

WASTE & SERVICING STRATEGY REPORT

First Street Developments Ltd

First Street Plot 9a

December 2021

VN81029

Waste & Servicing Strategy Report

Report control

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 - MCC Waste Pro-Forma

1 INTRODUCTION

Background

- 1.1 This Waste & Servicing Strategy Report is prepared by Vectos in support of a planning application for the development of a commercial office building on Plot 9a of the First Street Regeneration Area.

Site Context

- 1.2 The site is 0.48 ha and is bound by River Street and the Number 8 First Street office building to the north, a future development site known as Plot 10 to the east, Plot 9b/Hulme Street to the south, and Medlock Street to the west. The site currently consists of an area of hard standing that has previously been used as a surface car park, and more recently as temporary food, beverage and events space.
- 1.3 The location of the development site is shown in **Plan VN91385-G101** presenting the site in a strategic context.

Development Proposals

- 1.4 Erection of a 9-storey building with basement comprising office accommodation (Use Class E(c)), car parking, cycle parking and associated facilities, landscaping and associated works”
- 1.5 The gross internal area (GIA) of the proposed development will be 18,977sqm.
- 1.6 The proposed development plans are provided in **Appendix A**.

Scope of the Report

- 1.7 The Waste Strategy establishes the means of recycling the material generated and sets out the following:
- Forecast waste generation & recycling rates;
 - Proposed waste management strategy;
 - Proposed waste storage facilities; and
 - Forecast the refuse collection frequency.
- 1.8 This report sets out the policy context for waste management, forecast the waste generated, the number of bins required, the collection frequency, the management and oversight of the waste collection strategy.

- 1.9 The Servicing Strategy sets out the movement of vehicles to and from the buildings and includes:
- Calculation of the number of expected deliveries;
 - Service strategy for goods to be delivered to the occupiers; and
 - The general management of the servicing area.

2 WASTE STRATEGY & FORECASTS

Introduction

- 2.1 This section of the report outlines the management of waste. Waste forecasts across the various land uses proposed are discussed before the site's refuse storage provision is detailed and subsequent waste transfer strategy.

Policy Context

- 2.2 The development falls within the City of Manchester and MCC have published guidance on the design and management of buildings to produce waste management strategies that maximise the amount of waste that is recycled.
- 2.3 Manchester City Council requests that a Waste Pro Forma is completed to support development applications and this is presented in **Appendix B**.
- 2.4 To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection thus reducing the opportunity for spillage.
- 2.5 In accordance with Section 34 of the Environmental Protection Act 1990, the manager of the development has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.
- 2.6 The Waste (England and Wales) (amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate wastepaper, metal, plastic and glass in different waste streams.
- 2.7 Another change will be the obligatory use of SIC codes in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as described in **Figure 2.1**.

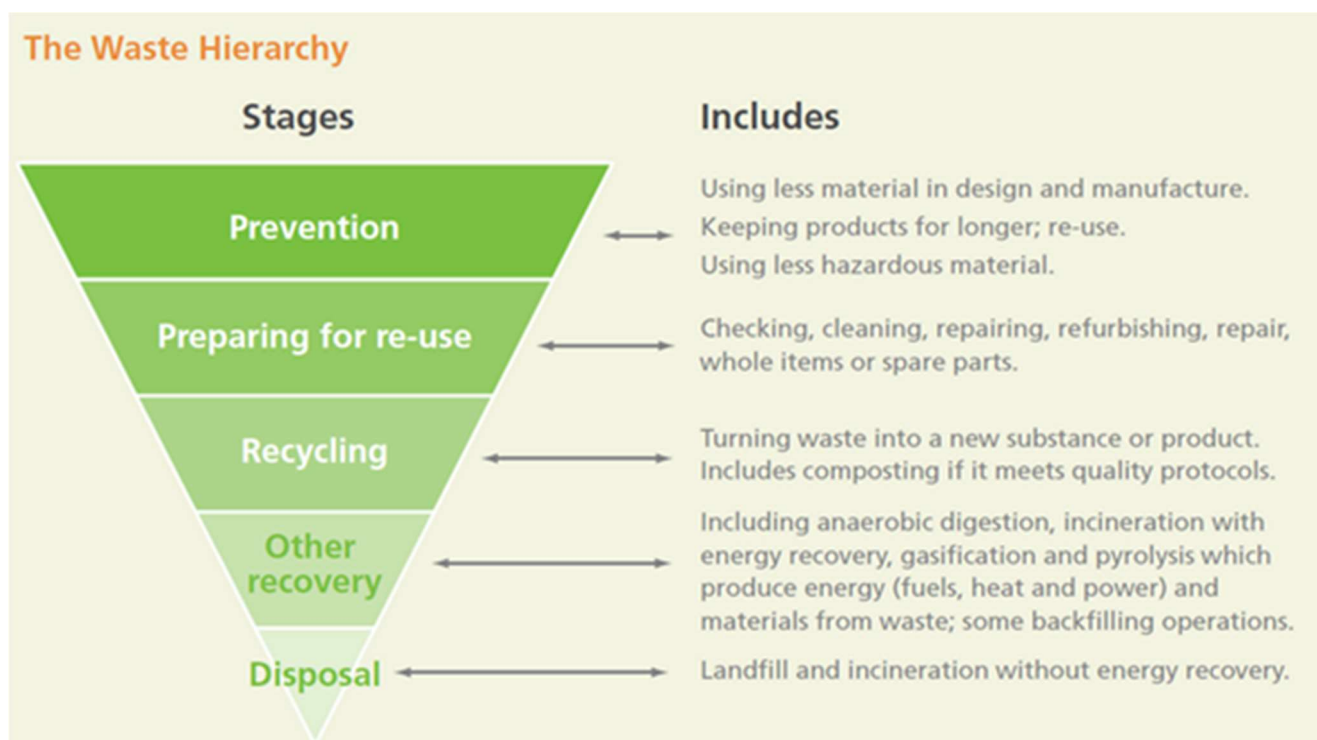


Figure 2.1: Waste Hierarchy

- 2.8 To demonstrate compliance with regulations, a Waste Transfer Note is required when that waste is collected by the waste carrier. This may be provided electronically. Many carriers are also able to provide environmental reports to inform on the waste management performance.
- 2.9 There will be food waste generated by the kitchens and cafés/restaurants which needs to be covered by the Animal By-Products (Enforcement) (England) Regulations 2011. The volumes of waste will be greater than 20kg and therefore need to be stored in a labelled container and collected by a licensed carrier and records kept.
- 2.10 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the management company can help meet MCC's and the government's aspirations.
- 2.11 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:
- Adequate means of storing solid waste shall be provided; and
 - Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority.

Waste Forecasts

- 2.12 As detailed in Section 1, the proposed development comprises 18,977sqm GIA and 12,161sqm NIA . The forecast waste expected to be generated is now described.

Office Waste Forecast

- 2.13 The waste forecasts for the office space have been derived from B25906:2005 (Waste Management in Buildings - Code of Practice) and is also informed by other surveys of developments undertaken by Vectos.
- 2.14 This bases weekly waste generation on an estimation of 1 occupant per 10m² NIA and 50 litres of waste generated per occupant. Applying this to the total proposed office floor space equates to the below calculation of weekly waste:

$$(12,161\text{m}^2 / 10 = 1,216.1 = 1,216) * 50 = 60,800 \text{ litres per week}$$

$$= 12,160 \text{ litres per day}$$

Waste Recycling Proportions

- 2.15 Waste stream proportions vary according to land use. The data on expected office and commercial waste streams is derived from a variety of sources, including WRAP studies of waste, as well as surveys undertaken by Vectos.
- 2.16 The recycling proportions and associated waste generation for the office use and commercial space are set out in **Table 2.1** below.

Table 2.1: Office Waste Recycling Rates

	General Refuse	Organic	Paper/Card	Co-Mingled (Plastic/Metal)	Glass
Waste Recycling %	30%	5%	50%	13%	2%
Litres per Day	3648	608	6080	1581	243

3 REFUSE STORAGE & COLLECTION

- 3.1 The number of refuse containers needed to store waste depend on collection frequency. The proposed waste storage and collection frequency for the development are now discussed.

Collection Frequency

- 3.2 It is expected that each waste stream generated by the office use will be collected via a private collection regime x5 times per week. With the office use's collection frequency outlined, the subsequent refuse container provision is now described.

Office Refuse Container Provision

- 3.3 The quantum of refuse containers along with the proposed provision based on the collection frequency is provided in **Table 3.1**.

Table 3.1: Office Refuse Container Requirement

	General Refuse	Organic	Paper/Card	Co-Mingled (Plastic/Metal)	Glass
Waste Volumes (Litres)	3648	608	6080	1581	243
1,100 litre Eurobins lifts 240 litre bin lifts per day	4	3	6	2	2

- 3.4 As shown in **Table 3.1**, the total required refuse container provision, based on a collection frequency on x5 per week, equates to a total of 12x Eurobins and 5x 240 litre bins.

Refuse Store Location

- 3.5 The refuse store is located on the ground floor with access to the service yard to the south of the building to the container provision proposed in the development's refuse store is expected to meet this demand as it provides space for 24x Eurobins and a total of 11x 240 litre bins, as demonstrated in **Figure 3.1** below.

