

M&G Real Estate Ltd

49 Spring Gardens/50 Fountain Street

16/08/2021

Waste Management Strategy

Report control

Document: Waste Management Strategy

Project: 49 Spring Gardens/50 Fountain Street, Manchester

Client: M&G Real Estate Ltd

Job number: VN211928

File origin: N:\Vectos Job Data\2021\VN211928 50 Fountain Street, Manchester\Docs\Reports\Waste Strategy 16.08.21

Document checking

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Issue	Date	Status	Checked for issue
1	01.06.21	V1	GD
2	16.08.21	V2	GD

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Drawing 142-S2 JMA-MP-RF-P-A-001200	Site Red Line Boundary Plan
Drawing 142-JMA-B1-B1-P-A-022299 Rev A	Proposed Basement Layout
Drawing 142-JMA-B1-00-P-A-022200 Rev A	Proposed Ground Floor Layout (including Bin Store)

Appendices

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1 Introduction

Background

- 1.1 This Waste & Servicing Strategy has been prepared by Vectors on behalf of M&G Real Estate Ltd to support a planning application for Full Planning Permission and Listed Building Consent for the retention and refurbishment of the Grade II Listed 49 Spring Gardens façade following demolition of the existing 50 Fountain Street building and erection of adjoining 8 storey commercial building (Use Class E) with basement areas, roof terraces and plant enclosure, landscaping, and associated works.
- 1.2 The proposed re-development site is located within the Central Business District and the historic heart of Manchester, and specifically on the southern edge of the Central Retail District. It is located in the Upper King Street Conservation Area. The existing Site comprises a 4-storey office building, including ground level, with an additional basement level and rooftop plant.
- 1.3 The location of the site in the wider context is shown **Drawing VN211928-G101** and in more detail in **Dwg 142-S2 JMA-MP-RF-P-A-001200**. An aerial view of the site is shown in **Figure 1.1**.



Figure 1.1: Site Location

- 1.4 The neighbouring buildings include a wide range of uses including office, retail units, hotels, public houses and a range of residential developments.

- 1.5 The existing building is currently made up of two parts with the Grade II listed facade and historic entrance on Spring Gardens, which runs along the southern boundary of the site, and a later addition constructed in 1978 to create a new office building.

Development Proposals

- 1.6 The description of the development proposed comprises:
- A total of 9 floors which total a GIA of 7,787 sqm;
 - The demolition of the 1978 part of the building, and a new structure behind the listed façade;
 - The relocation of the core of the building to Concert Lane; and
 - The reinstatement of the building line on Fountain Street to provide an active street level frontage.
- 1.7 The basement and ground floor layouts for the proposed development are given in **Dwg 142-JMA-B1-B1-P-A-022299 Rev A** and **Dwg 142-JMA-B1-00-P-A-022200 Rev A**. The main entrance to the building will be from Spring Gardens. The service access is from Concert Lane.

Service Access

- 1.8 Servicing and delivery activity will continue as for the existing office building.
- 1.9 Refuse collection for 49 Spring Gardens/50 Fountain Street is from Concert Lane, which runs along the western boundary of the site. Concert Lane forms the north western boundary of the site. It is a narrow single carriageway, which in theory has no indication that it is one way, but we understand that in practice appears to run one way northeast bound. It is approximately 3.5 metres wide so a second vehicle cannot pass.
- 1.10 The nature of that service route is shown in **Figure 1.2** including the fire exits which are where the new bin store access will be located. Along Concert Lane there are other service yards and service doors and fire doors located off it.

