

Ancoats Dispensary Waste Management



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1.0 Introduction

This Waste Strategy report is prepared by Buttress on behalf of Great Places in support of the planning application for a residential-led development in New Islington, Manchester.

The site is bound by Old Mill Street, Lampwick lane and Lampwick building currently under construction. The Site is currently a vacant and derelict Grade II Listed Building.



2.0 Development Proposals

2.1 Summary

In summary, the proposals include the following elements for which full planning permission is sought:

Perserve and enhance the existing building, adding two new facades, two additional floors and restore the original tower central structure. This will deliver 39 new dwellings through a mix of 1 and 2-bedroom affordable apartments. There will be no parking requirement, but consideration will need to be made for deliveries and disabled visitors. A bike store will be required for the building's residents.



2.2 Residential Accommodation

A Schedule of accommodation is provided in the Design and Access Statement and is summarised as follows:

- 21x 1 Bed Apartments
- 4x 1 Bed Duplexes
- 13 x 1 Bed Apartments
- 1x 1 Bed Duplex
- 39 Total Apartments



3.0 Scope of the Report

This strategy establishes the means of recycling the material generated and sets out the following:

- Forecast waste generation & recycling rates;
- Proposed waste management strategy;
- Proposed waste storage facilities; and

This report sets out the policy context for waste management, forecast the waste generated, the number of bins required, the management and oversight of the waste collection strategy.



4.0 Policy Context

The development falls within the City of Manchester and MCC have published guidance on the design and management of buildings to produce waste management strategies that maximise the amount of waste that is recycled. Manchester City Council requests that a Waste Pro Forma is completed to support development applications and this is presented later in this document.

To achieve high recycling rates, it states 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. In accordance with Section 34 of the Environmental Protection Act 1990, the manager of the development has 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.

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. Another change will be the obligatory use of SIC codes in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as described and published by DEFRA under regulation 15(1) of the Waste (England and Wales) Regulations 2011.

To demonstrate compliance with regulations, a Waste Transfer Note is required when that waste is collected by the waste carrier. This may be provided electronically. Many carriers are also able to provide environmental reports to inform on the waste management performance. Any waste greater than 20kg need to be stored in a labelled container, collected by a licensed carrier and records kept.

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 MCC’s and the government’s aspirations.

All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:

- Adequate means of storing solid waste shall be provided; and
- Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority.

5.0 Waste Forecasts

The waste forecasts for Residential Waste is based on a rule of thumb calculation (Manchester Residential Quality Guidance) of 110 litres per apartment per week as shown:

Number of Dwellings x 110 = Weekly waste in litres

Applying this to the development mix provides the following waste forecast:

39 x 110 = 4,290 litres per week

This forecast for the residential spaces have used general rates derived from B25906:2005 and are set out in the table (right).

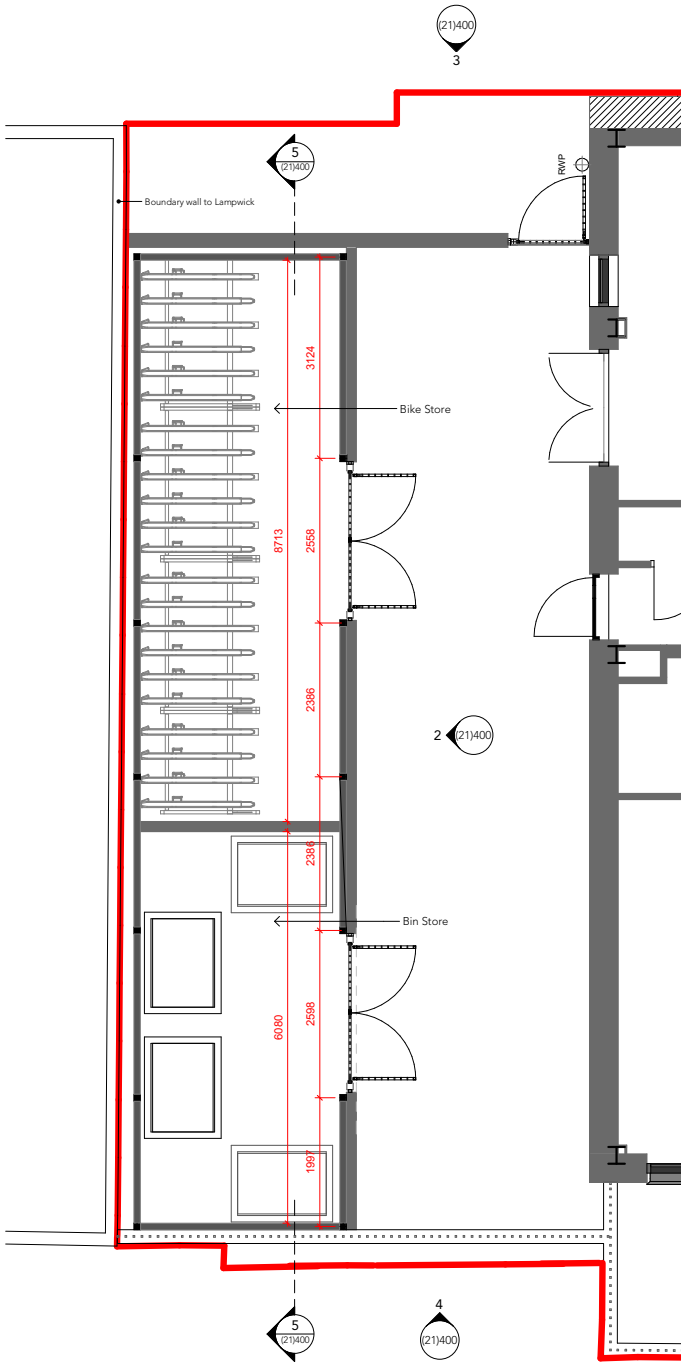
It should be noted that the General Refuse Waste Stream can be further subject to recycling post collection depending on the collector’s waste recovery strategy.

