



Jersey Wharf Ancoats

Waste Management Strategy

May 2022

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Architecture
Urban Design
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Landscape
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Research

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PRP Job Reference / Document Number

BA9225_Waste Management Document

Issuing Date / Office

May 2022 / Manchester

Revision Number / Date Checked

001 / May 2022 / FS

Project Lead

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Site Address

Jersey Street
Ancoats
Manchester

1.0 Introduction

1.1 Introduction

This Waste Strategy report is prepared by PRP Architects on behalf of Manchester Life in support of the planning application for a residential led development at Jersey Street, Ancoats.

The site is bound by Jersey Street to the North and Rochdale Canal to the South.

1.2 Summary

An 8 storey new build residential building. The development has 190 residential apartments with 5 commercial units at ground floor level. Externally there is a private residential garden for residents and new public realm facing onto Rochdale Canal.

1.3 Residential Accommodation

50 x 1b2p apartments

128 x 2b4p apartments

12 x 3b6p apartments

Total = 190 apartments

1.4 Commercial Accommodation

All commercial accommodation will be planning use class E.

Commercial Unit A	126 sqm
Commercial Unit B	95 sqm
Commercial Unit C	158 sqm
Commercial Unit D	135 sqm
Commercial Unit E	100 sqm

Total Commercial Area 614 sqm

1.5 Policy Context

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.

The waste collection authority is Manchester City Council. MCC have produced guidance on the amount of waste storage required for both new residential and commercial developments. The document we have used to calculate the amount of residential refuse storage is the *Manchester Residential Quality Guidance Document*. We have used the *Manchester City Council Waste Storage and Collection Guidance for New Developments Document* to calculate the volume of refuse storage for the commercial units.

MCC also require a Waste Pro-Forma to be submitted with planning applications. This is attached as an appendix to this document. A consultation meeting to discuss the waste requirements for the project with MCC occurred on the 15th November 2021. At this meeting MCC agreed the principles of the waste management strategy set out in this document.



2.0 Waste Forecast

2.1 Residential

The *Manchester Residential Quality Guidance Document* advises that for high density developments, each property is entitled to 110 lites of refuse capacity per week. This is split into 50% general waste, 25% pulpable (paper / card) recycling and 25% co-mingled recycling (plastic / metal / glass).

The calculation below assumes a weekly refuse collection.

Total volume of storage required for weekly collection		
190 apartments x 110 litres storage capacity =		20,900 litres
General Refuse	50%	10,450 litres
Pulpable Recycling	25%	5,225 litres
Co-mingled Recycling	25%	5,225 litres
Total no. of 1100 litre Eurobins required		
20,900 litres / 1100 litre bin =		19 bins
General Refuse		10 bins
Pulpable Recycling		5 bins
Co-mingled Recycling		4 bins

The calculation below assumes a fortnightly refuse collection so the requirement has been doubled to 220 litres per apartment. All refuse will be stored in 1100 litre Eurobins.

Total volume of storage required for fortnightly collection		
190 apartments x 220 litres storage capacity =		41,800 litres
General Refuse	50%	20,900 litres
Pulpable Recycling	25%	10,450 litres
Co-mingled Recycling	25%	10,450 litres
Total no. of 1100 litre Eurobins required		
41,800 litres / 1100 litre bin =		38 bins
General Refuse		19 bins
Pulpable Recycling		10 bins
Co-mingled Recycling		9 bins

2.2 Commercial

Manchester City Council Waste Storage and Collection Guidance for New Developments states that: 2.6 litres per metre squared of gross floor space of refuse is required for offices and 5 litres per metre squared for retail; and restaurants/fast food outlets require 1500 litres per 20no. dining spaces.

The use class for the commercial units is class E and this allows for units to be either office, retail or restaurant outlet. Unit D is the only unit designated as a resturant. We have assumed all other units as retail for the purposes of the refuse calculation as this is the most onerous calculation.

Number of bins based on weekly collection

Total volume of storage required	
Commercial Unit A	126 sqm x 5 = 630 litres
Commercial Unit B	95 sqm x 5 = 475 litres
Commercial Unit C	158 sqm x 5 = 790 litres
Commercial Unit D (assume 80 covers)	= 6000 litres
Commercial Unit E	100 sqm x 5 = 500 litres
Total = 8395 litres	
Total number of 1100 litre Eurobins required	
8395 litres / 1100 litres = 8 bins	

3.0 Waste Storage

Waste Management

A refuse store has been provided within each block, located adjacent to the entrance core, allowing residents to travel downstairs and dispose of waste without leaving the building.

One commercial refuse store has also been provided in each building. This will be shared between the commercial units.

All refuse will be collected kerb side on Jersey Street.

The MCC document, *GD 04 Waste Storage and Collection Guidance for New Developments Version 6* states that the development needs to provide 0.43m2 of refuse space per apartment. Therefore the miniumum space requirements for the refuse storage will be 82 sqm. Jersey Wharf provides a total of 145 sqm of refuse store, so exceeds this guideline. This area accommodates 38no. 1100L residential refuse bins in the scheme.

Block A has 117 units, which is 62 % of the total residential accommodation. Block B has 73 units, which is 38% of the total residential accommodation. The number of bins in each of the bin stores reflects the proportion of residential accommodation the bin store serves - 63% of the bins are in block A and 37% of the bins are in block B.