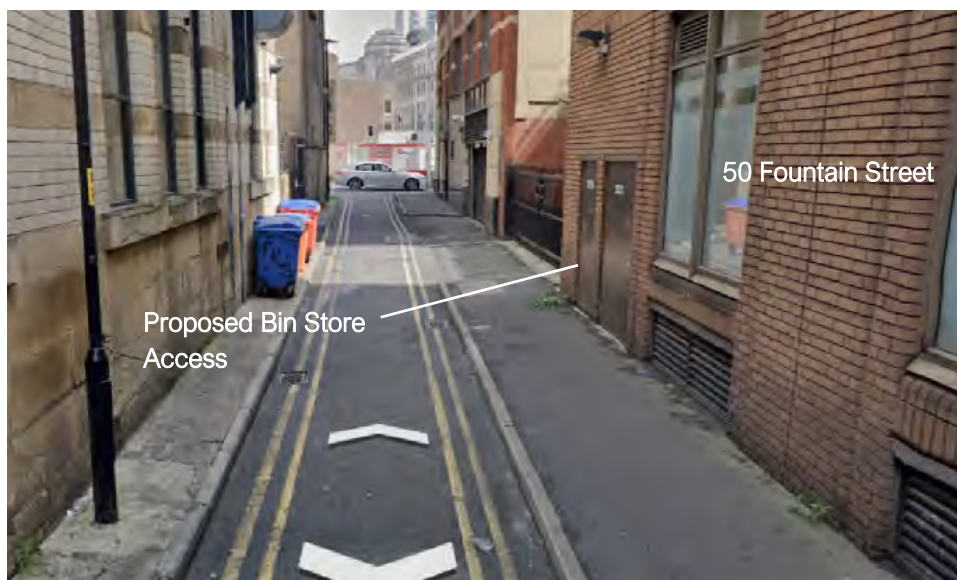


Figure 1.2 Concert Lane Existing Fire Exits where the Proposed Bin Store Access

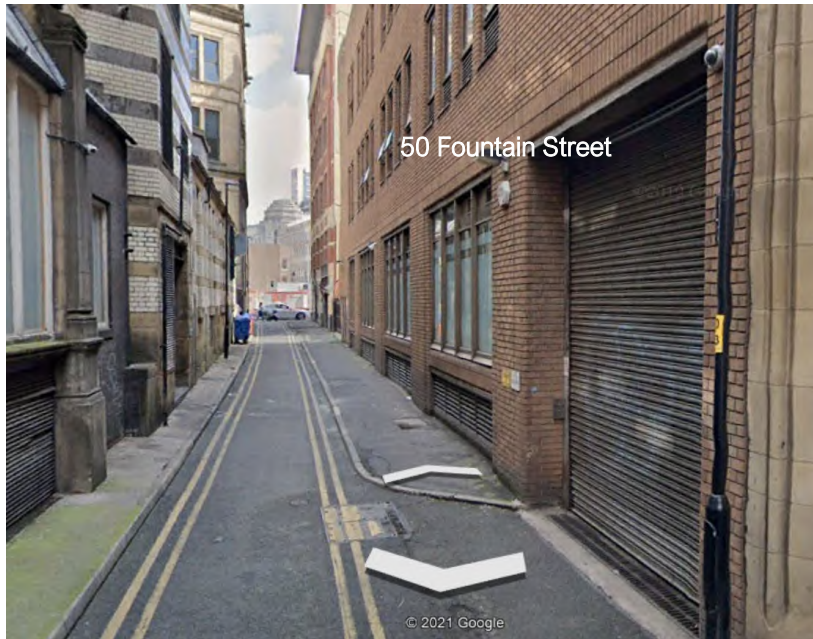


Figure 1.3 Concert Lane - Existing Service Access

- 1.11 There are double yellow lines along Concert Lane however there are no additional loading restrictions meaning vehicles can stop for a maximum of 20 minutes.

Report Structure

- 1.12 This report sets out a Waste Management Strategy for the proposals and as such calculates waste generation, before allocating waste to the various waste streams. The site's refuse storage provision is then outlined in line with Manchester City Council's requirements, along with frequency of collection and both internal and external transfer routes to collection points. Waste management is discussed within the policy context and guidance that apply to Manchester City Council's GD04 guidance and the report then sets out how the site will be accessed by both refuse and service vehicles.

2 Waste Management Strategy

Introduction

- 2.1 The Waste Management Strategy described in this document sets out the regulations and guidance for the management of waste and subsequent waste streams for recycling, forecast waste generation, refuse container provision, refuse collection frequency and the strategy of transferring waste to the refuse store's anticipated collection point.
- 2.2 The development falls within the City of Manchester and Manchester City Council has published guidance 'GD04' on the waste management strategies to maximise the amount of waste that is recycled and ensure a good design of refuse stores.
- 2.3 To achieve high recycling rates, it is stated 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.
- 2.4 In accordance with Section 34 of the Environmental Protection Act 1990, there is 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.
- 2.5 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 waste paper, metal, plastic and glass in different waste streams.
- 2.6 There is compulsory commitment from waste producers to adhere to the waste hierarchy as shown in **Figure 2.1**.

