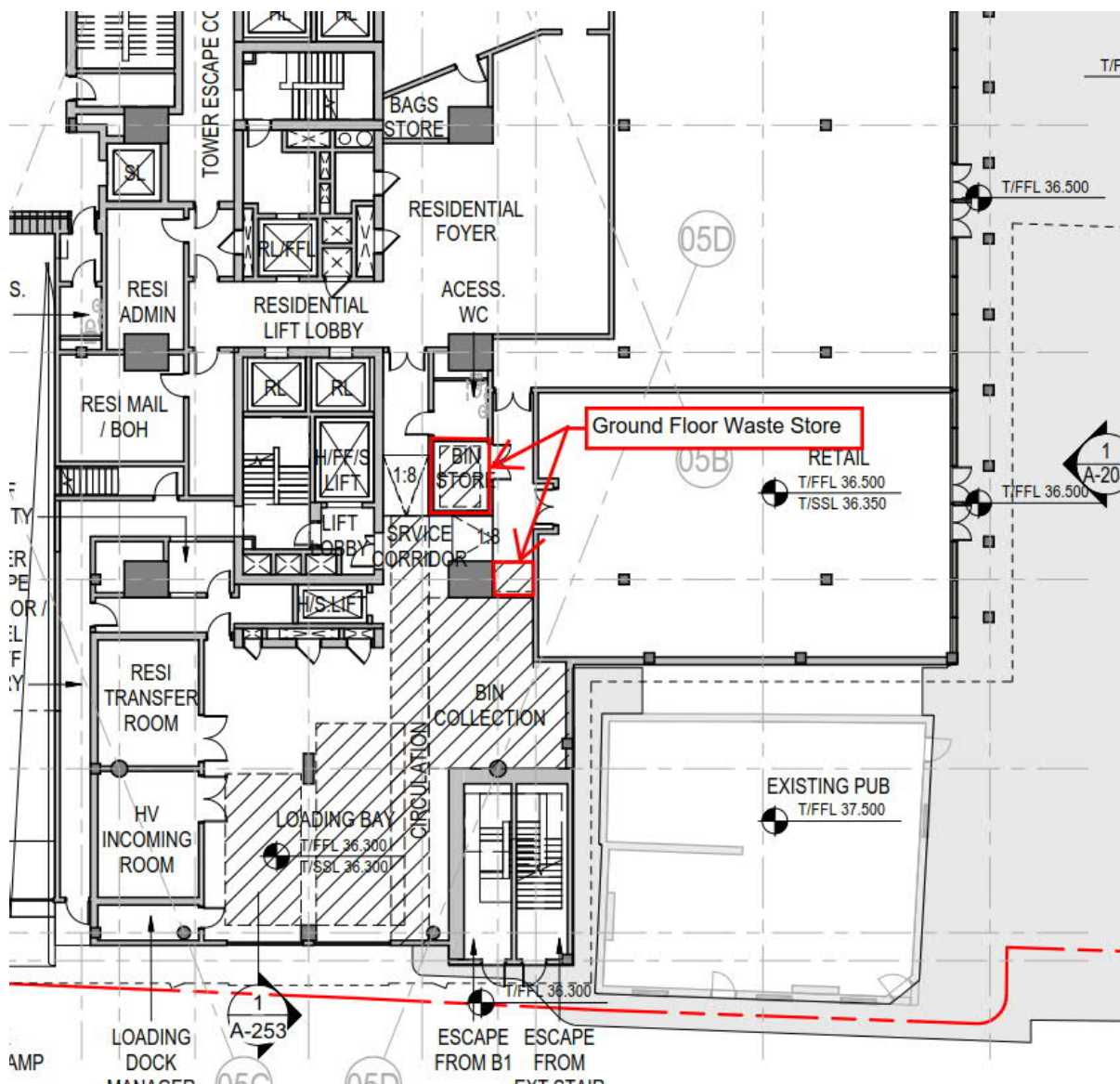
- 6.3.4. It is proposed that a commercial waste store will be provided at ground floor level. This waste store will be used by the occupiers of all flexible retail/ food and drink units at ground floor level in Block A and will be the location where all commercial waste will be stored prior to collection.
- 6.3.5. Based on the estimated level of commercial waste arising detailed in **Table 6.3** and a twice weekly collection frequency, **Table 6.4** details the types and number of bins that will be required for the Proposed Development.

