

OSBORNE YARD MANCHESTER

WASTE MANAGEMENT PLAN



This report outlines the waste management strategy formulated in line with Manchester City Council's document GD04 Waste Storage and Collection Guidance for New Developments, and current Building Regulations.



2.1 BUILDING REGULATIONS APPROVED DOCUMENT H6

Domestic developments

Capacity

1.1 For domestic developments space should be provided for storage of containers for separated waste (i.e. waste which can be recycled is stored separately from waste which cannot) with a combined capacity of 0.25m³ per dwelling or such other capacity as may be agreed with the waste collection authority. Where collections are less frequent than once per week, this allowance should be increased accordingly.

1.2 Low rise domestic developments – In low rise domestic developments (houses, bungalows and flats up to 4th floor) any dwelling should have, or have access to, a location where at least two movable individual or communal waste containers, meeting the requirements of the waste collection authority, can be stored.

1.3 Where separate storage areas are provided for each dwelling, an area of 1.2m x 1.2m should be sufficient to provide for storage of waste containers and provide space for access.

1.4 Where communal storage areas are provided space requirements should be determined in consultation with the waste collection authority.

1.5 High rise domestic developments – in multi-storey domestic developments dwellings up to the 4th floor may each have their own waste container or may share a waste container.

1.6 Dwellings above the 4th storey may share a single waste container for non-recyclable waste fed by chute, with separate storage for any waste which can be recycled. Alternatively storage compounds or rooms should be provided. In such a case a satisfactory management arrangement for conveying refuse to the storage area should be assured.

1.7 The use of 'Residents Only' recycling centres (areas where residents may bring their recyclable waste for storage in large containers, e.g. bottle banks) in large blocks has been found to be effective in some areas.

Siting

1.8 Storage areas for waste containers and chutes should be sited so that the distance householders are required to carry refuse does not usually exceed 30m (excluding any vertical distance). Containers should be within 25m of the waste collection point specified by the waste collection authority.

1.9 The location for storage of waste containers should be sited so that, unless it is completely unavoidable, the containers can be taken to the collection point without being taken through a building, unless it is a porch or garage, or a car port or other open covered space (this provision applies only to new buildings except that extensions or conversions should not remove such a facility where one already exists).

1.10 For waste containers up to 250 litres, steps should be avoided between the container store and collection point wherever possible and should not exceed 3 in number. Slopes should not exceed 1:12. Exceptionally this may be exceeded provided that the lengths are not excessive and it is not part of a series of slopes. (See also Approved Document K1 Section 2.) For storage areas where larger containers are to be used steps should be avoided. Where this is not otherwise possible, the storage area should be relocated.

1.11 The collection point should be reasonably accessible to the size of waste collection vehicles typically used by the waste collection authority.

1.12 External storage areas for waste containers should be away from windows and ventilators and preferably be in shade or under shelter. Storage areas should not interfere with pedestrian or vehicle access to buildings.

Design

1.13 Where enclosures, compounds or storage rooms are provided they should allow room for filling and emptying and provide a clear space of 150mm between and around the containers. Enclosures, compounds or storage rooms for communal containers should be a minimum of 2m high. Enclosures for individual containers should be sufficiently high to allow the lid to be opened for filling. The enclosure should be permanently ventilated at the top and bottom and should have a paved impervious floor.

1.14 Communal storage areas should have provision for washing down and draining the floor into a system suitable for receiving a polluted effluent. Gullies should incorporate a trap which maintains a seal even during prolonged periods of disuse.

1.15 Any room for the open storage of waste should be secure to prevent access by vermin. Any compound for the storage of waste should be secure to prevent access by vermin unless the waste is to be stored in secure containers with close fitting lids.

1.16 Where storage rooms are provided, separate rooms should be provided for the storage of waste which cannot be recycled, and waste which can be recycled.

1.17 Where the location for storage is in a publicly accessible area or in an open area around a building (e.g. a front garden) an enclosure or shelter should be considered.