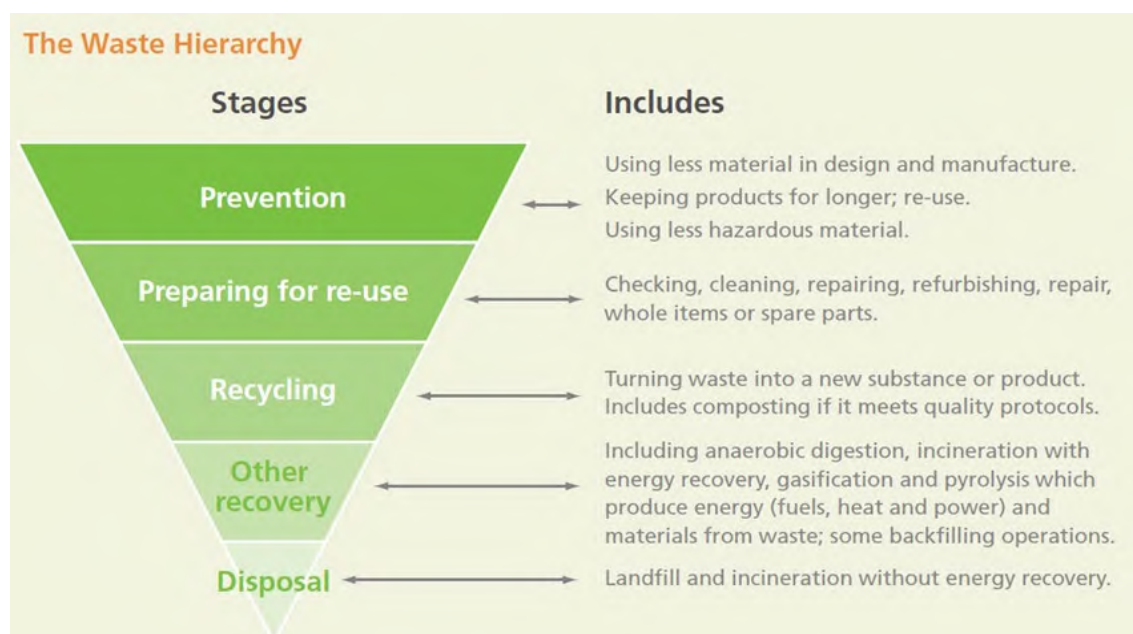


Figure 2.1: Waste Hierarchy

- 2.7 To demonstrate compliance with regulations, a Waste Transfer Note is required when waste is collected by the Waste Carrier, which may be provided electronically. Many carriers are also able to provide Environmental Reports to inform on the waste management performance. If volumes of waste are greater than 20kg then such waste needs to be stored in a labelled container and collected by a licensed carrier and records kept.
- 2.8 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 both Manchester City Council and National Government aspirations.
- 2.9 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:
- i) Adequate means of storing solid waste shall be provided; and
 - ii) Adequate means of access should be provided for people in the building to the area of storage, and, from the area of storage to an anticipated collection point agreed by the Waste Collection Authority.

Office Waste Streams

- 2.10 It is expected that the largest component of office waste will be paper, but we recognise that many occupiers are reducing the volume of paper used through different working practices and this will help reduce the volume of waste generated.
- 2.11 In addition to the above we expect some other smaller waste streams to be generated but managed separately. That waste can include:
- Electrical WEEE items (waste electrical and electronic equipment) - Returned to supplier.
 - Printer & Toner Cartridges - Typically posted to supplier for recycling.
 - Batteries – Set up Battery collection point(s). Arrange for Free collection e.g. BatteryBack.
 - Food Waste collected in caddies at each kitchen.
- 2.12 The bin stores at each office level are assumed as follows. Traditionally waste bins would be provided at each desk, however to improve segregation, waste bins will be provided in central locations as below:

Reception:

Batteries

WEEE

Printer cartridges



Kitchen:

Food Waste Caddy

General Waste

Mixed recyclables (Plastic/Metals)

Glass



Central Locations in Office (as required):

Mixed Recyclables (Plastic/Metals)

Confidential paper

Paper/Cardboard

General waste



- 2.13 A key element of the waste strategy is to avoid single use plastics. Therefore, it is proposed that water coolers are connected to the water supply and staff will use glasses rather than plastic cups.
- 2.14 There are systems set up to recycle office printer toner cartridges and electrical equipment generated from the office floors and they can often be recycled by sending through sent off in the post or collected by a courier.
- 2.15 There will be some confidential waste that need shredding. It is expected that this will first be managed at each location where the confidential waste is generated.
- 2.16 A contractor will be instructed to collect that waste in appropriate sacks that are sealed and recorded. That waste is then taken down via goods lift to the loading bay and then transferred to a waiting shredding lorry that will destroy the documents and confirm their destruction.



3 Waste Forecasts

- 3.1 This report now sets out the waste forecast for the proposed development of circa 7,787m² of office space.

Office Waste Forecast

- 3.2 The forecast of waste generated by the office land use has been made using the British Standards BS5906:2005 which forecast based on the number of employees. This forecast assumes each employees generating 50 litres of waste per week. It is considered robust as it is based on surveys around 20 years ago and since then office working practices are changing with greater electronic communication and filing, which has significantly reduced the volumes of paper waste and so these forecasts are considered to be very much on the robust side.
- 3.3 Assuming that there is a high occupancy level in the office of 1 person per 8m², we expect up to 779 persons working within the building. Applying the British Standard waste generation rates gives the following:

$$\begin{aligned} 50 \text{ Litres} \times 779 &= 38,935 \text{ Litres of waste per Week} \\ &= 7,787 \text{ Litres of waste per Day} \end{aligned}$$

Forecast Recyclables

- 3.4 The recycling proportions of office waste is based on WRAP (Waste & Resources Action Programme), guidance from Manchester City Council and from case studies. The daily waste generation by waste stream is shown in **Table 3.1** overleaf.
- 3.5 It can be seen that the pulpable Paper/Card waste accounts for half of the overall generation with the general waste accounting for 30% of waste. Plastic and Metal is a smaller amount at 13% with the organic and glass waste generating relatively small proportions.
- 3.6 **Table 3.1** also shows the number of bins that are needed to manage this waste generation. Within that bin store provision each waste stream has some headroom so it can accommodate more waste if needed.