Table 6.4 - Bin requirements (flexible retail units)

Reference	Waste type	Waste Generation per Week (Litres)	1,100 Litre Bin	240 Litre Bin	Collection Frequency
Main Commercial Waste Store	Refuse	3,225	1	-	Daily
	Recycling	3,225	1	-	
	Food Waste	226	-	1	Twice weekly
	Glass	194	-	1	

- 6.3.6. The dimensions of an 1,100 litre Eurobins are shown in **Table 4.5** above.
- 6.3.7. The commercial waste store at ground floor level in Block A will provide sufficient space to accommodate the number of bins detailed in **Table 6.4** above.
- 6.3.8. The location of the commercial waste store at ground floor level in Block A is shown in **Figure 6.1**.

Figure 6.1 – Location of commercial waste store



Source: SOM LLP, St Michael's Development, Manchester; Block A-GF/ Block B-UG/ PS HOTEL-LG Plans; A-102; Rev P03

- 6.3.9. The commercial waste store will be designed to BS5906:2005 standards, as detailed in **paragraph 3.5.17** above.
- 6.3.10. The management of the main commercial waste store will be the responsibility of the on-site FM team who will:
 - Ensure that the waste store is maintained in a clean and tidy condition;

- Ensure the configuration of bins within the waste store is correct and does not hinder the ability of commercial occupiers' staff / the FM team to dispose of their waste;
- Clean the waste store and bins as required; and
- Be at hand to resolve any issues associated with the waste store which may arise during the operation of the Proposed Development.

STAGE 3

- 6.3.11. On a regular basis, the commercial occupiers' staff or appointed FM team will transport waste from their interim waste stores provided within their occupied areas to the waste store at ground floor level.
- 6.3.12. Refuse and recycling will be placed directly into the 1,100 litre Eurobins by the commercial occupiers' staff or the FM team.
- 6.3.13. The waste store will be clearly labelled to ensure cross contamination of refuse, recycling, food waste and glass (as appropriate) is minimised.

STAGE 4

- 6.3.14. On waste collection days, the appointed commercial waste contractor will park their RCV in the loading bay at ground floor level.
- 6.3.15. **Figure 3.7** above illustrates the tracking of the RCV parking in the loading bay.
- 6.3.16. On waste collection days, the appointed commercial waste contractor will collect bins directly from the waste store at ground floor level.
- 6.3.17. The cost of the waste collection services will be allocated to each commercial occupier and recovered through appropriate service charges as stated in the Tenancy Agreements.
- 6.3.18. The commercial waste collection contract will be in place pre-occupation of the Proposed Development.

7. SUMMARY & CONCLUSION

7.1. SUMMARY OF THE STRATEGY

Residential Waste

- 7.1.1. Residential dwellings will incorporate sufficient internal waste storage containers to promote the separation of recyclable materials at source.
- 7.1.2. Bin numbers have been quantified using residential waste generation metrics detailed within the Guidance.
- 7.1.3. A waste chute system will be deployed in the Proposed Development. Refuse and pulpable recycling will be deposited into one waste chute with a bi-separator at its base. Food waste will be deposited into a second chute. Dry Mixed Recycling (DMR) will be deposited into 50 litre bins located within the waste chute hopper rooms which will be transferred to the main waste store in the basement by the on-site Facilities Management (FM) team. The waste chute room is located at basement level.
- 7.1.4. The on-site FM team will be responsible for managing the waste chute room and main waste store. This will include transporting bins between basement level and ground floor level prior to collection days.
- 7.1.5. The residential waste store will be built to BS 5906:2005 standards.

Commercial Waste

- 7.1.6. Each tenant will be responsible for designing and providing sufficient internal waste storage space as part of their fit-out. This will be the first point of waste disposal for waste generated within the units.
- 7.1.7. Where applicable, commercial tenants' staff / the FM team will be responsible for transporting waste from their respective unit to dedicated commercial waste stores.
- 7.1.8. Three commercial waste stores will be provided within the Proposed Development. There will be one commercial waste store at the base of Block A at basement level, one commercial waste store at the base of Block B at basement level and one commercial waste store at ground floor level in Block A.
- 7.1.9. The FM team will be responsible for managing all of the commercial waste stores. This includes transporting bins between basement level and ground floor level prior to collection days.
- 7.1.10. Commercial waste stores will be built to BS 5906:2005 standards.

7.2. CONCLUSION

- 7.2.1. This Waste Management Strategy has taken into account the need to lessen the overall impact of waste generation through the recycling of materials from the operational phase of the Proposed Development.
- 7.2.2. The proposals set out in this Strategy meet the requirements of relevant waste policy and follow applicable guidance.

