

MLDC | Ancoats Mobility Hub Waste Management



Version history

Project name: Mobility Hub
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Client: Manchester Life Strategic Development Company Limited

Rev:	Date:	Status	Name	Description
00	26-03-21	STAGE 3	Abigail Patel Architectural Assistant	DRAFT
01	27-04-21	STAGE 3	Mike Guy Senior Architect	FINAL

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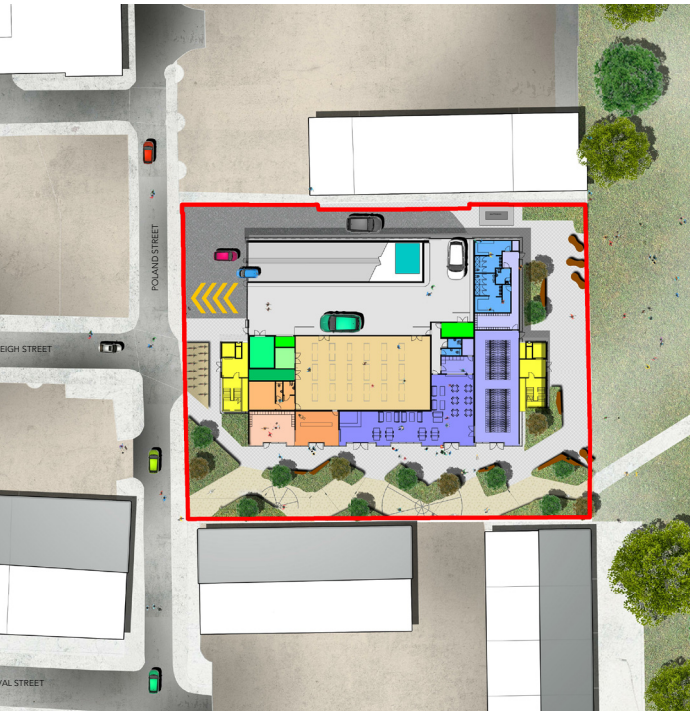
1.0 Introduction

This Waste Strategy report is prepared by Buttress on behalf of Manchester Life Strategic Development Company in support of the planning application for Ancoats Mobility Hub development at Poland Street which forms part of the Back of Ancoats Neighbourhood Development Area.

The Site is bounded by Poland Street to the west, the City Court Trading Estate to the south, Crown Industrial Estate to the north and Ancoats Green to the east. The Site can be accessed by pedestrians and vehicles via Poland Street.

The Site is currently occupied by low-rise, multi-tenanted industrial estate units and hardstanding. The Site can be accessed by pedestrians and vehicles via Poland Street. Security fencing runs along the eastern boundary where the Site meets Ancoats Green.

Modern industrial units lie to the north and south of the Site with the residential neighbourhood of Miles Platting further beyond to the east. The Rochdale Canal is located 0.2km south of the Site.



2.0 Development Proposals

Development of land bounded by Poland Street to the west, the City Court Trading Estate to the south, Crown Industrial Estate to the north and Ancoats Green to the east to deliver a mobility hub development of up to 8 storeys including 150 cycle parking spaces, 408 car parking spaces, a ground floor retail unit and a delivery hub.

The Mobility Hub proposals include the following elements for which full planning permission is sought:

2.1 Ground Floor

The majority of the activity occurs at this level of the mobility hub, accommodating both the delivery and cycle facilities in addition to access from the public realm and up to the car park levels.

Along the street, public access is proposed into delivery hub spaces such as the pick up lockers and delivery counter area and the commercial space which is anticipated to be used as a cafe/seating area (Use Class E).



Members-only will have access to the adjacent cycle hub cycle storage and associated locker/changing facilities.

Within the body of the ground floor itself sits the main delivery hub area with both racking space for parcel storage and a vehicle route through the building, allowing vehicles to enter and exit safely. Associated Plant/ MEP space is also accommodated at this level, adjacent to the delivery hub and/or under the vehicle ramp (leading to upper car park levels).

There is also a small area for a staff mess at ground floor level which is associated with the Delivery Hub.

A nominal area allowance (30%) has been included for the staff area within the waste assessment.