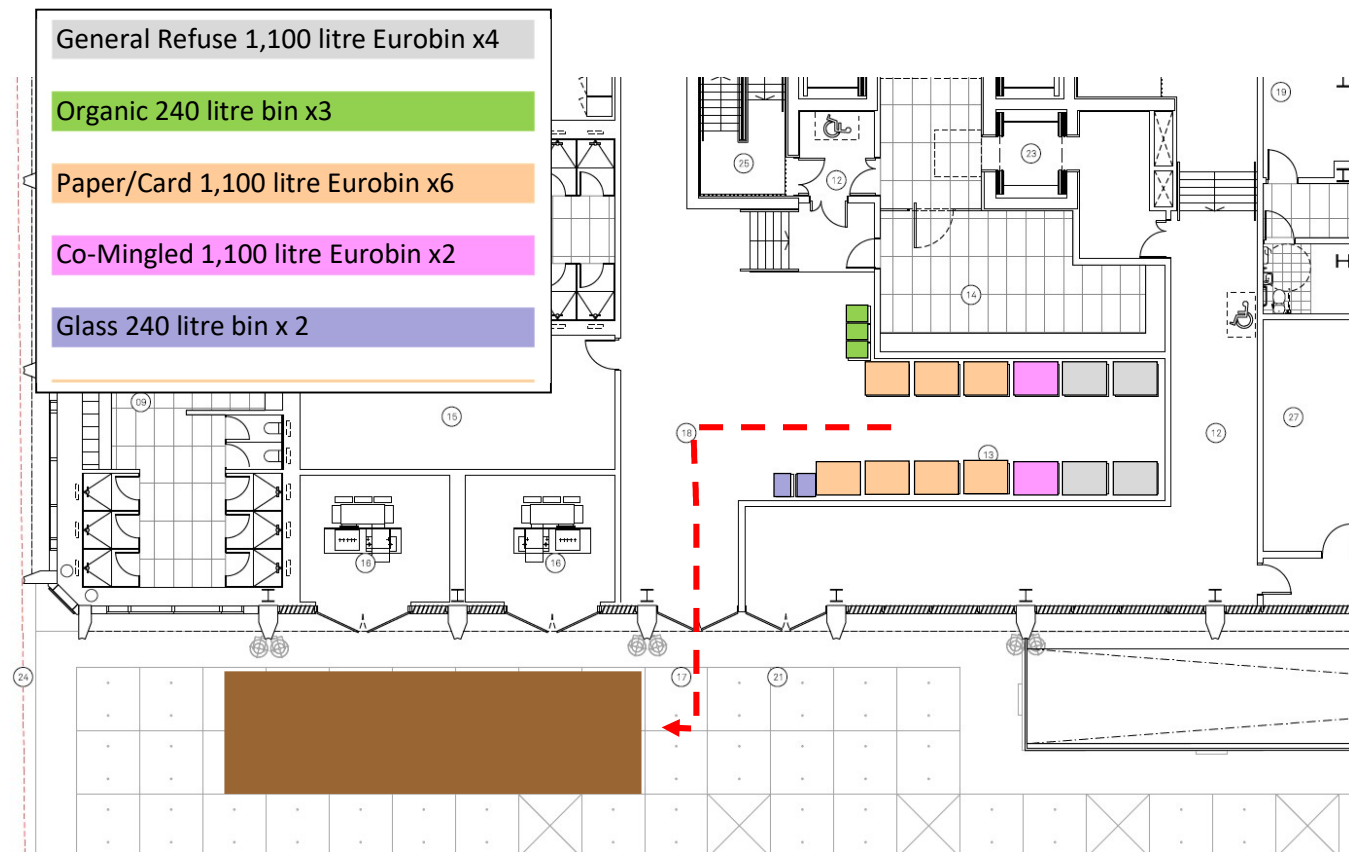


Figure 3.1: Refuse Container Provision

BREEAM Compliance

- 3.6 To obtain the BREEAM Credit for Operational Waste it is confirmed that the following measures will be in place:
- i) Bins will be clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams;
 - ii) The bin store will be accessible to the building occupants and in particular their cleaners as well as the on-site management team for the deposit of materials and collections by waste management contractors;
 - iii) As has been shown in this report, the bin stores are adequately sized to manage the volume of waste generated and the collection frequency;
 - iv) At this stage no compactor or waste processing is provided but there is scope to do so should that be required;
 - v) The scheme provides sufficient storage for organic waste; and
 - vi) To assist in cleaning, bin stores will benefit from a water outlet.

Waste Transfer Route

- 3.7 This section of the report details both the internal and external waste transfer routes that will be used to manoeuvre waste.

Internal Waste Transfer Route

- 3.8 The surfaces that waste will be carried over will be flat to ensure easy transportation of waste.
- 3.9 Waste generated by the office use will initially be stored within desk bins. It is however noted that in an office environment there is benefit from providing pulpable paper/card bin stores across the office floor but provide the general waste bins in a central location rather than offering a bin by each desk.
- 3.10 Kitchenettes would have a greater range of waste bins including Organic and Mixed Recyclables.

- 3.11 Waste will then be transferred in sacks from the typical office floors by cleaners at the end of the day to the Goods Lift to the refuse store on ground floor level via the goods lift. Once at ground floor level, the cleaners will take the sacks to the refuse store and deposit them in the relevant waste bin. The internal transfer route for office waste is demonstrated in **Figure 3.2** below.

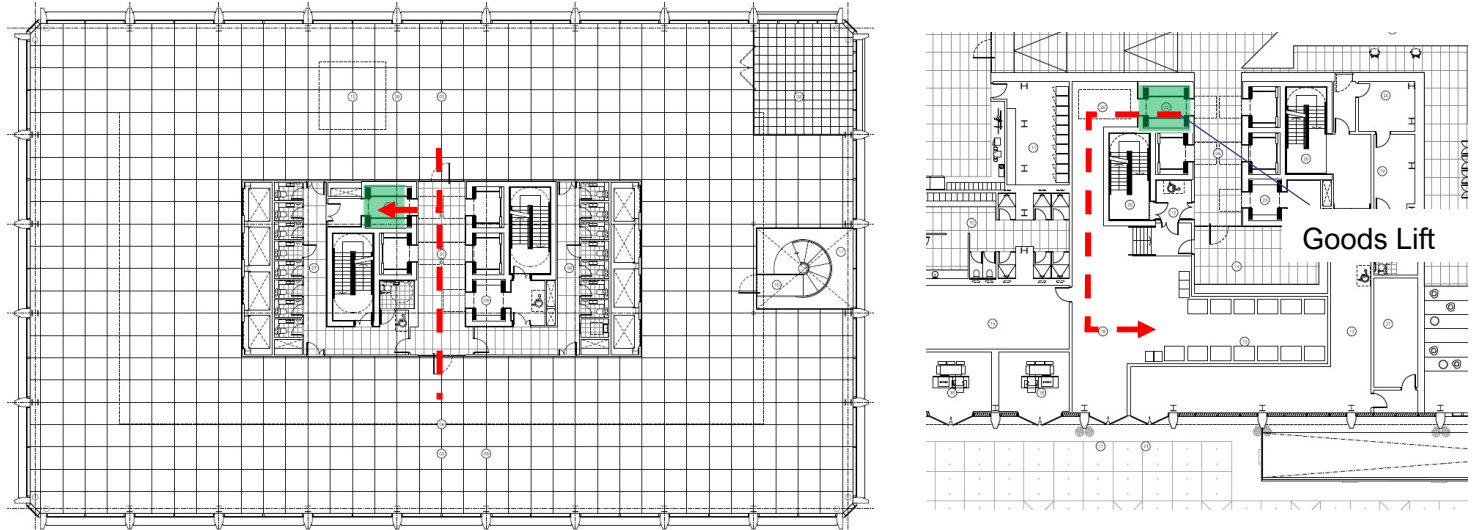


Figure 3.2: Internal Waste Transfer

Transfer from Typical Office Floor Level to Goods Lift

Transfer from Goods Lift to Refuse Store

External Waste Transfer Route

- 3.12 Waste from the Refuse Store will be taken out by waste operators immediately prior to collection and returned to the bin store swiftly by management afterwards once emptied into a refuse vehicle. The development benefits from a service bay adjacent to the refuse store where refuse containers can be wheeled to and from the vehicle, as previously outlined in **Figure 3.1**.

Waste Proforma

- 3.13 MCC require that a Waste Pro-Forma be prepared to support the planning application. Using the information presented in this Section 2 and 3 of this report, this has been completed and is presented in **Appendix B**.

4 SERVICING STRATEGY

Introduction

4.1 The typical deliveries for the development will be as follows:

- Office Space: office supplies, post/courier, consumables, occasional IT supplies and office furniture.

Delivery Forecasts and Timings of Deliveries

4.2 A forecast of service and delivery vehicle trips has been undertaken for the building with reference TRICS database. The results of the service / delivery vehicle trip forecasts are summarised in **Table 4.1**.