RESIDENTIAL APARTMENTS			
1 Bed Apartment	21		
1 Bed Duplex	4		
2 Bed Apartment	13		
2 Bed Duplex	1		
Total Number of Units	39		
<u>Forecast</u>			
Waste Forecast @110 litres per Apartment	4,290	litres per week	
GD04 Residential Bin Storage Requirement per apartment (+manoeuvring space)	0.43	sqm/apartment	
Total Residential Bin Storage Required	16.77	sqm	
Total Residential Bin Storage Provided	19.2	sqm	
<u>Waste storage based on:</u>			
General refuse / organic	50%	2,145	litres
Paper / Card	25%	1,072.5	litres
Plastic/Metal/Glass	25%	1,072.5	litres
Total	100%	4,290	litres
<u>1100 litre Eurobins</u>			
General refuse / organic	2	1100x bins	
Paper / Card	1	1100x bin	
Plastic/Metal/Glass	1	1100x bin	
Total	4	1100x bins	

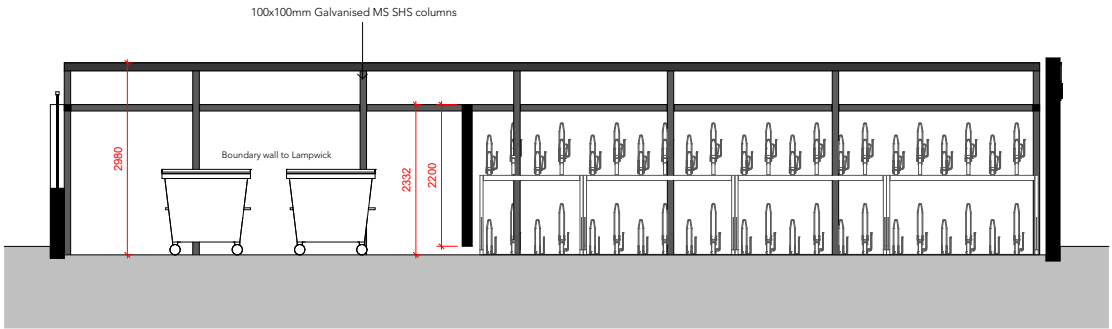
6.0 Waste Storage

As previously described, Based on the MCC document ‘GD 04 Waste Storage and Collection Guidance for New Developments Version 6’ the developer needs to provide 0.43m2 of space per apartment. Ancoats Dispensary will deliver 39 apartments and on this basis the minimum requirement for residents bins is 16.77sqm.

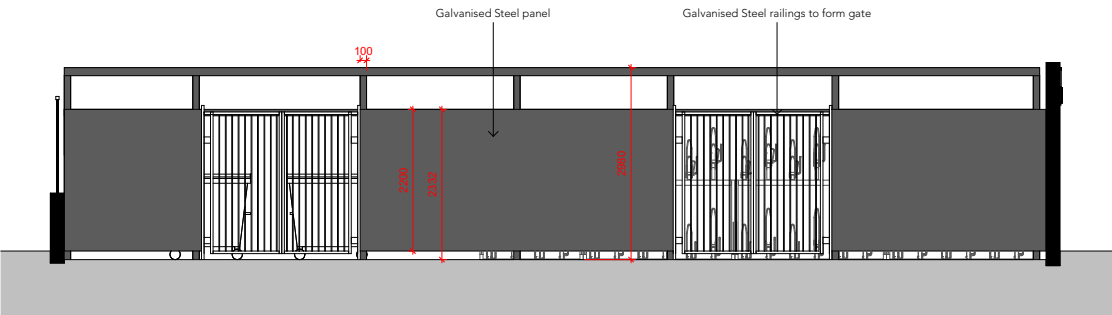
In total there is enough space within the above stores to hold in excess of 10 x 1100l Eurobins.