2.2 Accommodation Areas

Commercial / Café = 162m²

Delivery Hub Staff Mess = 20m² Therefore - 20m² x 30% = 6m²

Total area for assessment = 168m²

For the purposes of the assessment the commercial & staff mess areas are assumed to be a restaurant/café - Class E

The Deliver Hub itself is solely a parcel storage area and is not expected to generate any waste products and therefore has not been included in the assessment.

2.3 Upper Levels

Upper floor levels (level 1 - 7) are allocated for car parking spaces only, with levels 1 -6 offering a combination of both standard and disabled parking bays.

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
- Forecast the refuse collection frequency.

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

4.0 Policy Context

The development falls within the City of Manchester and Manchester City Council (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. MCC 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. There will be food waste generated from the commercial unit / café. Food Waste needs to be covered by the Animal By Products (Enforcement) (England) Regulations 2011. The volumes of waste will be greater than 20kg and therefore need to be stored in a labelled container and 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 forecast for the commercial space (Use Class E) café + staff mess, we have used general rates derived from B25906:2005. The waste forecasts are therefore as follows:

Total waste volume = 8,400 litres per week *

The waste forecast and recycling proportions for the Commercial space are set out in the tables (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.

*Note: Although MCC Environmental Health have been consulted (refer to correspondence) and a volume calculation of 1500 litres per 20 dining spaces, the waste forecast is based on a ‘worst case’ scenario with an occupancy ratio of 1.5m² per person.

REFUSE CONTAINERS

General / Organic =	4no. 1100 litre bins
Paper / Card =	2 no. 1100 litre bins
Plastic/Metal/Glass =	2no. 1100 litre bins

WASTE MANAGEMENT CALCULATIONS

COMMERCIAL WASTE

RESTAURANT / CAFÉ (Use Class E)

Area of Available Space 9Restaurant / Café	162 m²
Add nominal area for Delivery Hub Staff Mess (area x 30%)= 20m²x30%	6 m²
Total	168 m²

Assume 1.5m² per cover	112 covers
BS5906:2005 volume arising per cover [75 l] × number of covers	8,400 litres

Recycling Streams Based on WRAP Waste Ratios

General refuse / organic	50%	4,200 litres
Paper / Card	25%	2,100 litres
Plastic/Metal/Glass	25%	2,100 litres
Total	100%	8,400 litres

TOTAL WASTE STORAGE

1100 litre Eurobins

General refuse / organic	4 bins
Paper / Card	2 bins
Plastic/Metal/Glass	2 bins
Total	8 bins