Table 4.1. Service Vehicle Trip Forecasts

Busiest AM Peak Hour	Service / Delivery Vehicle Trips			
	Arr		Dep	
	LGV	HGV	LGV	HGV
10:00-11:00	3	1	4	1
Daily	19	3	20	3

4.3 All deliveries at the development will be undertaken between the hours of 07:00 and 20:00.

4.4 As the proposed development will be located within the First Street Regeneration Area, deliveries are likely to be made as part of a combined service route so each building would be serviced in turn. While the daily forecast is for around 30 servicing trips per day, it is expected that many of these trips (e.g. Post, Office Supplies, Waste Collection) would be coordinated with other buildings on First Street which would significantly reduce the number of new trips to the area.

4.5 Typically, most deliveries are small consignments and evidence from other sites show that 40% of all deliveries take less than 5 minutes. Larger deliveries tend to take longer and for this site we expect that a large delivery consignment would take no more than 20 minutes to serve the site.

4.6 The service area will be managed so that as the nature of the regular deliveries are confirmed, the vehicle arrivals of the larger deliveries are timed so that they do not conflict.

Office Delivery/Service Vehicle Access

- 4.7 The office service vehicles would serve the site from Hulme Street as demonstrated in **Figure 4.1**. They would approach from the south on the area of hard landscaping adjacent to Medlock Street and then reverse into the Service Area on the South Elevation of Plot 9a for a vehicle to unload or collect refuse. The swept path of this vehicle manoeuvring is given in **Dwg VN81029-TR130**.

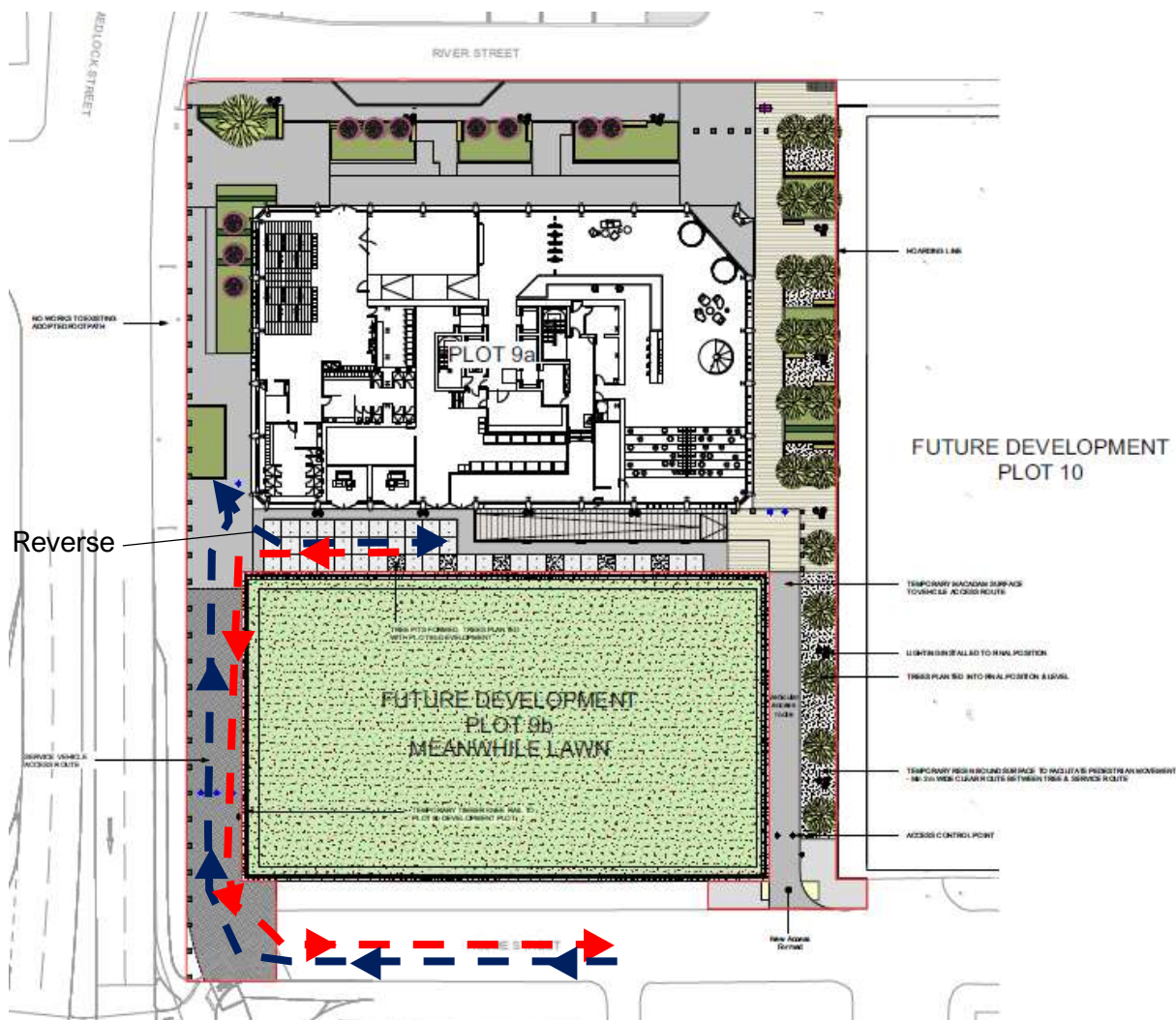


Figure 4.1: Refuse/Service Vehicle Route

Service Vehicle Impact Measures

- 4.8 Measures will be taken regarding pedestrian safety/amenity and servicing will be made with a minimum amount of noise and no use of the horn at any time.
- 4.9 As such vehicles will manoeuvre on - site with as little noise as possible and drivers will ensure they:
- Engage gears quietly;
 - Keep engine revs to a minimum;
 - Apply brakes gently;
 - Close driver's door quietly; and
 - Engine off when not in use.

5 SUMMARY & CONCLUSIONS

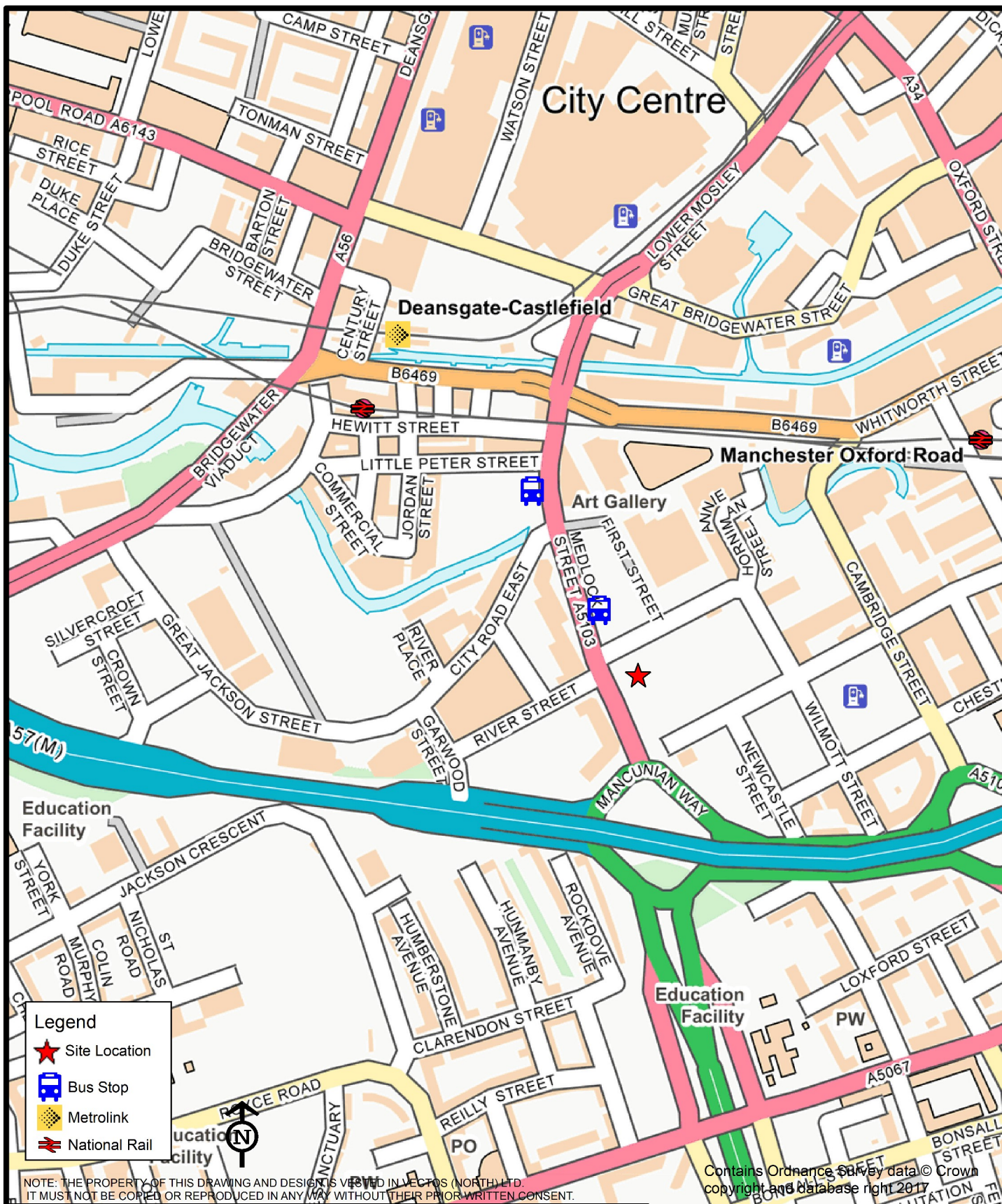
Summary

- 5.1 This document has set out the Waste & Servicing Strategy for the development of a commercial office building on Plot 9a of the First Street Regeneration Area.
- 5.2 It has set out the likely waste generation for the office use and associated refuse storage provision. A recycling strategy is also incorporated within the strategy and sufficient servicing provision has been demonstrated.