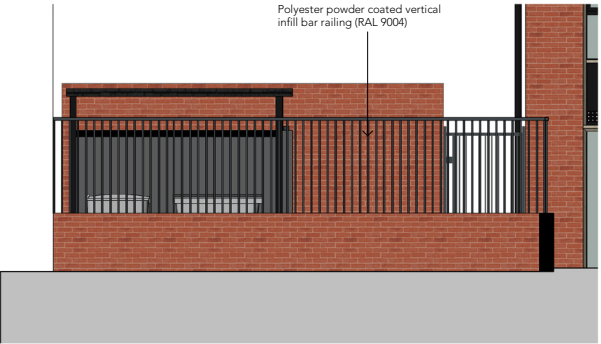
Bin and Bike Store Plan
1 : 50



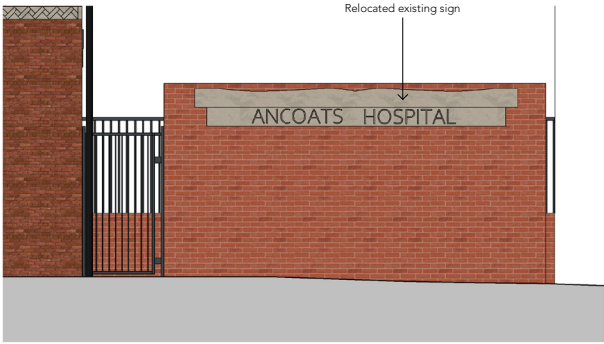
Bin and Bike Store Section
1 : 50



Bin and Bike Store Section North East Elevation
1 : 50



Bin and Bike Store South East Elevation
1 : 50



Bin and Bike Store North West Elevation
1 : 50

7.0 Waste Management Strategy

A refuse store for bins is located in the external yard, to the South West of the building. A secondary access door is provided to this area.

The building management will transfer the bins to the collection point and return immediately after to ensure areas are kept clean. The route will be step free and will have a minimum travel distance of 76.8m, ensuring adequate space for a bin to pass.

It is proposed that Residential Waste will be collected by the local Authority waste collection company.

Residential Bin Stores planned within the building demise:

Total Residential Bin Stores	=	19.2sqm
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Key

-  Residential refuse store
-  Residential refuse management route
-  Residential refuse collection point

Appendix E Proforma for Planning Applications



Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

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	NOT APPLICABLE	NOT APPLICABLE
Pulpable Recycling	140 / 240	NOT APPLICABLE	NOT APPLICABLE
Mixed Recycling	140 / 240	NOT APPLICABLE	NOT APPLICABLE
Garden Waste	140 / 240	NOT APPLICABLE	NOT APPLICABLE
Food Waste	23	NOT APPLICABLE	NOT APPLICABLE

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.	Residential General, Recyclable & Organic Refuse: 22 sqm

Commercial Developments

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

General Waste -	Please refer to calculations in section 5.0 and areas in section 6.0
Pulpable Recycling -	
Mixed Recycling -	
Food Waste -	
Industrial Waste -	

Has / will a contract be obtained with a licenced waste carrier?	Yes
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Mixed Use Developments

Are the stores for residential and commercial separate from each other?	Yes
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Internal Stores (Residential and Commercial)

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

Please refer to Section 6.0

Storage Areas for Waste Containers (Residential and Commercial)

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

Please refer to Section 6.0

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

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

Ventilation -	The bin store is open, under shelter and secured via panels to form a gate. It will benefit from natural ventilation.
Hygiene -	Please refer to section 6.0 for materiality and store appearance. Overall waste management would be undertaken by the on-site staff member/management company who would monitor the cleanliness on a regular basis and would ensure that all areas of the site are kept clean as required.

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 on-site staff overseen by the General Manager would ensure that the bins are presented on the service road ready for collection and will return the bins to the bin store immediately after collection has taken place. This would be under the direction of the General Manager.

Please ensure that you have attached:

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

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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