Collection Frequency

- 3.7 The expected frequency of collection is daily collection of the main waste streams. Whether this is using one vehicle or two depends on the nature of the collector.



Table 3.1 50 Fountain Street Waste Forecast

Date/version 16.08.21 v1

Waste Forecast Based on Project Briefing N 142_0.03_009_AreaSchedule_210519

Notes

Waste Forecasting is Based on BS5906:2005 for Offices.

Office

Person Forecast

Office Area 7787 sqm @ 779 people based on 10sqm per person GIA

Weekly Waste Forecast

BS5906:2005 50 litres per employee per week

= 779 persons x 50 litres per week

= **38935 Litres of waste per week**

= **7787 Litres of waste per day**

Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal	Glass	Total
	30%	5%	50%	13%	2%	100%
Litres Per Day	2336	389	3894	1012	156	7787
EuroBin lifts per Day	3		4	1		8
240litre bin lifts per Day		2			1	3

4 Waste Storage Provision

Residential Refuse Storage Provision

- 4.1 **Table 3.1** also shows the number of bins that are needed to manage this waste generation. Overall there is a total of 8 x 1100litre Eurobins and 3 x 240litre bins needed to accommodate the daily waste generation. and given the robustness incorporated into the strategy this level of bin provision is considered appropriate for
- 4.2 The allocation of those bins within the bin store is shown in **Figure 4.1** which can accommodate the required number of bins. This shows that there is space available for all those bins to be wheeled to the collection point on Concert Lane.

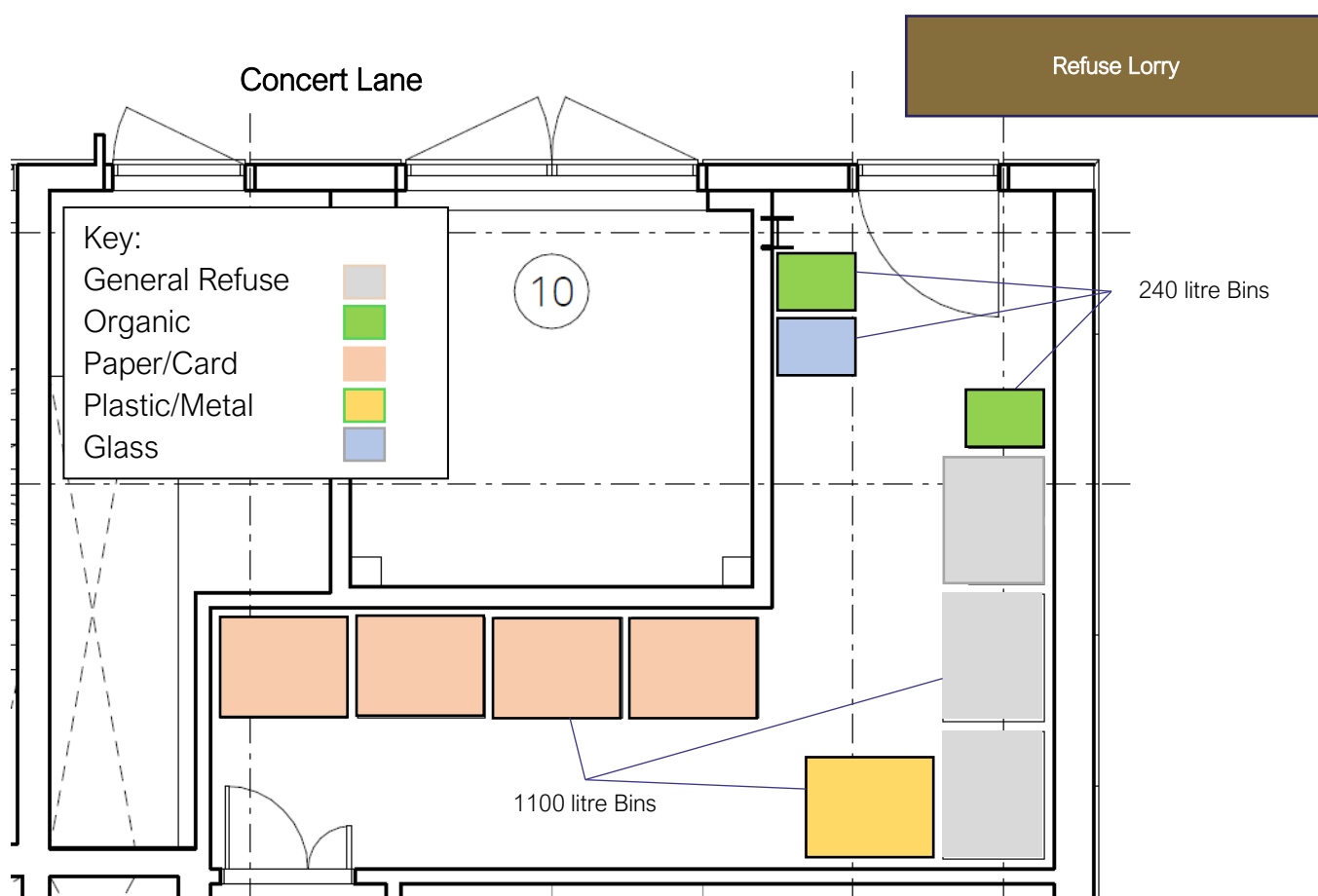


Figure 4.1 Bin Store Allocation

Bin Store Management and Waste Transfer

- 4.3 The functioning of the refuse store will be monitored by the On-Site Management team. They can call additional refuse collections if needed.
- 4.4 The refuse store will be mechanically ventilated to remove odours and the floor and walls of waste stores will be constructed and finished in materials that are impervious and easily kept clean. A tap will be available to help in that process.