Conclusion

- 5.3 It is concluded that the refuse storage, waste management and collection proposed is appropriate for this scale of development and that waste collection can be undertaken in an efficient manner.

Drawings



CLIENT:

First Street Developments Ltd

PROJECT TITLE:

First Street Plot 9a

DRAWING TITLE:

Site Location (Local Context)

vectos.

Oxford Place, 61 Oxford Street, Manchester M1 6EQ
t:0161 228 1008 e:manchester@vectos.co.uk

DRAWN:

TO

CHECKED:

TR

DATE

Dec 2019

SCALE:

1:5,000 at A4

DRAWING NO:

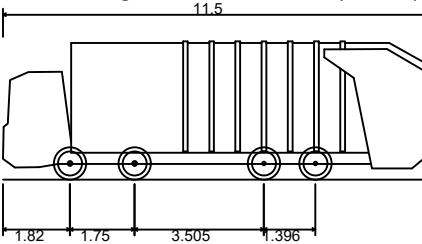
VN81029-G101

REVISION:

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Plot 9a First Street
VN81029 TR130
Swept Path of Large Refuse Vehicle

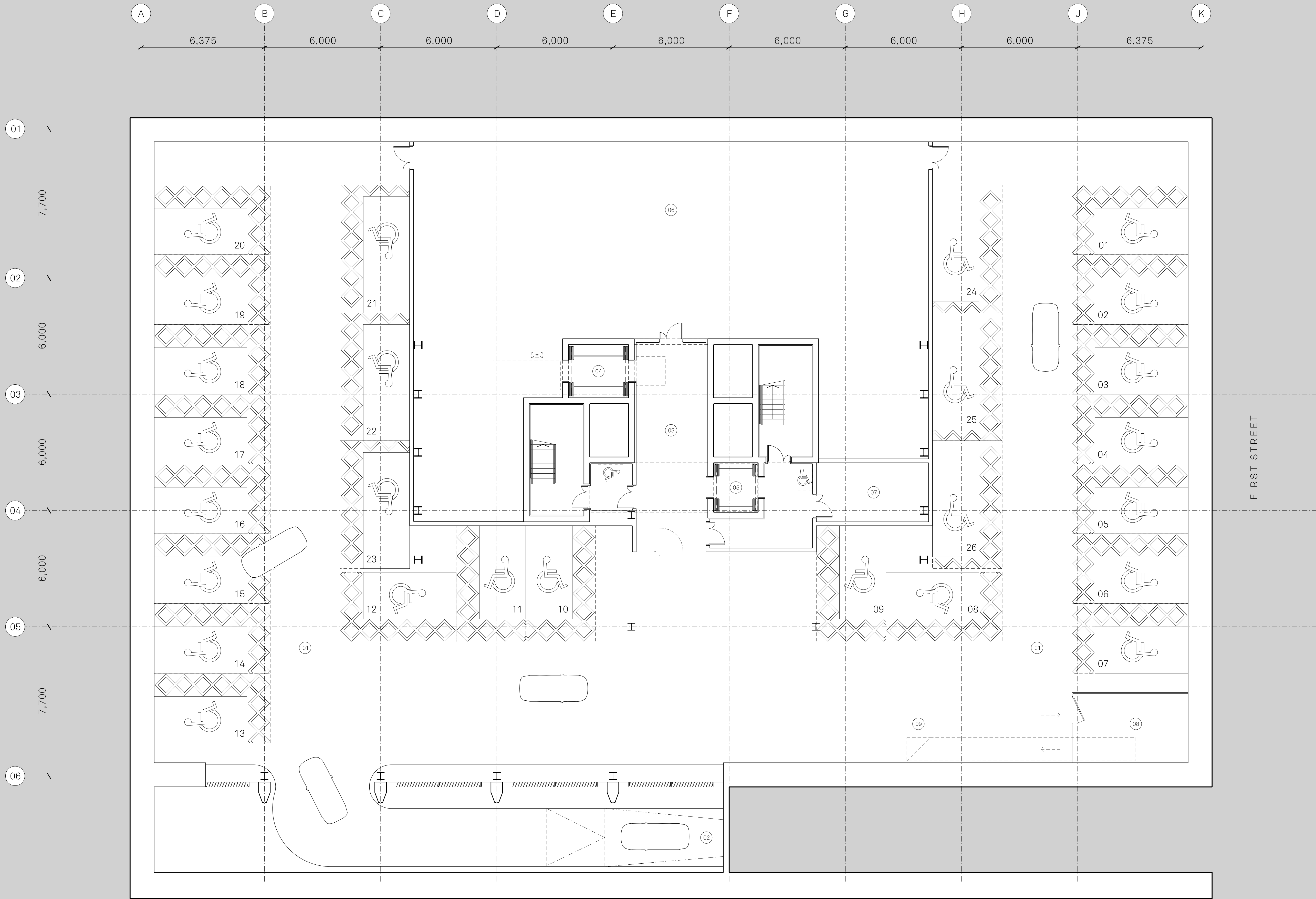
11.5m Large Refuse Vehicle (4 axle)



Overall Length	11.500m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	6.00s
Wall to Wall Turning Radius	11.330m

Appendix A

Development Plans & Accommodation Schedule



Notes:

KEY

- 01 Car parking showing 26 accessible spaces
- 02 Access ramp
- 03 Lift lobby
- 04 Goods / passenger lift
- 05 Fire fighting / passenger lift
- 06 Plant
- 07 Building technology equipment plant room
- 08 Duty / standby fans plant room
- 09 Exhaust duct at high-level

Project Name:
Plot 9a
First Street

Drawn: HM
Checked: MH

Status:
Information

Project:
05662

Drawing No:
_B1_02_2199

Rev:
A

Details:
- 14/12/21

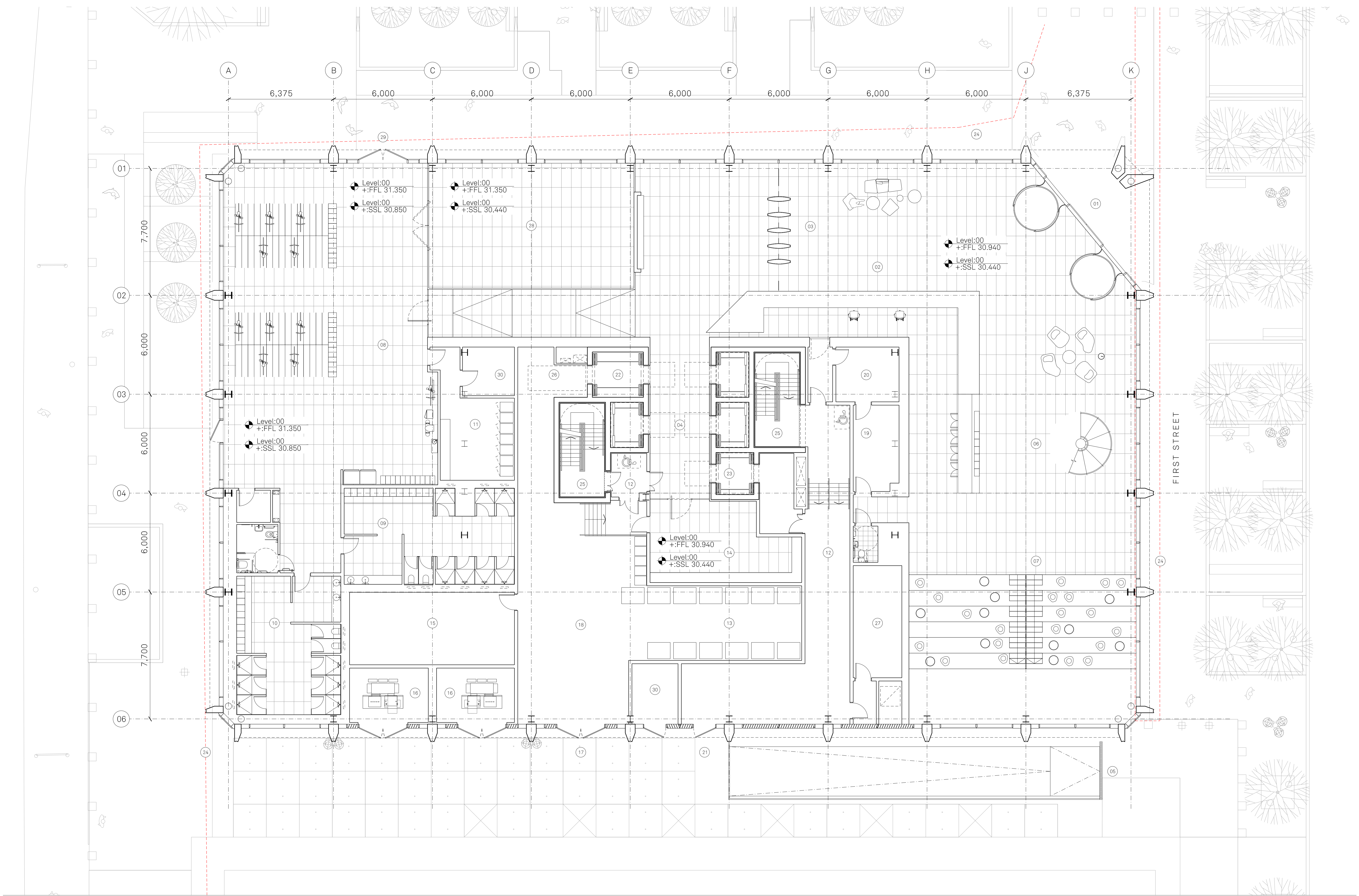
Title:
Basement Floor
General Arrangement Plan

