

The background image shows the exterior of the Hough End Leisure Centre, a modern building with large glass windows and a brick facade. A large, dark, stylized letter 'e' is superimposed over the center of the image. The scene is captured in a slightly desaturated, artistic style with bare tree branches visible in the upper portion.

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Hough End Sports Village
Waste Management Statement

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1.0 Introduction

- 1.1 This Waste Management Statement summarises the characteristics of the proposed Hough End Sports Village Development project in relation to the criteria set out in the Environmental Standards section of Manchester City Council's Guide to Development in Manchester Supplementary Planning Document.
- 1.2 The Statement seeks to satisfy Manchester City Council's policy requirements for sustainable development in relation to the planning application at the proposed Hough End Sports Village Development site; central grid reference SJ837932.
- 1.3 The HESV Development Project will create an extension to the existing community leisure centre at Hough End to serve both Chorlton and Withington, the project will include the following facilities.
- 8 no. 16-person capacity team changing rooms
 - 1 no. sub-dividable 75-person capacity communal changing room
 - accessible facilities
 - foyer, cafe and servery
 - Club Room
 - Training Room
 - extension to existing Fitness Suite accommodation
- 1.4 The design of the building extension and landscape elements aims to create a high-quality and distinctive development which is appropriate to the local context and has a high-level of sustainability performance ensuring enhancement of the landscape character and ecology, minimised carbon emissions, water use, waste production and other environmental impacts.

2.0 Relevant Policy & Legislation

- 2.1 The EU Waste Framework Directive (75/442/EEC) sets the overall framework for legislation relating to waste throughout the UK.
- 2.2 The Environment Act 1995 - the Environment Agency has been made responsible for issuing waste management licenses and other aspects of waste regulation.
- 2.3 The Environmental Protection Act 1990 – All waste leaving the proposed development is controlled waste. This is described in section 74(4) of the EPA 1990 as the waste arising from household, commercial or industrial premises. Controlled waste includes waste from offices, food handling, shops and other domestic activities.
- 2.4. The Environmental Protection Act 1990, section 34 imposes a “Duty of Care” on producers and handlers of waste, “to take reasonable measures to prevent the unauthorised deposit, treatment or disposal of waste.” This means the following:
- The future tenants will keep records of how much waste it is generating
 - The future tenants must ensure that a registered carrier collects their waste
 - The future tenants must ensure that all transfer notes are completed and filed detailing the type of waste for disposal. These must be kept for three years.
 - Ensure that all waste is dealt with in accordance with the “Duty of Care”
- 2.5 Resources and Waste Strategy for England 2018 sets out the Government’s vision for managing waste and resources in a sustainable manner and sets targets for municipal and commercial and industrial waste. It sets out how the government wish to:
- preserve the stock of material resources by minimising waste, promoting resource efficiency and moving towards a circular economy
 - minimise the damage caused to our natural environment by reducing and managing waste safely and carefully
 - deal with waste crime
- 2.6 Waste Electrical and Electronic Equipment (WEEE) Regulations 2005. These regulations aim to ensure that waste electrical and electronic equipment is disposed in an appropriate environmentally suitable way at the end of its operational life.
- 2.7 EU Landfill Directive. Landfill is a major source of methane (CH₄) – a powerful greenhouse gas with significant contribution to climate change. Methane is produced when biodegradable materials such as paper and food waste decompose in the absence of oxygen. For this reason the UK Government and the EU have agreed the EU Landfill Directive. Council Directive 99/31/EC on the landfill of waste.
- 2.8 Planning Policy Statement 10 (PPS 10): Planning for Sustainable Waste Management sets out the Government’s policy to be taken into account by waste planning authorities and forms part of the national waste management plan for the UK.
- 2.9 Waste Management Plan for England: currently out for consultation but once adopted will replace Planning Policy Statement 10
- 2.10 The above policies have been reviewed in the preparation of this Waste Management Statement.

3.0 Construction Site Management

Introduction

- 3.1 This section of the statement details the approach, methodology and assessment criteria for managing the waste arising from the demolition and construction phase of the project. It provides guidance on good site practice and mitigation measures to reduce the amount of waste generated during the planned program of works.

Contractor Management Principles

- 3.2 It is understood that implementing good practice in relation to waste minimisation and management (WMM) on construction projects will help to reduce the significant waste streams sent to landfill and to make a substantial contribution to sustainable development.