Waste Transfer

- 4.5 The Transfer of Waste is expected to be collected from the office floors by cleaners at the end of the day and transferred via the lifts to the bin store and segregated according to the relevant bin. We expect that the bins would then be brought out onto Concert Lane in the morning by the site management team immediately prior to collection and then returned immediately afterwards.

5 Summary & Conclusion

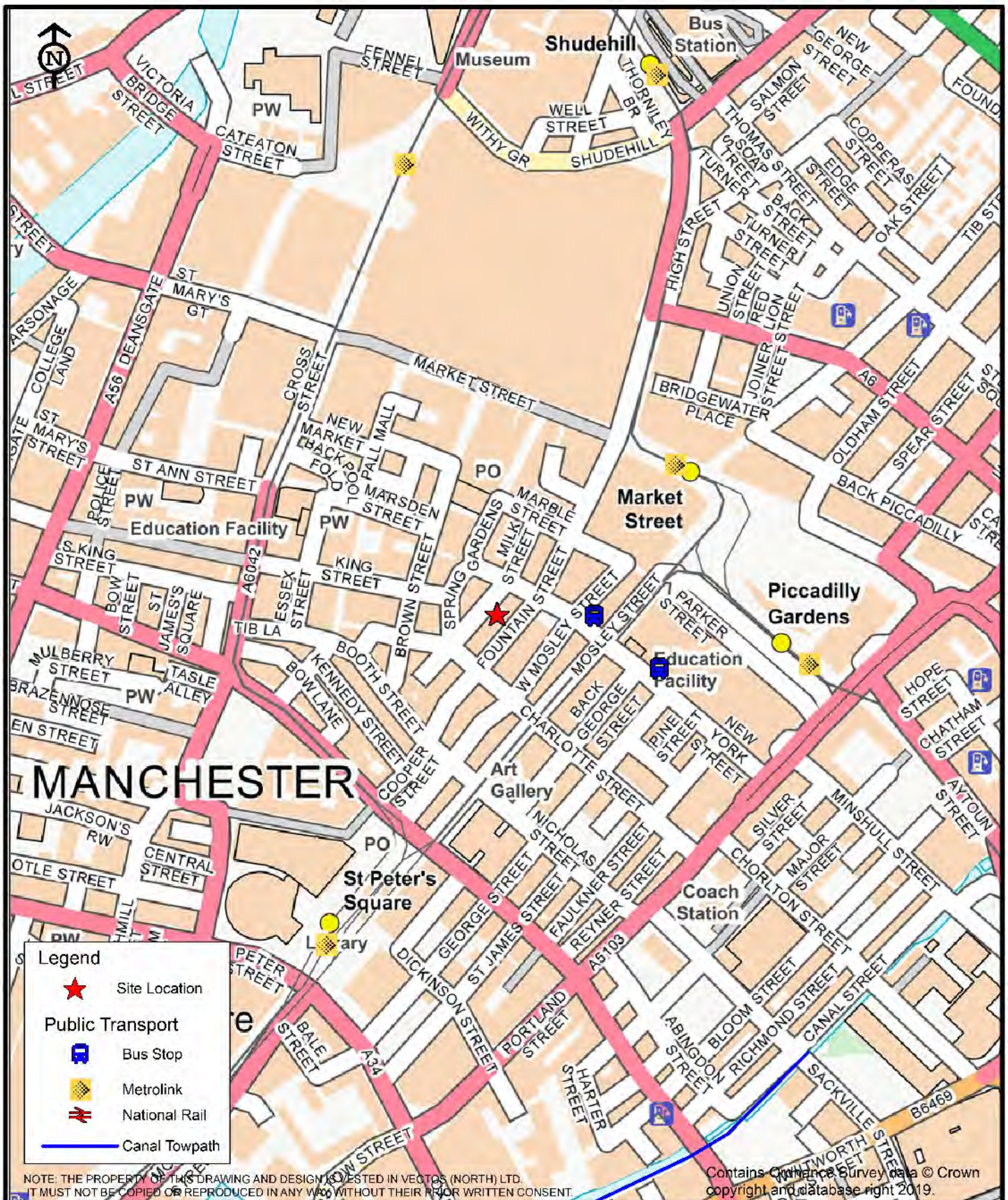
Summary

- 5.1 This document has set out the Waste Management and Servicing Strategy for the proposed re-development of 7,787m² of office accommodation at 49 Spring Gardens/50 Fountain Street, Manchester.
- 5.2 The service access for vehicles has been described and is deemed to be suitable and appropriate.
- 5.3 The Waste Management Strategy has been prepared with reference to the MCC Guidance GD04, British Standard 5906-2005 as well as the forecasts from WRAP for commercial land uses. Consideration has also been given to the National Regulations on Recycling, Storage and the Duty of Care for producers and handlers of waste.
- 5.4 The report has forecast the waste generation, the recycling proportions, and the bin storage requirement. It has also set out the management and monitoring regime to be applied.