Scale:
1:100 @ A1

Jon Matthews Architects

4th Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR 0161 974 3690

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Notes:



KEY

- | | | | | | | | | | |
|--------------------|----------------------------------|--------------------------|------------------------|------------------------------|------------------------------------|---------------------------|-----------------------------------|---------------------------------------|-------------------------|
| 01 Office entrance | 04 Lift lobby | 07 Ampitheatre seating | 10 Male changing rooms | 13 Refuse store | 16 Substation | 19 Building manager suite | 22 Goods / passenger lift | 25 Stairs to upper floors | 28 Gym/yoga studio |
| 02 Reception | 05 Basement entrance access ramp | 08 Cycle store | 11 Drying room | 14 Post room / package store | 17 Service / refuse store entrance | 20 CCTV room | 23 Fire fighting / passenger lift | 26 Access hatch for plant replacement | 29 Cycle store entrance |
| 03 Speed gates | 06 Feature stair to 1st floor | 09 Female changing rooms | 12 Fire escape | 15 LV / HV switchroom | 18 Service area | 21 Fire service entrance | 24 Gas easement | 27 Comms room | 30 Data room |

Project Name:
Plot 9a
First Street

Drawn: HM
Checked: MH

Details:
- 14/12/21

Title:
Ground Floor
General Arrangement Plan

Status:
Information

Issued for Information

Scale:
1:100 @ A1

Project:
05662

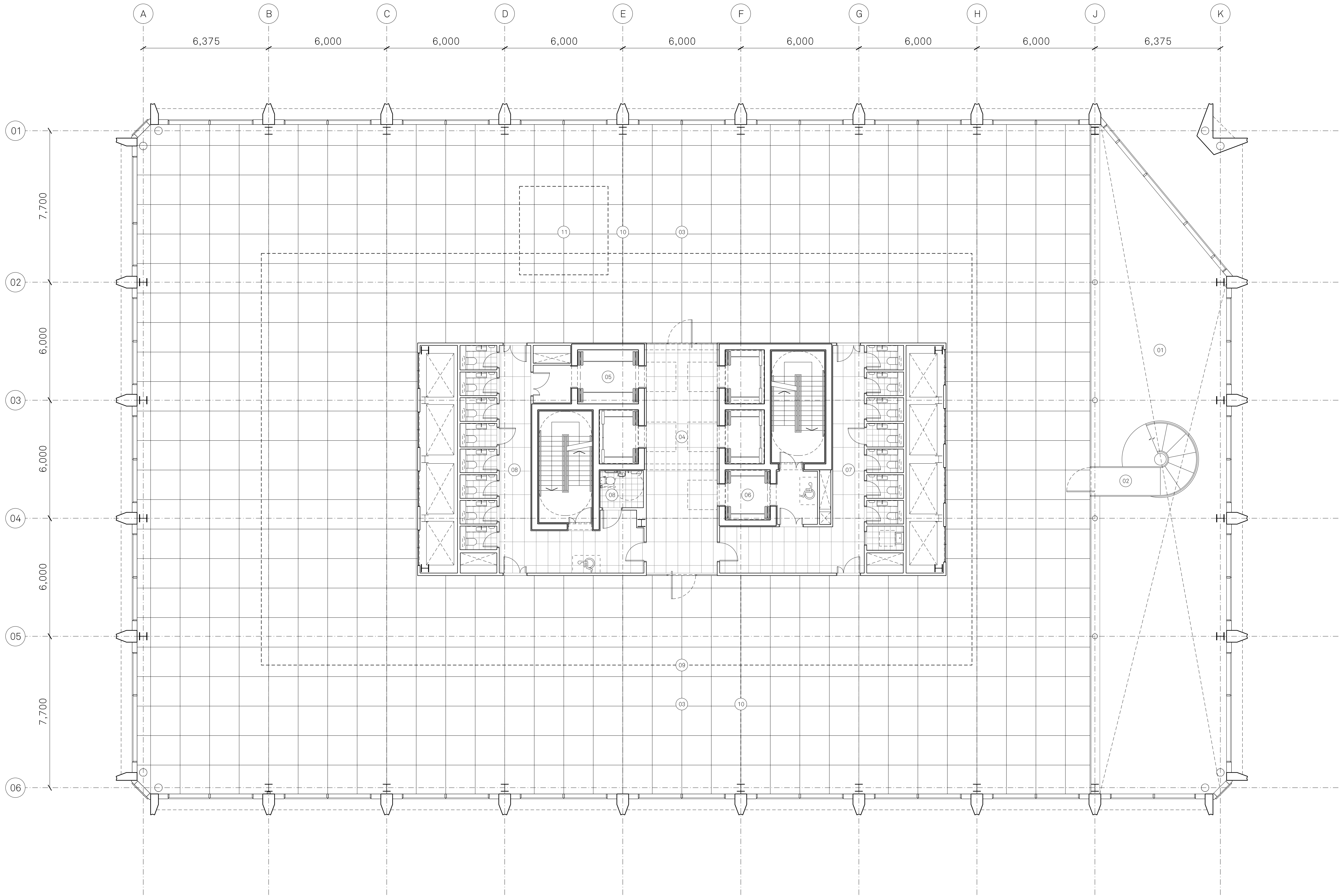
Drawing No:
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Rev:
B

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Notes:



KEY

- | | | | |
|------------------------------|-----------------------------------|--|--|
| 01 Void | 04 Lift lobby | 07 Male WCs / cleaning cup'd | 10 Primary split |
| 02 Feature stair from ground | 05 Goods / passenger lift | 08 Female, gender neutral & accessible WCs | 11 Indicative location for interconnecting stair |
| 03 Office | 06 Fire fighting / passenger lift | 09 6m prime line | |

Project Name:
Plot 9a
First Street

Drawn: HM
Checked: MH

Details:

Title:
1st Floor
General Arrangement Plan

Status:
Information

Issued for Information

Scale:
1:100 @ A1

Project: 05662
Drawing No: _B1_02_2201

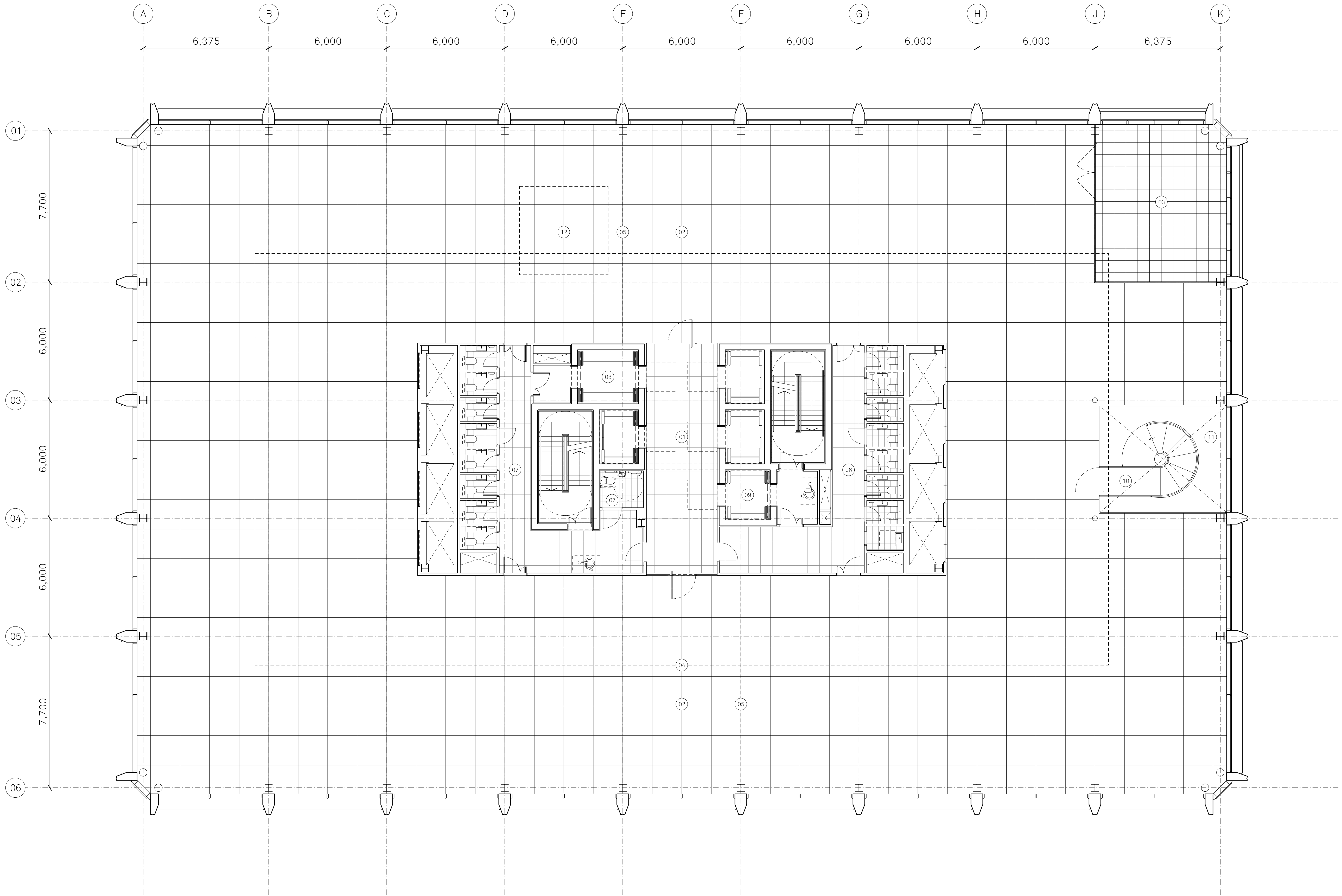
Rev:
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Notes:

KEY

- 01 Lift lobby
- 02 Office
- 03 Winter garden
- 04 6m prime line
- 05 Primary split
- 06 Male WCs / cleaning cup'd
- 07 Female, gender neutral & accessible WCs
- 08 Goods / passenger lift
- 09 Fire fighting / passenger lift

- 10 Feature stair from ground
- 11 Void
- 12 Indicative location for interconnecting stair

Project Name:
Plot 9a
First Street

Drawn: HM
Checked: MH

Details:

Title:
2nd Floor
General Arrangement Plan

Status:
Information

Issued for Information

Scale:
1:100 @ A1

Project:
05662

Drawing No:
_B1_02_2202

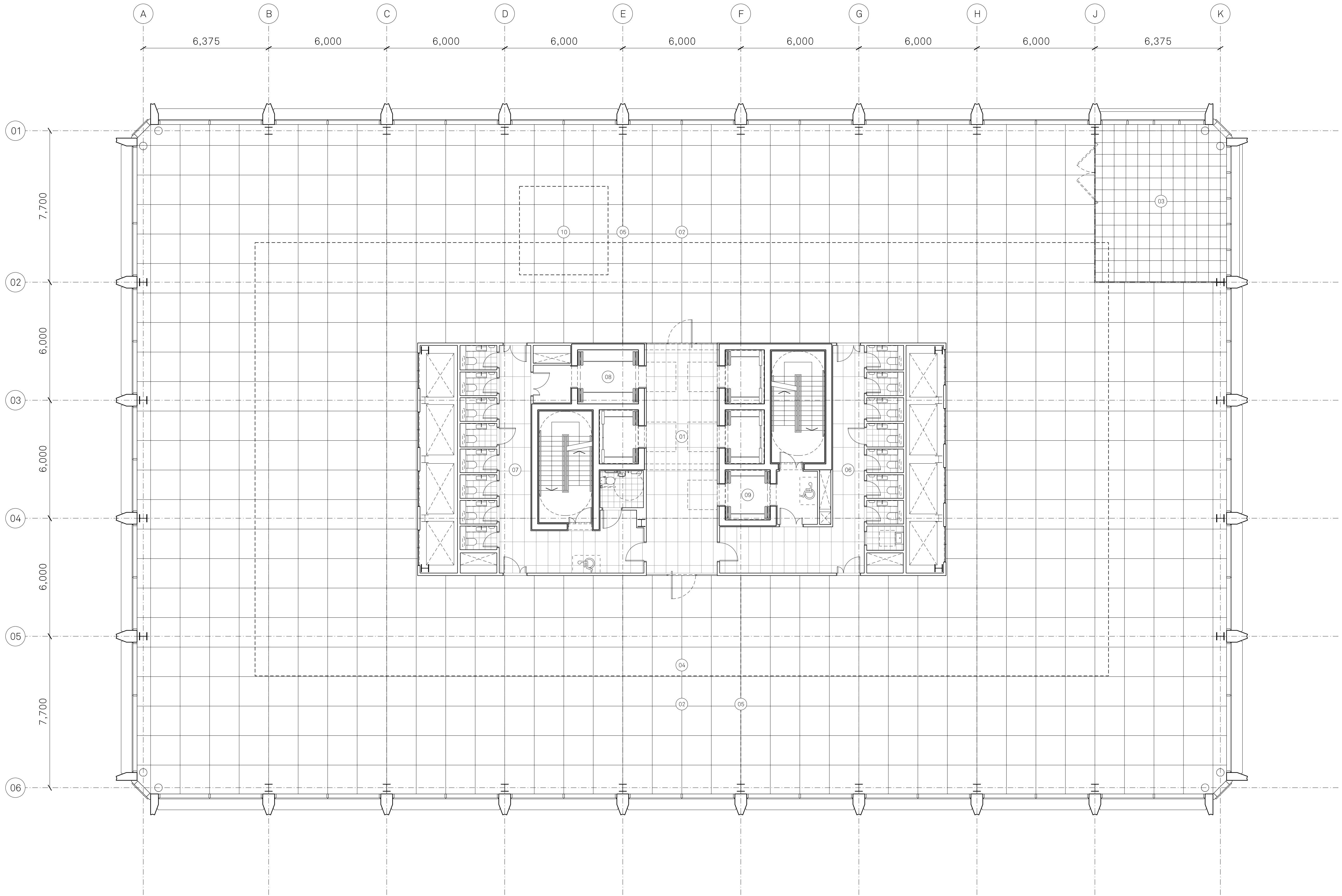
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Notes:

KEY

- 01 Lift lobby
- 02 Office
- 03 Winter garden
- 04 6m prime line
- 05 Primary split
- 06 Male WCs / cleaning cup'd
- 07 Female, gender neutral & accessible WCs
- 08 Goods / passenger lift
- 09 Fire fighting / passenger lift
- 10 Indicative location for interconnecting stair

Project Name:
Plot 9a
First Street

Drawn: HM
Checked: MH

Details:

Title:
3rd-8th Floor
General Arrangement Plan

Status:
Information

Issued for Information

Scale:
1:100 @ A1

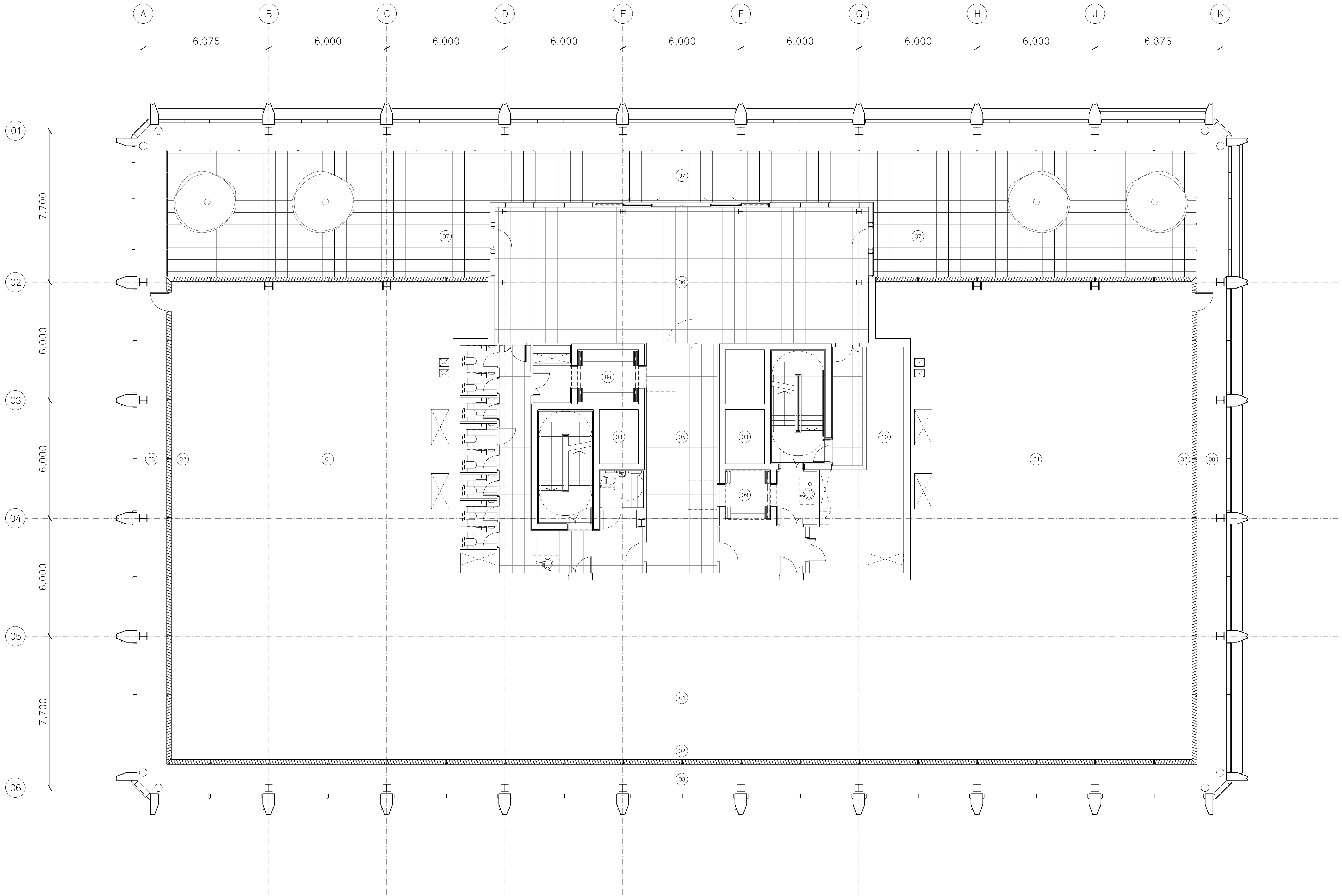
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Drawing No: _B1_02_2203
Rev: A