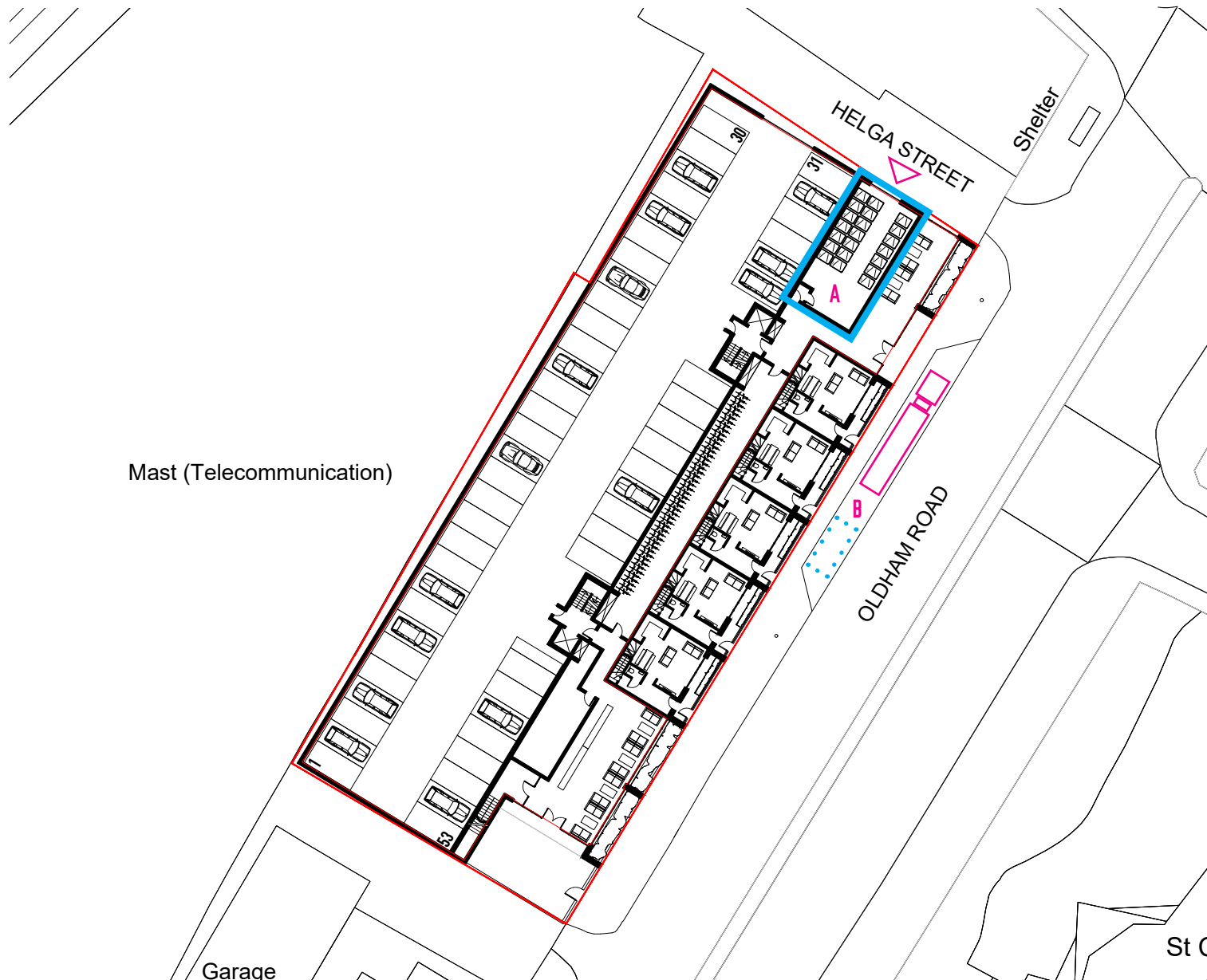
1.18 High-rise domestic developments – where chutes are provided they should be at least 450mm diameter and should have a smooth non-absorbent surface and close fitting access doors at each storey which has a dwelling and be ventilated at the top and bottom.