Conclusion

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

Drawings



CLIENT:

M&G Real Estate

PROJECT TITLE:

50 Fountain Street, Manchester

DRAWING TITLE:

Site Location - Local Context

DRAWN:

TO

CHECKED:

CJ

DATE

Apr 2021

SCALE:

1:5,000 at A4

DRAWING NO:

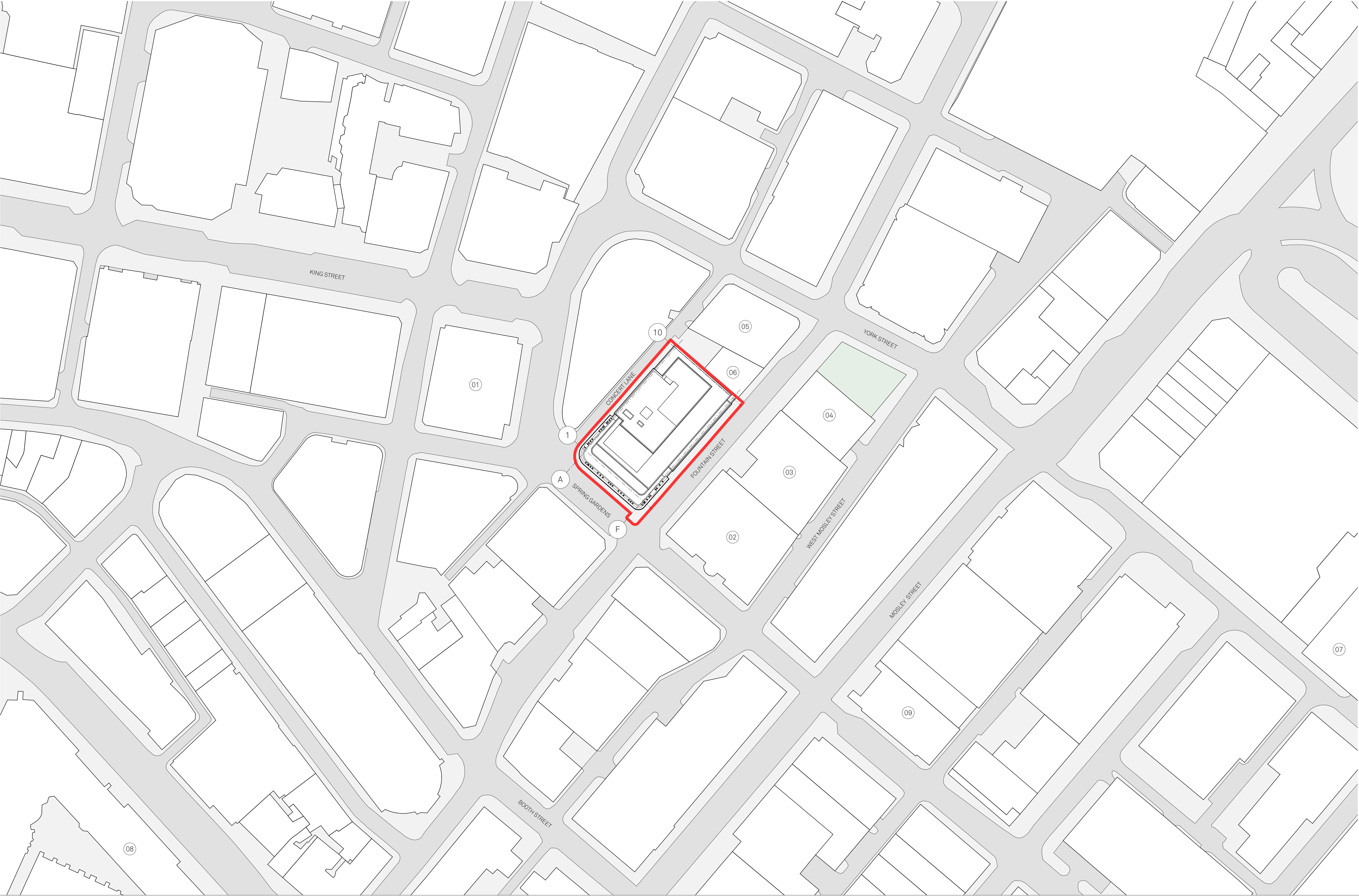
VN211928-G101

REVISION:

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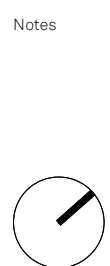
vectos.