Site Waste Management Plan

- 3.3 From 1st December 2013, Site Waste Management Plans (SWMPs) have no longer been a statutory requirement for all projects with a construction cost of more than £300,000. However SWMPs are still required by BREEAM assessments, by most local authorities and are considered an environmentally responsible initiative by the main contractor. SWMPs provide a structure for systematic waste management at all stages of a project's delivery.
- 3.4 A SWMP will be produced by the appointed contractor for the project. The following sets out a statement of intent of the SWMP.
- 3.5 The SWMP will provide information such as potential waste streams and their likely quantity, to enable strategic decisions to be made regarding the design and supply chain. This will allow waste production during the different stages of construction to be monitored and controlled.
- 3.6 As part of the SWMP a complete analysis of the operations will be undertaken to enable identification of the potential waste that will be generated. A strategy for the removal of this waste can then be developed. This might include the provision of separate skips for different waste products, to allow easier recycling. A site logistics plan will be developed to identify:
- allocated areas for waste segregation
 - adequate storage
 - a schedule of just in time deliveries so that materials are used almost straight away for the current task this allows a reduction in the need for overall packaging as products don't need to be protected against the elements
 - on site logistics to avoid double handling and therefore minimising damage
 - offloading requirements to avoid damage
 - protection measures whilst in storage
 - quality checks on receipt of materials to eliminate accepting incorrect deliveries
 - quantities, specification or damaged goods
 - site demand smoothing to reduce bottle necks in material distribution and storage
 - security to prevent loss, theft or vandalism
- 3.7 Although every effort will be made to retain suitable materials on site, it is inevitable that some of these

3.0 Construction Site Management (cont'd)

materials cannot be reused or recycled during the construction works. In these situations the contractor will work to identify a transfer station in order for materials to be redistributed as fill on other suitable sites, if this represents the most sustainable solution to landfill disposal.

Management of Demolition Waste

- 3.8 Prior to the demolition of the existing buildings, the demolition contractor will carry out a 'soft strip' to remove any materials and items of salvageable value. A detailed waste salvage assessment will be undertaken at a later date to assess what will and won't be appropriate for salvage. Typically materials of value are likely to include:

- roof slates, bricks and ridge tiles for reuse offsite (dependent on condition);
- architectural doors, windows, radiators and trusses for reuse offsite; and
- metal for recycling from fencing, balustrades, plant and equipment, rainwater goods, sanitary fittings etc.

- 3.9 During the demolition of the buildings and foundations currently on site, a substantial amount of bricks and concrete arisings will be produced. These arisings will be crushed and utilised on site as a construction mat for groundwork activities or engineering backfill, depending on quality, to basements and voids created by the removal of the substructure basements.

Management of Construction Waste Materials

- 3.10 The approach to be taken is based upon the implementation of reduction, reuse and recycling strategies. The various elements of each of these strategies in relation to construction waste are set out below;

Reduction

- Implement modern construction techniques that minimise resource requirements
- Standardisation to minimise waste
- Lean design solutions
- Promote off site fabrication
- Plan for waste early in the design stage
- Target main waste streams - concentrate on targeting activities that contribute to high levels of wastage
- Avoid damaging and failing to utilise materials by 'just in time deliveries' and by accurate measurement
- Adequate protection of materials when not in use or whilst in temporary state

Re-use

- Ensure separation of materials is achieved on site when possible
- Ensure excess materials are retained for future use
- Ensure salvageable resources are retained for future use or resale where possible

Recycle

- Utilise demolition materials
- Promote materials with high recycling content
- Ensure segregation of waste on site

3.0 Construction Site Management (cont'd)

- Encourage the efforts of recycling 'take back schemes' by manufacturers
- Remediate rather than dispose

4.0 Operational Waste Disposal

Introduction

- 4.1 Waste can be classified generally as anything that an organisation or person no longer has a use for or no longer wants. In the UK 67% of municipal waste and 54% of commercial and industrial waste is sent to landfill. Only 23% of municipal waste is recycled or composted and 35% of commercial or industrial.
- 4.2 The cost of waste disposal is on the increase annually with landfill tax set to increased on 1st April 2021 to £97 per tonne, with a continuing upward trend predicted in the years ahead. Putting waste into landfill is not sustainable and the Hough End Sports Village development project will seek to explore opportunities of addressing waste, from reduction at source to reuse.
- 4.3 Waste management will be controlled by the various future building tenants. The scheme falls within the City of Manchester and therefore is subject to their waste requirements and BS5906:2005 storage and on-site treatment of solid waste from buildings, as summarised below.
- Any route where wheeled bins are to be pushed will have a gradient less than 1:12, and include no steps or kerbs
 - The collection vehicle will be able to approach to within a maximum distance of 8m of the collection point (e.g. top of car park ramp or other suitable location)
 - No steps and projections at the entrance of waste rooms
 - Storage areas for waste and recyclable material will be clearly designated for this use only, by a suitable door or wall sign and, where appropriate, with floor markings
 - The walls and roofs of the waste room will be formed of non-combustible and impervious material and have a fire resistance of one hour and the doors will have a fire resistance of 30 minutes
 - Waste rooms will have proper ventilation and wash down facilities (water pipe and drainage)
 - A walkway at least 1.3m wide will be provided within the waste room that allows access to each of the individual containers and ensures that an individual container can be removed from the store without the need to move any other containers
 - Doorways will provide at least 1.3m clearance (including thickness of doors)
 - Gullies will be positioned as not to be in the track of container trolley wheels
 - Headroom in the waste rooms will be a minimum of 2.6m clear
- 4.4 All future tenants should take reasonable steps to minimise the waste they produce. Where items are no longer required the following options should be considered.