GD 04

Waste Storage and Collection Guidance for New Developments

Version: 6.00

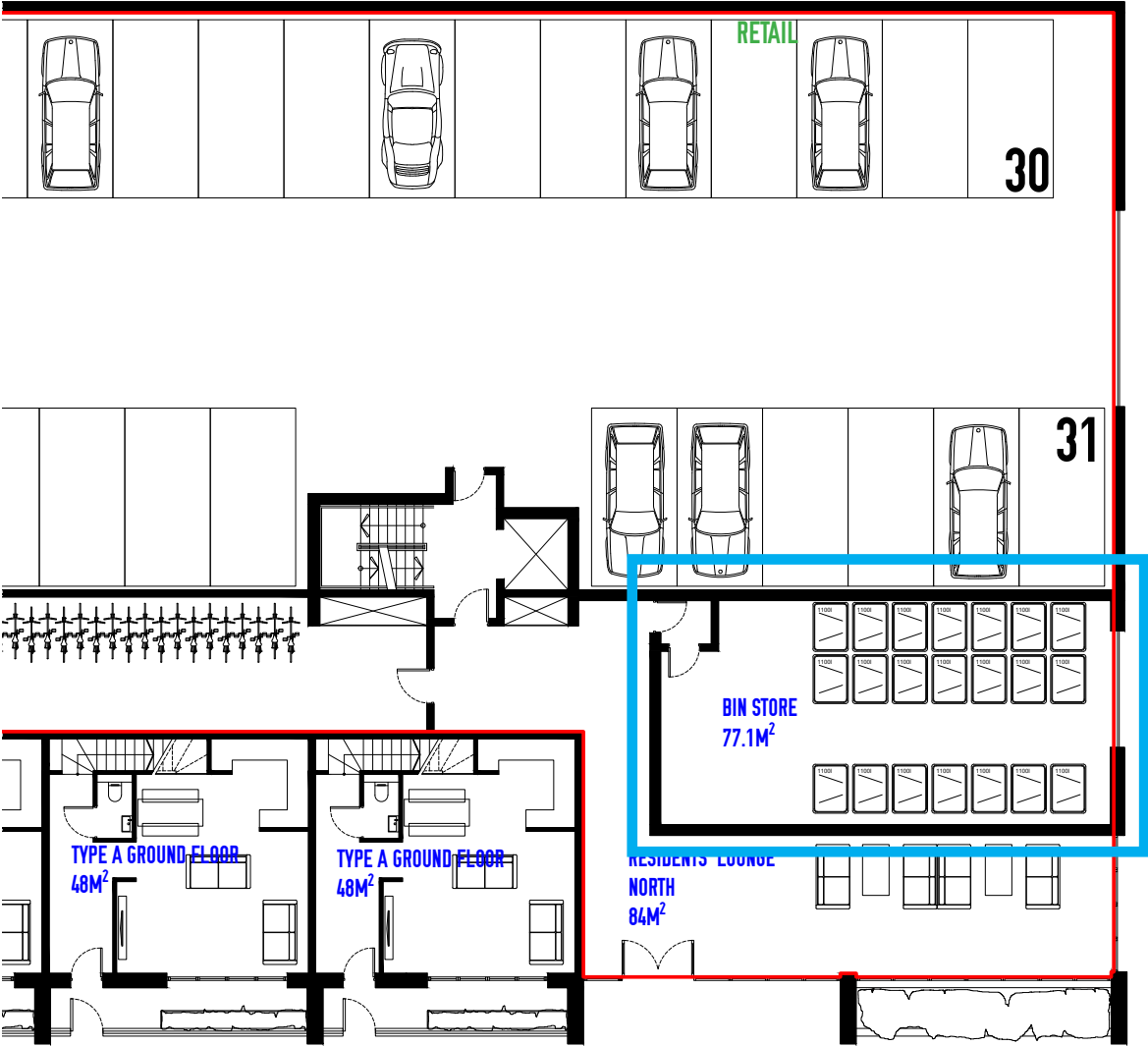
Waste, Recycling and Street Cleansing Team
Last updated: September 2017



While the travel distance for residents exceed the recommended 30m horizontal distance for residents the bin store is located adjacent to a main entrance and is therefore not considered in a remote position. Due to the length of the site a single store in the location shown is deemed most appropriate.

Located at the northern side of the building. The bin store is positioned for ease and safety of access for the waste management team. As Helga Street is not a through road, this provides a quiet environment.

The bin lorry will park in the proposed layby as shown left. On bin collection day the building management team will move the bins from the bin store, position A to the bin holding area, position B.



Separation

The bin store is separated from communal access area by a lobby.

The non-porous painted concrete floor of the bin store will be painted hatched to define the walkway areas and bin storage areas. Building management will ensure the walkways are kept clear and bins rotated.

3.1 VOLUME CALCULATIONS

The anticipated Volume of Waste Calculations have been carried out in accordance with (superseded) GD04 as follows:

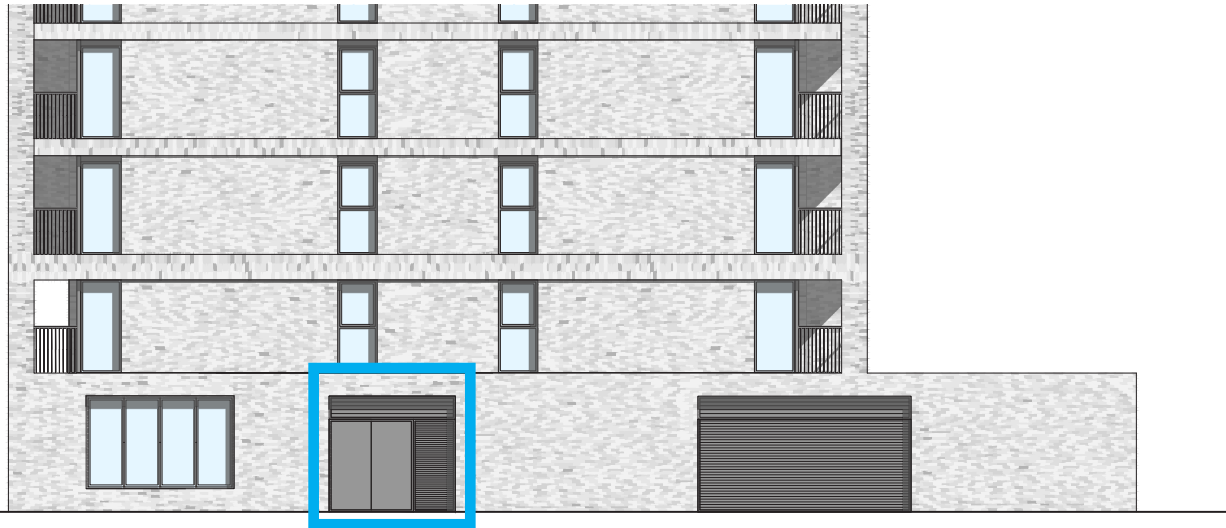
High Rise Apartment Developments

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of 1100litre bins required	Number of Bins proposed by applicant
General refuse	$V = N \times 110$	$V = 9900$	$V / 1100 = 9$	9
Pulpable Recycling	$V = N \times 55$	$V = 4950$	$V / 1100 = 4.5$	5
Mixed Recycling	$V = N \times 55$	$V = 4950$	$V / 1100 = 4.5$	5
Food Waste	$V = N \times 5$	$V = 450$	$V / 240 = 1.9$	2

*N = Number of Apartments

Internal

Each apartment has in excess of the minimum standard requirement for kitchen storage area and as such can afford designated area for bins for each of the waste categories left.



Hygiene

The bin store will be cleaned weekly along with the communal areas of the building as part of building management.

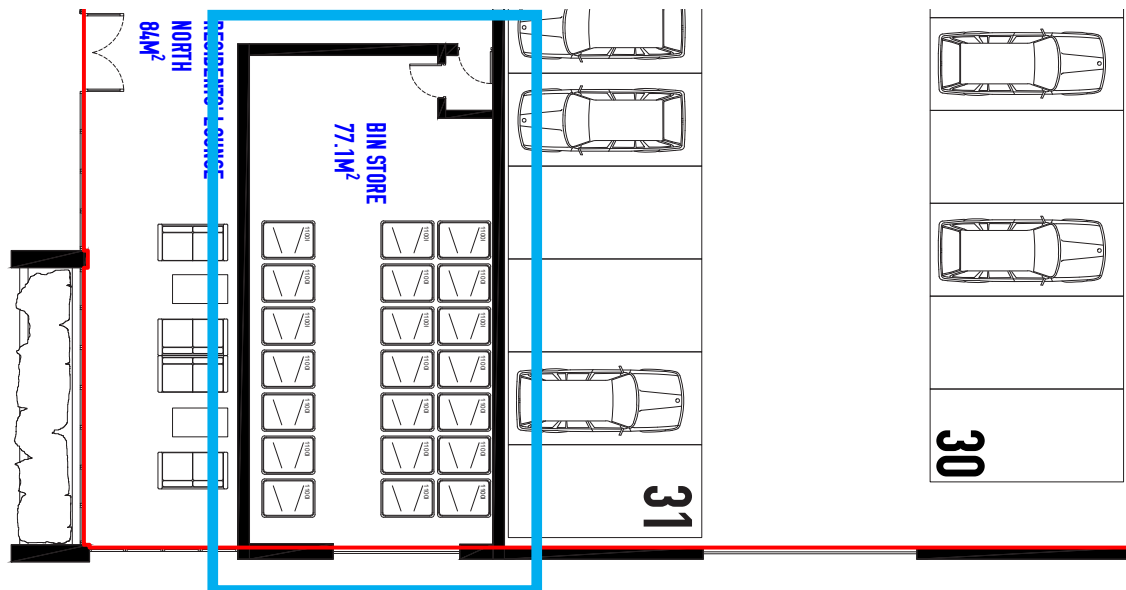
Ventilation

The bin store will have constant natural ventilation throughout the year as an unheated space.

Security

A PAS 24 automatic roller shutter will provide secure access to the bin store from outside.

A coded lock will be provided to building management.



Planning Application – Waste Management Strategy

Planning Application Number:

Date Submitted:

Estimated volumes and types of waste produced by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of Bins required	Confirm what is to be provided
General refuse	240	1 x 240 litre bin	
Pulpable Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	
Mixed Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	
Garden Waste	240	1 x 240 litre bin	
Food Waste	23	1 x 23 litre caddy	

High Rise Apartment Developments

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The pre 2017 proforma, left, has been superseded by a simple calculation of an allowance of 0.43m² per apartment (below).

The form left still provides a useful check that the number of different types of bins can be accommodated.

Current Proforma:

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.	The bin store currently provides 0.85m ² per apartment and so allows adequate room for access to and the rotation of the bins.