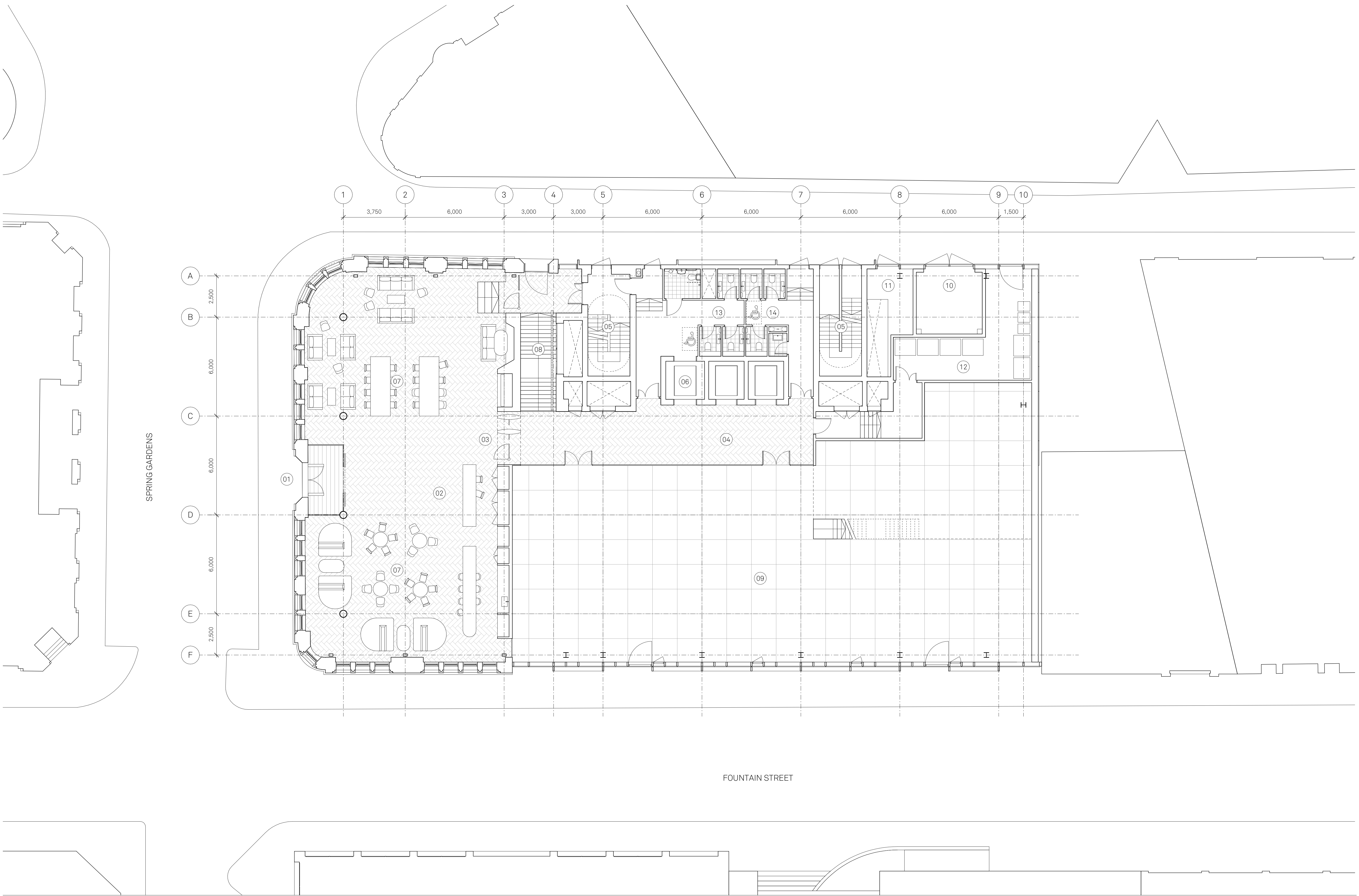
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t:0161 228 1008 e:manchester@vectors.co.uk





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Notes

PLAN KEY:

- | | | | | |
|----------------|-----------------------|---------------------------|-----------------|---------------|
| 01 Entrance | 04 Lift lobby | 07 Shared workspace | 10 Sub-station | 13 Male WCs |
| 02 Reception | 05 Escape stairs | 08 Stairs to Basement Hub | 11 Plant room | 14 Female WCs |
| 03 Speed gates | 06 Fire fighting lift | 09 Office | 12 Refuse store | |

Project 50 Fountain Street		Title: Ground Floor GA Plan		Scale: 1:100 @A1	
Drawn ER	Checked MH	Status S2	Drawing No: 142-JMA-B1-00-P-A-022200	Rev: A	
Details 06/08/21 Issued for Information					

Jon Matthews

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Appendix A

Waste Proforma

Appendix A Proforma for Planning Applications



MANCHESTER
CITY COUNCIL

Planning Application - Waste Management Strategy

Planning Application Number

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.	

