

Report: Planning Condition 27 and 33 Management Strategy

Project Name: **Plot 5 - Meadowside Development**



Overview

The purpose of this report is to detail the arrangements for the ongoing management and maintenance of the Meadowside Development in relation to planning conditions 27 and 33 of 1124120/JO/2019

The report will detail how various services will be operated and how quality will be maintained throughout the life of the buildings.

Planning Condition 27

Condition: Prior to the first occupation of the residential element of each phase, a detailed landscaped management plan for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

1.1.1 External Landscaping

The public realm areas surrounding the development will be required to be kept in a constant state of good repair and maintenance for both the benefit of the residents and general public.

Any works and/or repairs to the public realm shall be undertaken in a timely manner and without risk or inconvenience to the public, residents or neighbours. Access to the area and the work shall be undertaken with due regard to the needs of those using the area and surroundings. Work shall be timed to avoid causing unnecessary nuisance or disturbance to occupants, the public or neighbouring residents.

1.1.2 Planting & Landscaping

Initially it the original contractor responsible for installing the soft landscaped areas will provide a maintenance regime for the ongoing maintenance of the planting and soft landscape during its early years. Regular visits will be instructed from the contractor to ensure the successful establishment and continued healthy growth through to maturity of the soft landscaping.

All works/pruning etc. will be carried out in the correct conditions and seasonal periods to ensure all specimens remain in a healthy condition. Any specimens that die will be replaced accordingly in line with the seasonal conditions.

The chosen contractor will be responsible for ensuring the work is carried out in a safe manner avoiding risks to the health and safety of employees, residents and the general public. A site-specific risk assessment will be submitted prior to commencement of the work.

In addition, the site-based management team will be required to carry out a weekly visual inspection of the landscape/public realm.

1.1.3 Hard Landscaping

The site-based management team will be required to carry out a weekly visual inspection of the hard surface areas recording any maintenance and/or safety concerns. Weekly inspections will be recorded and kept on site for audit purposes.

Where issues are identified during an inspection these will be dealt with by the management company to ensure that the hard surfaces remain useable and safe. Where repair works are required, the appointed contractor will be responsible for ensuring the work is carried out in a safe manner avoiding risks to the health and safety of his employees, users of the site and the general public. A site-specific risk assessment for work will be submitted to the Management Company prior to commencement of the work.

1.1.4 External Litter Picking

The estate will have a full time cleaner whose duties will include a regular external litter pick routine. The cleaning contractor will be responsible for ensuring that external areas are free from litter and debris. Where large items of rubbish are found these will be removed by an external contractor.

1.1.5 Contractors and Repair specialists

To ensure both quality of workmanship and safety of residents and visitors only suitably qualified and competent contractors will be engaged having due regard for the size and nature of the work.

Planning Condition 33

Condition: Notwithstanding the Waste and Servicing strategy within the Design and Access statement prepared by 5Plus stamped as received by the City Council, as Local Planning Authority, on the 17 May 2017, prior to the first occupation/use of each phase a scheme for the storage (including segregated waste recycling) and disposal of refuse for the residential and commercial elements within a phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The details of the

approved scheme shall be implemented as part of each phase and shall remain in situ whilst the use or development is in operation.

2.0 Refuse Strategy

2.1 Refuse Strategy Overview

The scheme has been designed such that every apartment will have access to a tri-separator refuse chute on their apartment level. This will be in close proximity to their apartment to promote effective waste disposal and avoid lengthy movement of waste across the development, which can often hinder recycling initiatives.

Tri-separating refuse chutes have been selected for more effective waste management. These connect to a separating hopper in the refuse stores at ground level which is controlled by a switch on each apartment floor level. This enables residents to choose the appropriate recycling bin for the waste that they are putting in the chute by pressing a button at the chute entrance. This will select the appropriate recycling container at ground level.

The strategy proposed will enable residents to segregate and dispose of waste in a reasonable and sustainable way in order to minimize environmental impact.

2.2 Refuse Room Management

2.2.1 Refuse Room Monitoring

The Chutes will discharge directly into Local Authority containers within the Refuse room located on the ground floor. This room will be managed by the site-based team. Containers will be regularly inspected by the site-based team to ensure they are rotated as required.

2.2.2 Refuse Room Cleaning

All Refuse Rooms will be sited on an impermeable surface to aid cleaning and general good housekeeping and the site team will have responsibility for ensuring cleaning is carried out routinely.

2.2.3 Waste container cleaning & maintenance

All containers will be visually inspected before being moved to ensure they are free from damage. Any units identified as damaged/unsafe will be repaired and replaced accordingly.

As part of the housekeeping process all waste containers will be regularly cleaned by an appropriate trained 3rd party to ensure they remain clean.

2.3 Refuse Collection

The site team will ensure that the residential waste containers are placed in the designated collection point on the appointed days for collection by the Local Authority. Once emptied by the Local Authority the units will be returned to the Refuse Rooms for re-use.

The team are aware that the building is within a residential area and as such during the transfer of waste containers care will be taken to minimise noise.

Noise management

In order to make reasonable efforts to avoid unnecessary or excessive noise the below provisions will be in place regarding the management of refuse containers:

Refuse Container movement to external collection point – timing of bin movements will be carried out late afternoon or evening as this is likely to have the lowest impact to residents from a noise perspective.

Refuse Container Rotations – container rotation will take place in the bin stores located within building curtilage inside the enclosed car park. As such can be carried out as and when required without unreasonable disturbance to residents.

Refuse Container Cleaning – container cleaning will take place in the bin stores located within building curtilage inside the enclosed car park. As such can be carried out as and when required without unreasonable disturbance to residents.

2.4 Recycling

Recycling is an integral element of effective Waste Management and is increasingly important to residents of high-rise developments who have

historically found inadequate provisions to be in place. It is important that at design stage this concern is addressed in any new development to allow residents to engage in a meaningful and responsible recycling regime.

At the development residents will be provided with the correct infrastructure via the tri-separator to recycle all streams of waste in accordance with Manchester City Council guidance.

Notices will be installed prominently in all Refuse Chutes and Refuse Rooms around the development communicating to residents the refuse/recycling policy and clearly promoting the proposed system. Advice on how to dispose of larger items such as mattresses/washing machines etc. in line with the requirements of Manchester City Council will also be communicated.