Appendix A

NATIONAL AND LOCAL WASTE
POLICY & GUIDANCE AND WASTE
PROFORMA

wsp

NATIONAL WASTE POLICY

National Planning Policy Framework (Updated 2021)⁵

The National Planning Policy Framework, published in 2012 and last updated in July 2021, sets out the government's planning policies for England and how these are expected to be applied.

The following extracts are of relevance to the Proposed Development:

'2. Achieving sustainable development

...

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

...

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

National Planning Policy for Waste (2014)⁶

The National Planning Policy for Waste replaces 'Planning Policy Statement 10: Planning for Sustainable Waste Management' (PPS 10) and is to be considered alongside other national planning policy for England - such as in the NPPF and the Waste Management Plan for England.

The Policy includes the following which is of relevance to the Proposed Development:

'8. When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape.'

⁵ Ministry of Housing, Communities and Local Government (MHCLG) (2021) *National Planning Policy Framework*
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

⁶ MHCLG (2014) *National Planning Policy for Waste*
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf

Our Waste, Our Resources: A Strategy for England (2018)⁷

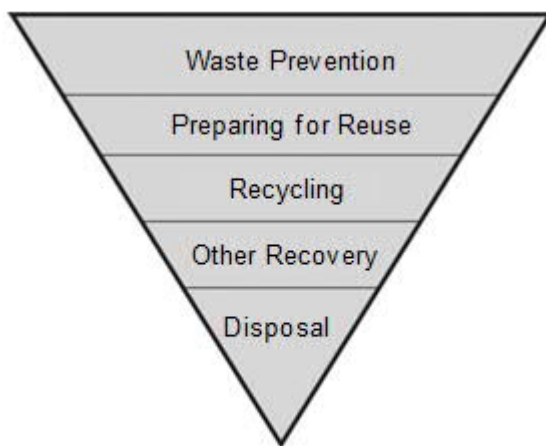
The strategy sets out how England will preserve the stock of material resources by minimising waste, promoting resource efficiency and moving towards a circular economy. At the same time, the country will minimise the damage caused to the natural environment by reducing and managing waste safely and carefully, and by tackling waste crime.

It combines actions the country will take now, with firm commitments for the coming years and gives a clear longer-term policy direction in line with the 25 Year Environment Plan. This is the blueprint for eliminating avoidable plastic waste over the lifetime of the 25 Year Plan, doubling resource productivity, and eliminating avoidable waste of all kinds by 2050.

Waste Hierarchy

The Waste Hierarchy requires avoidance of waste in the first instance followed by reducing the volume that requires disposal after it has been generated.

It gives an order of preference for waste management options to minimise the volume for disposal, as shown in **Figure A1.1**.



Source: Waste Framework Directive

Figure A1.1 – The Waste Hierarchy

The main principles of the Waste Hierarchy are:

- Waste should be prevented or reduces at source as far as possible;
- Where waste cannot be prevented, waste materials or products should be reused directly or refurbished and then reused;

⁷ Department for Environment, Food and Rural Affairs (Defra) (2018), *Our Waste, Our Resources: A Strategy for England* https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/765914/resources-waste-strategy-dec-2018.pdf

- Waste materials should be recycled or reprocessed into a form that allows them to be reclaimed as a secondary raw material;
- Where useful secondary materials cannot be reclaimed, the energy content of the waste should be recovered and used as a substitute for non-renewable energy resources; and
- Only if waste cannot be prevented, reclaimed or recovered, should it be disposed of into the environment and this should only be undertaken in a controlled manner.

The Waste Hierarchy has been implemented in *England and Wales by the Waste (England and Wales) Regulations 2011*. These regulations require that an establishment or undertaking that imports, produces, collects, transports, recovers or disposes of waste must take reasonable steps to apply the Waste Hierarchy when waste is transferred or disposed of.

LOCAL WASTE POLICY

Greater Manchester's Plan for Homes, Jobs and the Environment: Greater Manchester Spatial Framework Revised Draft (Full Draft) (2019)⁸

The Greater Manchester Plan for Homes, Jobs and the Environment: The Greater Manchester Spatial Framework Revised Draft 2019 is our plan to manage growth so that Greater Manchester is a better place to live, work and visit. It will:

- Set out how Greater Manchester should develop over the next two decades up to year 2037;
- Identify the amount of new development that will come forward across the 10 districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- Protect the important environmental assets across conurbation;
- Allocate sites for employment and housing outside of the urban area;
- Support the delivery of key infrastructure, such as transport and utilities;
- Define a new Green Belt boundary for Greater Manchester.