Reduce

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

Re-use

- 4.6 When an item is no longer needed it does not mean another department or person can't make use of it. Consider passing on equipment to others before you dispose of it. The future tenants should seek to

4.0 Operational Waste Disposal (cont'd)

establish a resource space for items of stationery and other useful products where those no longer needed but in working order can be returned and used by others.

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

Recycle / Compost

- 4.8 The project will include dedicated recycling space within the bin storage areas and provide details of current recycling and reuse options, these should be used by future tenants where provided.

- 4.9 The project should include recycling stations for biodegradable waste.

Energy Recovery

- 4.10 Where residual waste cannot be recycled/composted the future tenants should explore opportunities for energy recovery through a local provider.

Disposal

- 4.11 The scheme will not promote waste to landfill. Reduction at source and targeted reuse/recycling are the preferred options (see above).

- 4.12 The following waste streams will be present at Hough End Sports Village development:

Waste Categories

- 4.13 Waste generated from the development will fall under the following categories:

Leisure Centre

- Paper/Cardboard
- Dry Recyclables (cans/glass/plastic)
- Biodegradeable
- General Waste

Landscape

- Green Waste
- General Waste

Storage Provision

- 4.14 A minimum dedicated recyclable waste storage area of 12m² will be provided at Hough End Sports Village.

Collection Arrangements

- 4.15 The frequency of collections is assumed to be on a weekly basis for all categories of waste, however this will be reviewed once the development is operational and suitable amendments made to reflect operational requirements.

4.0 Operational Waste Disposal (cont'd)

4.16 All waste disposal to comply with the Environmental Protection Act 1990 - Duty of Care.

Existing Arrangements

4.17 There are 3 no. recycling waste bins (1100 litre wheeled Eurobins), 2 no. paper recycling and 1 no. mixed bin, at Hough End. The mixed bin is processed at the waste plant where its separated into different recycling categories e.g. bottles, nothing goes to landfill as items that can't be recycled are transferred into RDF (fuel). Typically (when the Leisure Centre is open and not closed because of COVID), collections are weekly. The current refuse contractor employed by the leisure centre operator is Grundon.

Proposed Arrangements

4.18 The current on site refuse and recycling storage compound with a 6 no. 1100 litre Eurobin capacity will be replaced with a larger compound able to accommodate a total of 10 no. 1100 litre Eurobins. It will have rectangular proportions, a lockable double gate on the short entry side and a central aisle arrangement down the length of compound, 1.3 m wide between 2 no. rows of 5 no. Eurobins on either side.

BREEAM

4.19 The Sports Village Development scheme is being assessed under the BRE Environmental Assessment Method with the target of achieving a totals core rated in the Very Good category. One of the credits targeted is Wst 03 Operational Waste. The aim of the credit is to encourage the recycling of operational waste through the provision of dedicated storage facilities and space.

4.20 The value of meeting the criteria to achieve the Wst 03 credit are as follows:

- Help to meet corporate and statutory waste recycling targets.
- Reduce environmental impacts and costs arising from the disposal of operational waste.
- Ensure that occupants have the facilities to enable them to sort waste at source rather than paying for this to be carried out off site.
- Provide convenient and well integrated waste storage areas in suitable locations
- The collection vehicle will be able to approach to within a maximum distance of 8m of the collection point (e.g. top of car park ramp or other suitable location)
- No steps and projections at the entrance of waste rooms.

4.21 To achieve the first credit under the heading of Operational Waste the following is required:

- Provide a dedicated space for the segregation and storage of operational recyclable waste generated.
- The space is clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams.
- The space is accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors.
- The space is of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily or weekly operational activities and occupancy rates.

4.22 The minimum storage space provision is to be at least 2 m² per 1000 m² of net floor area.

5.0 Operations & Responsibility

- 5.1 The responsibility for adhering to this policy applies to all future tenants, contractors, and partners without exception.
- 5.2 The future Facilities Management (FM) teams will oversee the management of waste disposal and recycling for the schemes.
- 5.3 Heads of Department, Facility Managers and Team Leaders must ensure appropriate awareness and adherence to the policy and its practices and that appropriate provision is made for the policy to be discharged.
- 5.4 There are various compliance needs for specific waste handling (e.g. food waste) across the schemes and the specific facility manager/head of department where there are specific needs must ensure compliance with the legislation as it applies.

Architecture
Masterplanning
Landscape
Interior Design
Visualisation
Animation
Virtual Reality
Design Advisor
Technical Advisor