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Notes:

KEY

- 01 External plant
- 02 Plant screen
- 03 Lift overrun
- 04 Goods/passenger lift
- 05 Lift lobby
- 06 Roof pavilion
- 07 External terrace
- 08 External walkway for access, cleaning & maintenance
- 09 Fire Fighting / passenger lift
- 10 Internal plant

Project Name:
Plot 9a
First Street

Drawn: HM
Checked: MH

Status:
Information

Project:
05662

Drawing No:
_B1_02_2209

Rev:
A

Details:
- 14/12/21

Title:
9th Floor
General Arrangement Plan

Scale:
1:100 @ A1

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Notes:

KEY

- 01

Reception & shared workspace
- 02

Cycle store & changing
- 03

Back of house
- 04

Void at mezzanine / first floor
- 05

Office
- 06

External plant space
- 07

Basement containing disabled car parking

Project Name: Plot 9a First Street		Title: Section AA		Scale: 1:125 @ A1	
Drawn: HM	Checked: MH	Status: Information	Project: 05662	Drawing No: _B1_05_2200	Rev: A
Details: A		14/12/21 Issued for Information			

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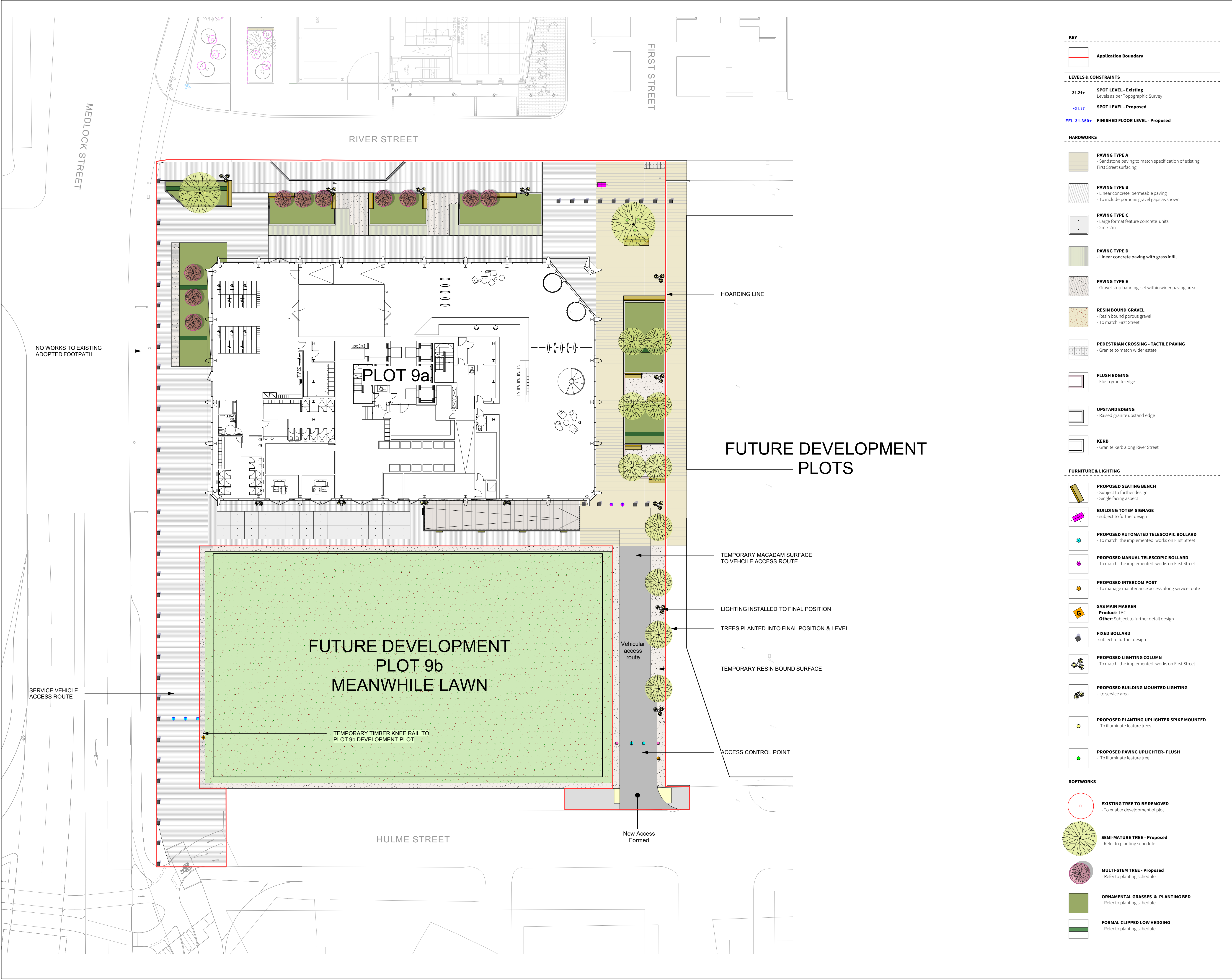
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Project	Plot 9a, First Street
Filing Code	05662_0.03_009
Option	Planning
Issue Date	14/12/2021

Floor	GIA		NIA		NIA:GIA	Winter Gardens NIA		Office Front of House Area		Office Fitness Area	
	m²	ft²	m²	ft²	%	m²	ft²	m²	ft²	m²	ft²
Basement	1,877	20,204									
Ground	1,859	20,010						687	7,395	521	5,608
1st	1,680	18,084	1,322	14,225	79%						
2nd	1,863	20,053	1,519	16,345	82%	51	549				
3rd	1,884	20,279	1,554	16,722	82%	51	549				
4th	1,884	20,279	1,554	16,722	82%	51	549				
5th	1,884	20,279	1,554	16,722	82%	51	549				
6th	1,884	20,279	1,554	16,722	82%	51	549				
7th	1,884	20,279	1,554	16,722	82%	51	549				
8th	1,884	20,279	1,554	16,722	82%	51	549				
9th	394	4,241						131	1,410		
TOTAL	18,977	204,268	12,161	130,901	64%	357	3,843	818	8,805	521	5,608

Notes: NIA includes winter gardens. Areas subject to change following coordination.



KEY

Application Boundary

LEVELS & CONSTRAINTS

31.21+ **SPOT LEVEL - Existing**
Levels as per Topographic Survey

+31.37 **SPOT LEVEL - Proposed**

FFL 31.350+ **FINISHED FLOOR LEVEL - Proposed**

HARDWORKS

PAVING TYPE A
- Sandstone paving to match specification of existing First Street surfacing

PAVING TYPE B
- Linear concrete permeable paving
- To include portions gravel gaps as shown

PAVING TYPE C
- Large format feature concrete units
- 2m x 2m

PAVING TYPE D
- Linear concrete paving with grass infill

PAVING TYPE E
- Gravel strip banding set within wider paving area

RESIN BOUND GRAVEL
- Resin bound porous gravel
- To match First Street

PEDESTRIAN CROSSING - TACTILE PAVING
- Granite to match wider estate

FLUSH EDGING
- Flush granite edge

UPSTAND EDGING
- Raised granite upstand edge

KERB
- Granite kerb along River Street

FURNITURE & LIGHTING

PROPOSED SEATING BENCH
- Subject to further design
- Single facing aspect

BUILDING TOTEM SIGNAGE
- Subject to further design

PROPOSED AUTOMATED TELESCOPIC BOLLARD
- To match the implemented works on First Street

PROPOSED MANUAL TELESCOPIC BOLLARD
- To match the implemented works on First Street

PROPOSED INTERCOM POST
- To manage maintenance access along service route

GAS MAIN MARKER
- **Product:** TBC
- **Other:** Subject to further detail design

FIXED BOLLARD
- Subject to further design

PROPOSED LIGHTING COLUMN
- To match the implemented works on First Street

PROPOSED BUILDING MOUNTED LIGHTING
- To service area

PROPOSED PLANTING UPLIGHTER SPIKE MOUNTED
- To illuminate feature trees

PROPOSED PAVING UPLIGHTER- FLUSH
- To illuminate feature tree

SOFTWORKS

EXISTING TREE TO BE REMOVED
- To enable development of plot

SEMI-MATURE TREE - Proposed
- Refer to planting schedule.