Commercial Developments

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

50 Fountain Street

Table 3.1 50 Fountain Street Waste Forecast

Date/version 16.08.21 v1

Waste Forecast Based on Project Briefing 142_0.03_009_AreaSchedule_210519

vectos.

Notes

Waste Forecasting is Based on BS5906:2005 for Offices.

Office

Person Forecast

Office Area 7787 sqm @ 779 people based on 10sqm per person GIA

Weekly Waste Forecast

BS5906:2005 50 litres per employee per week
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 = 38935 Litres of waste per week
 = 7787 Litres of waste per day

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Litres Per Day	2336	389	3894	1012	156	7787
EuroBin lifts per Day	3		4	1		8
240litre bin lifts per Day		2			1	3

General Waste (including Food waste) – 3 x 1100 litre Eurobins

Organic - 2 x 240litre bin

Pulpable Recycling – 4 x 1100 litre Eurobins

Plastic/metal - 1 x 1100litre Eurobins

Glass – 1 x 240 litre bin

Office Based Calculations

The waste forecast for Office land use is derived from BS5906:2005 which forecasts waste based on the number of employees. For this building we have assumed that the **Number of occupants = 779 persons** (note this is considered robust based on a call centre level of occupancy).

The British Standard, forecasts a waste generation of 50 litres per employee per week. This office waste generation is considered robust as since the surveys that form the basis for the British Standard, offices now tend to communicate and file information electronically rather than using paper.

Estimated at 5 Collections per week.

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 (Residential and Commercial)

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

Storage Areas for Waste Containers (Residential and Commercial)

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

50 Fountain Street Bin Store with the allocation of bins for each indicative waste stream is shown below.

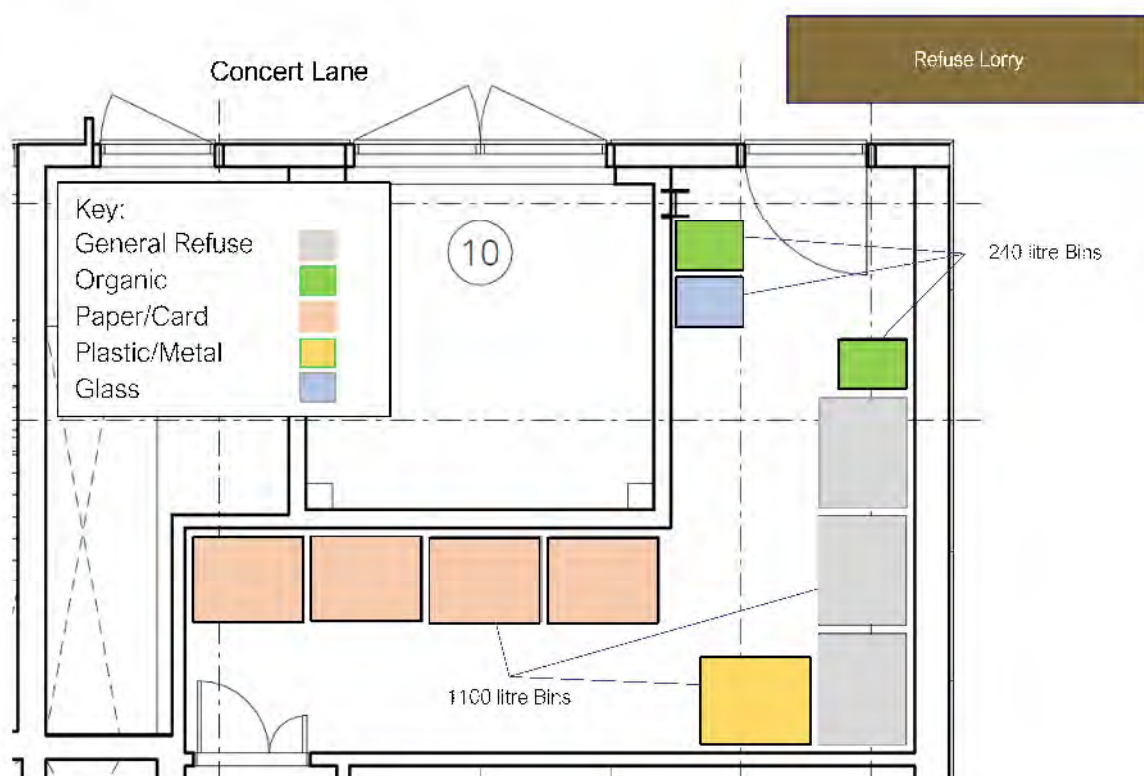


Figure 4.1 Bin Store
Allocation

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

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

Ventilation – ventilation will be incorporated into the design of the bin stores in accordance with current design guidelines. A water tap will be included to ease cleaning.

Hygiene - The floor and walls of waste stores must be constructed and finished in materials that are impervious and easily kept clean. They would have water taps to ease cleaning. The store would include CCTV and be monitored

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 Management Company has responsibility but may employ the Refuse Collection operators to undertake this operation. The bins would be taken out immediately prior to and returned immediately after collection.

Please ensure that you have attached:

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

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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