

WASTE MANAGEMENT STRATEGY FOR:

FLAT CONVERSION FOR 15 WAVERLEY ROAD MOSTON M9 4LX

The application is submitted by PLANS 2 EXTEND LTD we are submitting the application on behalf of Mr. Dean Bryan of Brentwood Lettings & the owner of 15 Waverley Road.

The applicant is keen to adopt the proposals in the RESIDENTIAL QUALITY GUIDANCE & WASTE MANAGEMENT & GUIDANCE FOR DEVELOPERS

The proposals will set out a sustainable plan that will in our opinion enable the planning officer to accept the proposals

SUPPLEMENTARY HISTORY DETAILS OF LOCATION & SITE

The Property is 1 of 7 residential terraced properties the frontage of which is facing a South easterly direction.

The property is set within an area of diverse housing stock.

The area of Moston and Harpurhey Following a CPA order in 1973 the area of Moston and Harpurhey was subject to a regeneration program. The main stem of the growth was in the commercial field with a large retail park just off Moston Lane & Conran St.

The area is a multi-racial community that has benefited from affordable housing. The areas housing needs was matched by the entrepreneurial input by housing developers and landlords who were prepared to manage and upgrade old and derelict buildings.

Without this initiative, the whole area would have been deprived of suitable accommodation. Flat conversion met the needs of the community, these properties were converted into flats or houses of multiple occupation or HMO's.

WASTE MANAGEMENT STRATEGY.

The development will be supported with a WASTE MANAGEMENT STRATEGY Planning Application form together additional written information. The application will provide an appropriate area for household waste.

A waste storage area will be provided to assist residents to segregate mixed dry recyclable, organic, residual waste, and bulky items.

The applicant will educate the residents on the importance of waste education through the homeowners pack that each resident will sign for, this will be subject to regular inspections by a person appointed by the applicant.

The development will provide for a refuse area the location is set out on the plans. Waste will be split into the following bins supplied by MCC BLUE pulpable material cardboard etc. BROWN co-mingled material glass cans etc. Green Organic waste Food Etc. Black general waste all non-recyclables.

All bin collection dates will be posted on the recycle bins

The expected number of tenanted residents could reduce the full requirements of bins. This will be closely monitored by the tenant's and up graded, as and when required.

The waste bins will be collected by MCC on the date posted on the bins. The bins will be assembled by the residents in the area that has already been established by MCC. The developer will ensure that the tenants will maintain and keep the waste bin area clean and disinfected. If in the opinion of the planning officer, the Waste Management Plan is considered to be in need of additional support.

The Applicant has advised that he will, if necessary, contract out the collection of waste to a licensed waste carrier.