MULTI-STEM TREE - Proposed
- Refer to planting schedule.

ORNAMENTAL GRASSES & PLANTING BED
- Refer to planting schedule.

FORMAL CLIPPED LOW HEDGING
- Refer to planting schedule.

THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY FROM THE OWNER.

NOTES:

1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

P27	17-12-21	PLANNING	RM	RM
P26	08-12-21	PLANNING	RM	RM
P25	02-12-21	PLANNING	RM	RM
P24	29-11-21	PLANNING	BT	RM
P23	27-09-21	PLANNING	JC	RM

Revision	Date	Description	Drawn	Apprvd.

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Client First Street Developments LTD

Project First Street Plot 9

Drg Title Landscape GA

Created on	Created by	Approved by
13-06-19	JC	RM

Scale	Size	Workstage
1:200	A1	Planning

Drg No.	Suitability	Revision
PL1471.1-PLA-XX-00-DR-L-0001	S1	P27

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Appendix B

MCC Waste Pro-Forma

Appendix E

Proforma for Planning Applications



MANCHESTER
CITY COUNCIL

Planning Application - Waste Management Strategy

Planning Application Number: To be confirmed

Date Submitted: December 2021

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	Not applicable for this application.	Not applicable for this application.
Pulvable Recycling	140 / 240	Not applicable for this application.	Not applicable for this application.
Mixed Recycling	140 / 240	Not applicable for this application.	Not applicable for this application.
Garden Waste	140 / 240	Not applicable for this application.	Not applicable for this application.
Food Waste	23	Not applicable for this application.	Not applicable for this application.

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 maneuver and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	Not Applicable for this application.

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

WASTE ASSUMPTIONS

Office

The waste forecasts for the office space has been derived from B25906:2005 (Waste Management in Buildings - Code of Practice) and is also informed by other surveys of developments undertaken by Vectos.

This bases weekly waste generation on an estimation of 1 occupant per 10m² (NIA) and 50 litres of waste generated per occupant per week.

WASTE CALCULATIONS

Office

The total proposed office floor space of 12,191sqm equates to the below calculation of weekly waste:

$$(12,191\text{m}^2 / 10 = 1,219) * 50 = 60,800 \text{ litres per week}$$

Recycling of Waste

Waste stream proportions vary according to land use. The data on expected waste streams comes from a variety of sources, including WRAP studies of waste, as well as surveys undertaken by Vectos.

The Proforma now forecasts the recycling proportions for office and commercial use, as shown in the following table.

Office waste recycling rates

	General Refuse	Organic	Paper/Card	Co-Mingled (Plastic/Metal)	Glass
Waste Recycling %	30%	5%	50%	13%	2%
Litres per Day	3648	608	6080	1581	243

The associated refuse container provision based on a daily collection frequency for each waste stream is shown in the table below.

	General Refuse	Organic	Paper/Card	Co-Mingled (Plastic/Metal)	Glass
Waste Volumes (Litres)	3648	608	6080	1581	243
1,100 litre Eurobins lifts	4	3	6	2	2
240 litre bin lifts per day					

Has / will a contract be obtained with a licensed waste carrier?

Yes

Mixed Use Developments

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

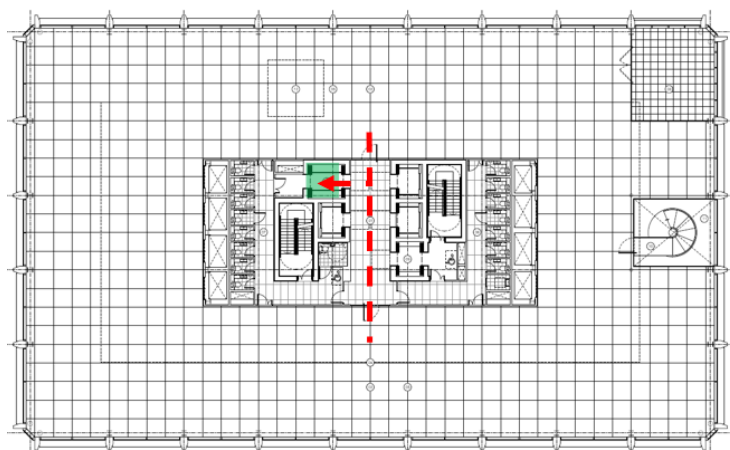
N/A

Internal Stores

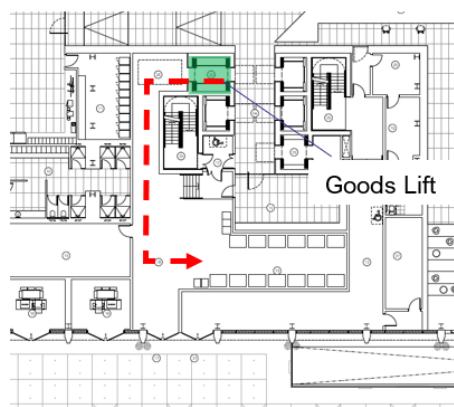
Please provide details of internal stores / segregation of waste and recycling.

The internal layout is subject to the occupier requirements. It is expected that these will include kitchenettes.

Occupiers will be directed to separate waste at the source to aid recycling and will initially use bins within the respective units before waste is transferred to the refuse store. The development will benefit from a goods lift. Waste will then be transferred in sacks to the refuse store on ground floor level via this goods lift. Once at ground floor level, sacks will then be deposited in the appropriate refuse container by building management, as shown below.

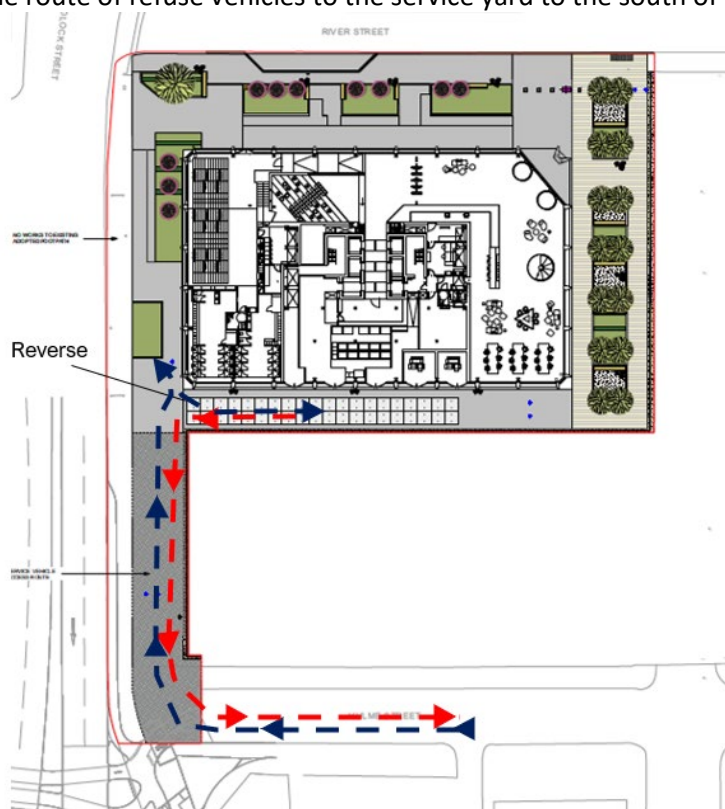


Transfer from Typical Office Floor Level to Goods Lift



Transfer from Goods Lift to Refuse Store

The route of refuse vehicles to the service yard to the south of the Building is shown below.



Storage Areas for Waste Containers

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

The main refuse store will be provided on ground floor level and is shown below.



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

Ventilation -

The refuse store will be freely ventilated within the service area.

Hygiene -

The floor and walls of the refuse stores across the site will be constructed and finished in materials that are impervious and easily kept clean.

Ensure all bins in the store are accessible

The refuse store will not be accessible by the general public. However, the bins are accessible to the occupiers and their cleaners. The bin storage area includes space for maneuvering and the doors are designed to be wider than the 1.3m minimum.

Y

Ensure recycling facilities are as easy to access as general refuse

Y

Overall waste management would be undertaken by the on-site staff member/management company who would monitor the cleanliness on a regular basis and would ensure that all areas of the site are kept clean as required.

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 staff overseen by the General Manager would call the refuse collection as required to make a collection. It is expected that this would be on a regular basis with additional collections as required.

The refuse collection company operatives would take the bins from the refuse store to the refuse vehicle on collection days and will return the bins to the bin store immediately after collection has taken place. This would be under the direction of the site's General Manager.

Please ensure that you have attached:

Detailed plans of waste stores	Y – please see site the application's ground floor layout plan
Location plans showing stores	
Location plans showing the proposed collection point and the route the collection vehicle will take	Y – this is detailed within this Proforma

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

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