Three informal consultations have already taken place, the first, in November 2014 was on the scope of the plan and our initial evidence base, the second in November 2015, was on the vision, strategy and strategic growth options and the third, on a Draft Plan in October 2016.

The following extracts are of relevance to the Proposed Development:

'Policy GM-S 7

Resource Efficiency

The achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. The following measures will help achieve this:

⁸ GMCA (2019) *Greater Manchester's Plan for Homes, Jobs and the Environment: Greater Manchester Spatial Framework Revised Draft*
<https://www.greatermanchester-ca.gov.uk/what-we-do/housing/greater-manchester-spatial-framework/>

1. *Development and implementation of the Resource Strategy for Greater Manchester which promotes overall reduction in the level of waste produced and supports resource efficiency in order to gain the maximum value from the things we produce;*
2. *Ensuring the design of all new development incorporated storage space to facilitate efficient recycling and where appropriate, processing waste on site; and*
3. *Recognition of the role of existing infrastructure in managing the Greater Manchester's waste and protecting such facilities to ensure adequate waste management capacity is maintained.*

Core Strategy Development Plan Document (Adopted 2011)⁹

Replacing significant elements of the existing Unitary Development Plan, Manchester City Council's Core Strategy Development Plan Document sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

The following policy is considered to be of relevance to the management of waste for the Proposed Development:

'Policy DM1

Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document...

- *Refuse storage and collection'*

GD04 Waste Storage and Collection Guidance for New Developments¹⁰

This guidance document contains minimum standards for planners, architects, developers and property managers to assist in planning and designing systems for the storage and collection of refuse, and for recycling facilities in domestic and commercial properties.

⁹ Manchester City Council (2011) *Core Strategy Development Plan Document*
http://www.manchester.gov.uk/downloads/download/4964/core_strategy_development_plan

¹⁰ Manchester City Council (2014) *Waste Storage and Collection Guidance for New Developments*

Appendix E Proforma for Planning Applications



**MANCHESTER
CITY COUNCIL**

Planning Application – Waste Management Strategy

Planning Application Number:

Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	
Pulpable Recycling	140 / 240	1 x wheeled bin	
Mixed Recycling	140 / 240	1 x wheeled bin	
Garden Waste	140 / 240	1 x wheeled bin	
Food Waste	23	1 x 23 litre caddy	

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	For consistency with the Approved Development, the methodology within Version 3.00 of MCC's 'Waste Storage and Collection Guidance for New Developments' has been used, as detailed in section 3 of the Waste Management Strategy. General Waste = 19 no. 1,100 litre Eurobins; Pulpable Recycling = 10 no. 1,100 litre Eurobins; Mixed Recycling = 10 no. 1,100 litre Eurobins; and Food waste = 4 no. 240 litre wheeled bins. To confirm, the main waste store has a floor area of approximately 114 sqm, which exceeds the Version 6.00 requirement (181 x 0.43 sqm = 77.83 sqm).

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste - Pulpable Recycling - Mixed Recycling - Food Waste - Industrial Waste -	The commercial waste bin numbers and calculations have been provided in sections 4-6 of the Waste Management Strategy.
--	--

☒ / will a contract be obtained with a licenced waste carrier?	☐ Yes
--	------------------------------

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	☐ Yes
---	------------------------------

Internal Stores (Residential and Commercial)

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

Each residential dwelling will be provided with a segregated waste bin, which will be fixed into an appropriate kitchen unit. In each commercial unit, the respective tenant will be responsible for designing and providing sufficient internal segregated refuse and recycling storage space within the unit during fit-out; this will be the first point of waste disposal for waste generated within the units.
--

Storage Areas for Waste Containers (Residential and Commercial)

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

The main residential waste store is located at basement level and provides sufficient space to accommodate the required number of bins as detailed in this proforma and the Waste Management Strategy. The commercial waste stores are located at basement level and ground floor level and provide sufficient space to accommodate the required number of bins as detailed in sections 4, 5 and 6 of the Waste Management Strategy.

Ensure all bins in the store are accessible	☐ Yes
Ensure recycling facilities are as easy to access as general refuse	☐ Yes

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation -	The waste stores will be designed in accordance with BS 5906:2005 (section 8.5 - Ventilation)
Hygiene -	The waste stores will be designed in accordance with BS 5906:2005 (section 8.7 - Cleansing)

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

The on-site Facilities Management team will be responsible for these tasks. Further details are provided in sections 3-6 in the Waste Management Strategy.

Please ensure that you have attached:

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

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



8 First Street
Manchester
M15 4RP

wsp.com