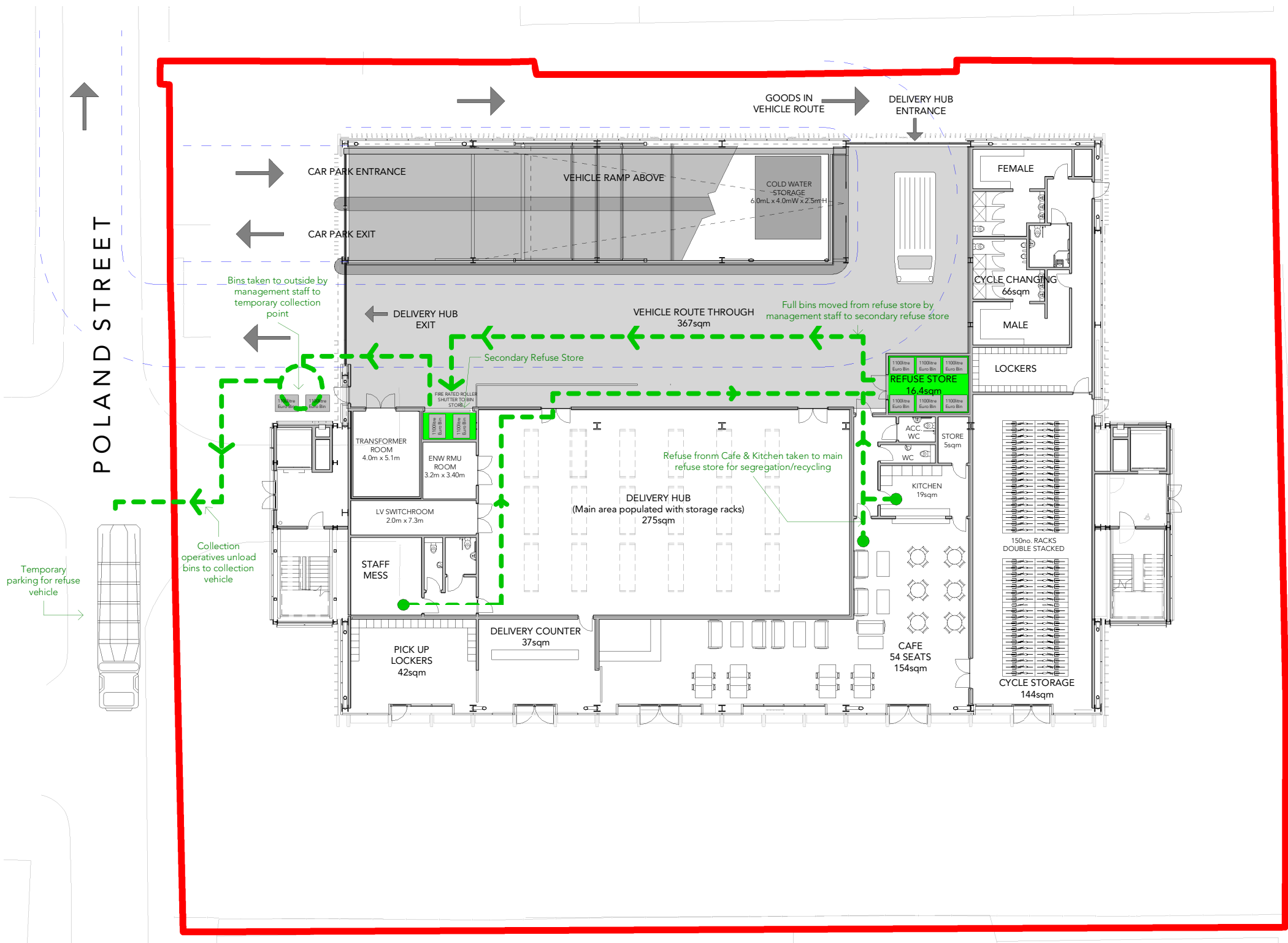
6.0 Waste Storage and Collection Frequency

The main refuse store for commercial bins, accessed by the café operator and building management, will act as a holding area for empty/full bins. When bins become full within the main refuse stores management will replace them with an empty one from the holding area adjacent to the Delivery Hub exit.

All refuse stores are to be mechanically ventilated.

On collection days management will move the full bins to the kerb side on Poland Street.

The route will be step free and will have a minimum width of 1.54m, ensuring adequate space for a bin to pass.



KEY

- Commercial refuse route
- Commercial refuse collection point

7.0 Waste Management Strategy

Waste collection for the Mobility Hub will be supervised by the on-site building management team and involves bins being brought out immediately prior to collection and returned immediately after and to ensure areas are kept clean.

The waste from the commercial unit will be collected by a licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way. The refuse containers will be wheeled a short distance from the refuse store to the collection vehicle.

8.0 Correspondence with MCC Waste Team

Mike Guy

From:

Sent:

To:

Subject:

Laura Miller <laura.miller@manchester.gov.uk>

25 January 2021 07:22

Mike Guy

Re: 9032-Ancoats Mobility Hub-Waste Management Strategy

Categories:

M-HUB

Hi Mike,

That should have said per 20 dining spaces, sorry for the confusion

Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

Environmental Protection Section
Environmental Health
Neighbourhoods Directorate
Manchester City Council

Telephone: 0161 234 5004
email: laura.miller@manchester.gov.uk
website: www.manchester.gov.uk

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I ❤️ MCR

Please consider the environment before printing an e-mail

From:

Sent:

To:

Subject:

Mike Guy <MGuy@buttreess.net>

22 January 2021 15:12

Laura Miller <laura.miller@manchester.gov.uk>

RE: 9032-Ancoats Mobility Hub-Waste Management Strategy

Laura,

Good afternoon.

Thank you for your response.

I have looked through your comments but am struggling to understand the assumed volume calculation i.e. 1500 litres per dining space?

Apologies if I have misinterpreted but Please can you reconfirm?
Many thanks
Mike

Mike Guy

Senior Architect

Mobile | 07720 323 401

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Looking back on 2020.
Looking forward to 2021.

Watch
our year
in review

Working to current guidelines Buttreess staff will be working remotely for the foreseeable future. We have taken a number of steps to maintain levels of service during this time to ensure that we continue to meet commitments to our clients and support our people.

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From:

Sent:

To:

Cc:

Subject:

Laura Miller <laura.miller@manchester.gov.uk>

22 January 2021 13:56

Mike Guy <MGuy@buttreess.net>

Abigail Patel <apatel@buttreess.net>; Matthew Burl <mburl@buttreess.net>

Re: 9032-Ancoats Mobility Hub-Waste Management Strategy

Good afternoon Mike,

I have looked at your proposals for the waste strategy for the cafe and cross referenced to our guidance document.

I have based the calculation on a restaurant (as that is the closest with have) - requires 1500l per dining spaces. The plan shows there are 54 seats, so I have calculated this to mean 4050l of refuse storage is required. As this is a commercial use, I am assuming that you will be arranging private waste collections so the shortfall in bin capacity can be made up with multiple collections. In terms of recycling this will depend on the nature of the business, but some provision needs to be made for recycling and there are no strict rules about recycling capacity as this will vary between different food businesses. I imagine there will be plastic, glass, tins, cardboard and food waste though. I will leave the exact strategy to you, some commercial premises segregate on site whereas others have waste contracts which include segregation off site.

I hope this helps, of you have any further questions just ask.

Waste Management Strategy

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Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

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I ❤️ MCR

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From: Mike Guy <MGuy@buttreess.net>

Sent: 21 January 2021 13:34

To: Sue Jones <sue.jones@manchester.gov.uk>

Cc: Abigail Patel <apatel@buttreess.net>; Matthew Burl <mburl@buttreess.net>; Laura Miller <laura.miller@manchester.gov.uk>

Subject: RE: 9032-Ancoats Mobility Hub-Waste Management Strategy

Sue,
Thanks for your prompt reply.
I will await contact from Laura to review the project.
Regards
Mike

Mike Guy
Senior Architect
Mobile | 07720 323 401

We are now on Twitter, for latest news and updates follow us [@EnvHealthMcr](#)

From: Mike Guy <MGuy@buttreess.net>

Sent: 21 January 2021 10:31

To: Sue Jones <sue.jones@manchester.gov.uk>

Cc: Abigail Patel <apatel@buttreess.net>; Matthew Burl <mburl@buttreess.net>

Subject: 9032-Ancoats Mobility Hub-Waste Management Strategy

Sue,
Good morning.
Further to my correspondence with Andy Connell at MCC Highways, Andy has directed me to you for Pre Planning advice regarding the Waste Management Strategy for the Ancoats Mobility Hub.

We are currently developing the Stage 3 design for the Ancoats Mobility Hub in preparation for a Planning Application.
Part of the design development involves the Waste Management Strategy.
The project incorporates car parking to upper levels with ground floor commercial accommodation which includes a Delivery Hub (Amazon Style), Cycle Store and Cycle Café.
I have attached a ground floor plan for your reference. The plan illustrates our initial thoughts regarding waste management.

The Cycle Café is the only area which is anticipated to generate waste, serving coffee and hot food etc.
We have provided a refuse storage area at ground floor level which currently accommodates 3no. 1100 litre Euro bins. There is a secondary temporary refuse store which is intended to hold bins which are ready for collection.

I would be grateful for your advice regarding the calculation of a reasonable anticipated volume of waste from the café and how this would be segregated for recycling and collection.
I acknowledge that guidance is contained within GD04 but would appreciate your assistance to interpret the guidance for the project specific requirements.

Please call or Email if you require further information or wish to discuss directly.

Kind regards
Mike

Mike Guy
Senior Architect
Mobile | 07720 323 401

Waste Management Strategy

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9.0 Waste Pro-Forma

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.	NOT APPLICABLE

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
--	-----

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.

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 stores will be provided with mechanical ventilation
Hygiene -	The floor and walls of the refuse stores will be constructed and finished in materials that are impervious and easily kept clean. Overall waste management will be undertaken by the management company who will monitor the cleanliness on a regular basis and will 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 management company staff will ensure that the bins are presented in a designated area within the demise of the development at the 'back of pavement' on Poland Street, ready for collection and will return the bins to the bin stores immediately after collection has taken place.
--

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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