The diagram on the right shows the layout of the Eurobins in the refuse store with a minimum of 1.3 metre clearance for walking, which is definid in the MCC document *GD 04 Waste Storage and Collection Guidance for New Developments Version 6*.

Refuse stores will be ventilated to meet part H of building reulations.

Key

Site boundary

Residential refuse access route

Commercial refuse access route

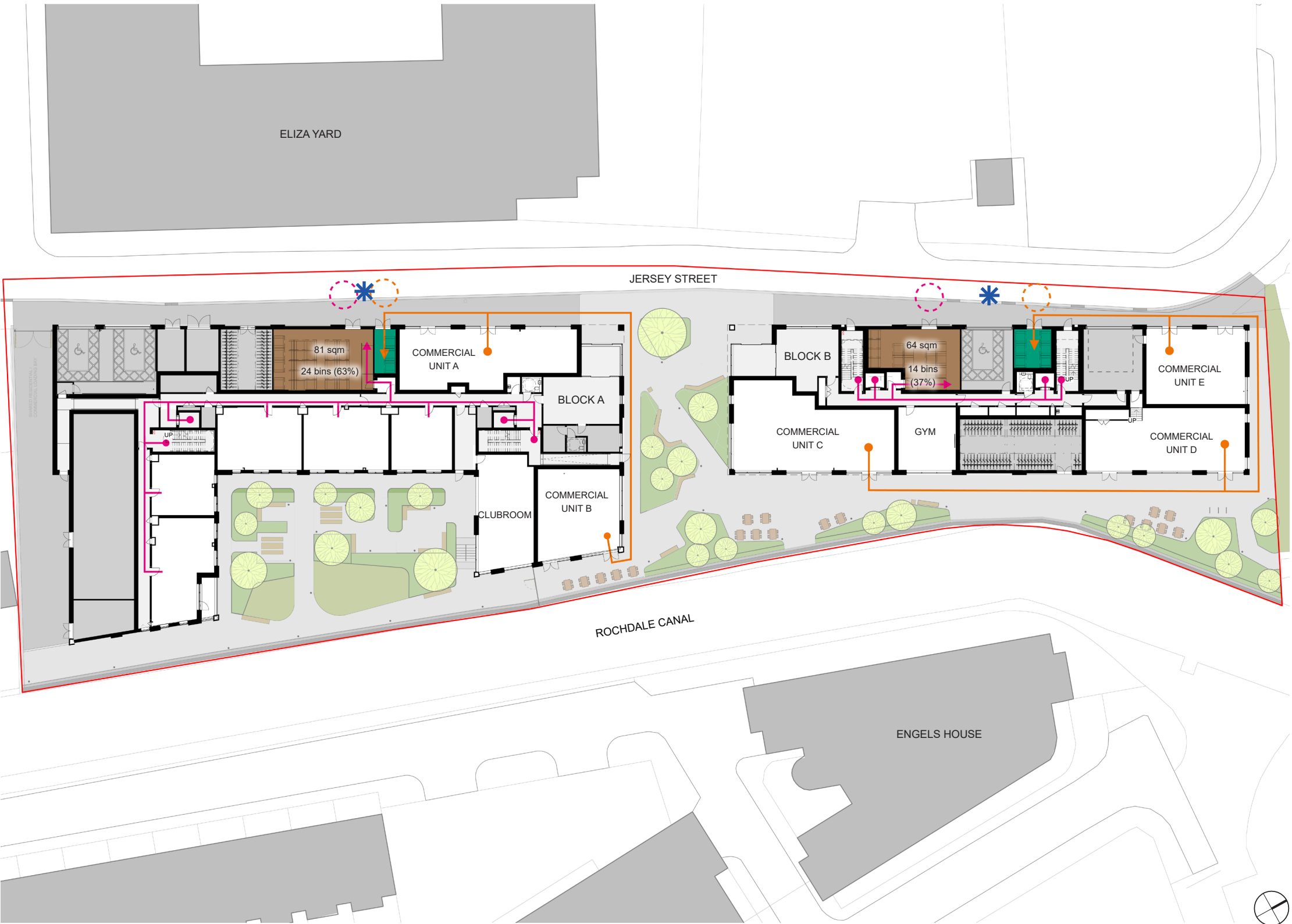
Residential refuse collection point

Commercial refuse collection point

Residential refuse store

Commercial refuse store

Proposed location for bin lorry to park with drop kerb



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	1 x wheeled bin	N/A
Pulpable Recycling	140 / 240	1 x wheeled bin	N/A
Mixed Recycling	140 / 240	1 x wheeled bin	N/A
Garden Waste	140 / 240	1 x wheeled bin	N/A
Food Waste	23	1 x 23 litre caddy	N/A

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m² 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 miniumum space requirements for the refuse storage will be 82 sqm based on 190 apartments. Jersey Wharf provides a total of 145 sqm of refuse store, so exceeds this guideline. The layout of the bin store allows for containers to be individually accessed and removed for collection

Commercial Developments

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

General Waste -	Please refer to section 2.0 and 3.0 of this report.
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 3.0 of this report.

Storage Areas for Waste Containers (Residential and Commercial)

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

Please refer to section 3.0 of this report.

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 -

Natural ventilation with louvred doors.

Hygiene -

Surfaces of the refuse store will be constructed from non-porous, robust and easy to clean. A gulley drain and mains tap will be provided in each store to allow for cleaning. Cleaning of the bin store will be the responsibility of the management team.

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

Management Company

Please ensure that you have attached:

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

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments