

MLDC | Eliza Yard Waste Management



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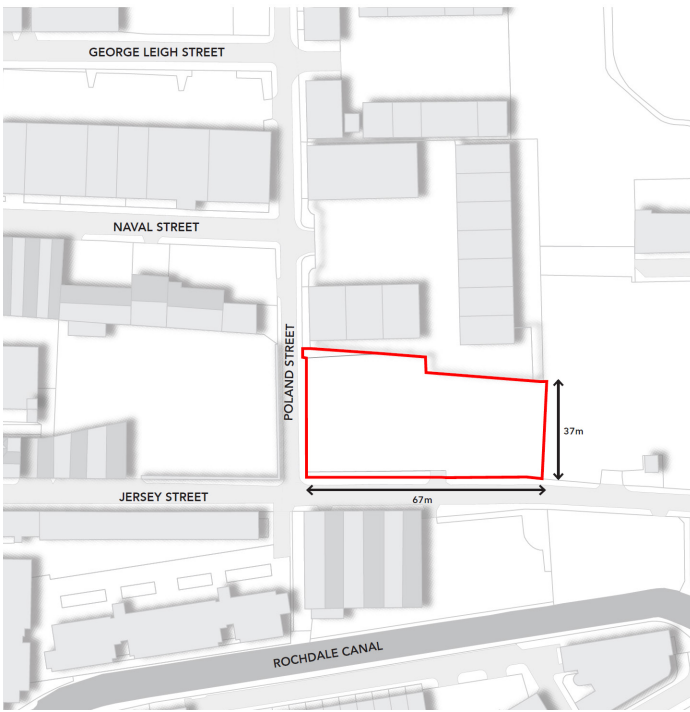
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1.0 Introduction

This Waste Strategy report is prepared by Buttress on behalf of Manchester Life in support of the planning application for a residential-led development at Jersey Street which forms part of the Back of Ancoats Neighbourhood Development Area.

The site is bound by Jersey Street, Poland Street and City Court Trading Estate. The Site is currently used as a car park.



2.0 Development Proposals

2.1 Summary

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

Erection of a 8-storey residential buildings incorporating ground floor commercial units (Use Class E, previously known and stated in this report as A1, A2, B1). The building has separate private car and cycle parking. The design anticipates the development of a new public park to the East which will include new Landscaping and public realm works. The scheme incorporates a new residents courtyard which is access from the central entrance and concierge facilities.



2.2 Residential Accommodation

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

- 38 x 1B2P Apartments
- 72 x 2B4P Apartments
- 8 x 3B6P Apartments
- 118 Total Apartments

2.3 Ancillary Commercial Uses

There is 583sqm commercial space for the Building contained at the ground floor level. These Units are summarised as follows:

- Commercial Unit 1 90.03sqm
- Commercial Unit 2 95.20sqm
- Commercial Unit 3 119.08sqm
- Commercial Unit 4 119.08sqm
- Commercial Unit 5 159.62sqm
- Total Commercial Space 583.01sqm

The commercial uses A1, A2, & B1, such as retail or ancillary commercial facilities are included in the assessment. There is also some residential amenity spaces on the ground floor level which is assumed to form part of the residential waste but is not specifically quantified as it is not expected to make a material difference to the forecasts.

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 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. There will be food waste generated from the residential uses and also potentially from a commercial units such as a café in the ancillary uses on site. 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 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
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Applying this to the development mix provides the following waste forecast:

118 x 110	=	12,980 litres per week
or	=	25,960 litres per fortnight

The forecast for the commercial, residential and retail space (A1, A2, & B1), we have used a general rates derived from B25906:2005. We have assumed the three smallest units will be Commercial (B1) and the two largest units will be retail/shops (A1, A2)
The waste forecasts is therefore as follows for the different uses:

Total Retail Waste Volume	=	2,787 litres per week
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Total Commercial / Workspace Waste Volume	=	2,029 litres per week
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The waste forecast and recycling proportions for the Residential and 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.

RESIDENTIAL APARTMENTS (WEEKLY COLLECTIONS)			
1 Bed	38		
2 Bed	72		
3 Bed	8		
Total Number of Units	118		
<u>Forecast</u>			
Weekly Waste Forecast @110 litres per Apartment	12,980	litres per week	
GD04 Residential Bin Storage Requirement per apartment (+manoeuvring space)	0.43	sqm/apartment	
Total Residential Bin Storage	50.74	sqm	
<u>Waste storage based on:</u>			
General refuse / organic	50%	6,490	litres
Paper / Card	25%	3,245	litres
Plastic/Metal/Glass	25%	3,245	litres
Total	100%	12,980	litres
<u>1100 litre Eurobins</u>			
General refuse / organic	6	bins	
Paper / Card	3	bins	
Plastic/Metal/Glass	3	bins	
Total	12	bins	

RESIDENTIAL APARTMENTS (FORTNIGHTLY COLLECTIONS)			
1 Bed	38		
2 Bed	72		
3 Bed	8		
Total Number of Units	118		
<u>Forecast</u>			
Fortnightly Waste Forecast @220 litres per Apartment	25,960	litres per week	
GD04 Residential Bin Storage Requirement per apartment (+manoeuvring space)	0.43	sqm/apartment	
Total Residential Bin Storage	50.74	sqm	
<u>Waste storage based on:</u>			
General refuse / organic	50%	12,980	litres
Paper / Card	25%	6,490	litres
Plastic/Metal/Glass	25%	6,490	litres
Total	100%	25,960	litres
<u>1100 litre Eurobins</u>			
General refuse / organic	12	bins	
Paper / Card	6	bins	
Plastic/Metal/Glass	6	bins	
Total	24	bins	

RETAIL / SHOP		A1	A2
BS5906:2005 10 litres per sqm per week		269	sqm
Area (sqm) @ 10 litres per sqm per week		2,686.20	litres per week
<u>Recycling Streams Based on WRAP Waste Ratios</u>			
General refuse / organic	40%	1,074	litres
Paper / Card	30%	806	litres
Plastic/Metal/Glass	30%	806	litres
Total	100%	2,686	litres

COMMERCIAL / OFFICE WORKSPACE		B1
Area of Commercial Space		274.2 sqm
Space per office workspace		10 sqm / employee
Estimated number of employees		27.4 employees
BS5906:2005 volume arising per employee [50 l] x number of employees		1,371 litres
<u>Recycling Streams Based on WRAP Waste Ratios</u>		
General refuse / organic	50%	686 litres
Paper / Card	25%	343 litres
Plastic/Metal/Glass	25%	343 litres
Total	100%	1,371 litres

TOTAL NON-RESIDENTIAL WASTE STREAMS		
<u>Recycling Streams Based on WRAP Waste Ratios</u>		
General refuse / organic	50%	2,029 litres
Paper / Card	25%	1,014 litres
Plastic/Metal/Glass	25%	1,014 litres
Total	100%	4,057 litres
<u>1100 litre Eurobins</u>		
General refuse / organic		2 bins
Paper / Card		1 bins
Plastic/Metal/Glass		1 bins
Total		4 bins

6.0 Waste Storage and Collection Frequency

Two small refuse stores are provided adjacent to the two building cores, allowing residents to travel downstairs and dispose of waste without leaving the building. A larger refuse store, accessed by management, will act as a holding area for empty/full bins. When bins become full within the residential refuse stores management will replace them with an empty one from the holding area.

A separate refuse store for commercial bins is also included. To access this space, employees will be required to walk around the perimeter of the building and through the entrance on Poland Street, keeping it separate from residential spaces. All refuse stores are to be mechanically ventilated. On collection days management will move the full bins to the kerb side on Poland street.

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. Eliza Yard will deliver 118 apartments and on this basis the minimum requirement for residents bins is 50.75sqm.

Residential Bin Stores planned within the building demise:

Central Residential Bin Store	=	47sqm
Ancillary Bin Store Adjacent to Core	=	22sqm
Ancillary Bin Store Adjacent to Core	=	20sqm
Total Residential Bin Stores	=	89sqm

In total there is enough space within the above stores to hold in excess of 24 x 1100l Eurobins assuming fortnightly collections.

Commercial Bin Stores planned within the building demise:

Poland Street Bin Store	=	15sqm
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The Poland Street Store will contain space for 4 x 1100l Eurobins and assumes weekly collections.

Key

- Residents route
- Residential refuse management route
- Commercial refuse route
- Residential refuse collection point
- Commercial refuse collection point



7.0 Waste Management Strategy

Waste collection for Eliza Yard 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.

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

The waste from the commercial units 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.

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

8.0 Correspondence with MCC Waste Team

A meeting with MCC/Biffa was held via Teams Meeting on Tuesday 26th January at 10.30am to discuss the contained proposals. Fortnightly collections for Residential Waste was discussed as well as the location of the collection points. No significant issues were raised at this meeting.

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: 92 sqm Commercial General, Recyclable & Organic Refuse: 10 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 stores all benefit from mechanical ventilation
Hygiene -	The floor and walls of the refuse stores across the building will be constructed and finished in materials that are impervious and easily kept clean. 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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