

BRAZENNOSE HOUSE, MANCHESTER

WASTE MANAGEMENT STRATEGY

MARCH 2016

BRAZENNOSE HOUSE, MANCHESTER

WASTE MANAGEMENT STRATEGY

The Prudential Assurance Company Limited

Confidential

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WSP | Parsons Brinckerhoff

WSP House
70 Chancery Lane
London
WC2A 1AF

Tel: +44 (0) 207 314 5000

Fax: +44 (0) 207 314 5111

www.wspgroup.com

www.pbworld.com

QUALITY MANAGEMENT

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Checked by	Michael Berney	Michael Berney		
Signature	Berney, Michael Digitally signed by Berney, Michael DN: cn=Berney, Michael, ou=Accounts, email=Michael.Berney@WSPGroup.com Date: 2016.03.31 14:00:45 +01'00'	Berney, Michael Digitally signed by Berney, Michael DN: cn=Berney, Michael, ou=Accounts, email=Michael.Berney@WSPGroup.com Date: 2016.03.31 14:00:57 +01'00'		
Authorised by	Matthew Venn	Matthew Venn		
Signature	 Digitally signed by Venn, Matthew DN: cn=Venn, Matthew, ou=Environmental, email=Matthew.Venn@WSPGroup.com Date: 2016.03.31 15:11:04 +01'00'	 Digitally signed by Venn, Matthew DN: cn=Venn, Matthew, ou=Environmental, email=Matthew.Venn@WSPGroup.com Date: 2016.03.31 15:12:43 +01'00'		
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PRODUCTION TEAM

WSP | PARSONS BRINCKERHOFF

Christopher Parr

Senior Waste & Resource Management Consultant

Tel: +44 (0) 161 886 2526
Mob: +44 (0) 7557 565 681
chris.parr@wspgroup.com

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

WSP | Parsons Brinckerhoff has been commissioned by The Prudential Assurance Company Limited to prepare a Waste Management Strategy for Brazennose House, Manchester (hereafter referred to as the 'Proposed Development').

This Waste Management Strategy considers the potential impacts that may arise from waste generated during the operational phase with the overall aim of developing a strategy for legislative compliance and good practice in the separation, storage, collection, treatment and/or disposal of waste arisings.

The report also outlines the opportunities for implementing waste mitigation measures for the potential impacts arising during each phase of the development in order to ensure that such measures are consistent with both Government and local authority waste policies and targets.

1.2 PROPOSED DEVELOPMENT & APPLICATION SITE DESCRIPTION

PROPOSED DEVELOPMENT

Demolition of Brazennose House and associated structures and redevelopment for a new office building (Class B1), with groundfloor retail uses (Classes A1, A2, and A3), basement car parking, servicing and cycle parking, highways works to Mulberry Street, the creation of a new area public open space adjoining St Mary's Church, a scheme of public realm improvements to Brazennose Street and Lincoln Square and associated works

THE SITE

The Site is bound by Mulberry Street to the north, Albert Square to the east, to the south is Lincoln Squares' area of public realm, car parking and commercial units, to the west lie further commercial units adjacent to the site beyond which lie restaurants and Deansgate.

The site is aligned by Mulberry Street on its northern, eastern, and western perimeters. Brazennose Street and Lincoln Square, a pedestrianised square with a Grade II Listed Statue of Abraham Lincoln, bound the site immediately to the south.

The principal frontage of the existing building is to Brazennose Street which is a key, yet underused, strategic pedestrian route. Brazennose Street connects Albert Square and Deansgate and thereby provides a direct linkage between Spinningfields, the Civic Quarter and the Corridor Manchester Area.

1.3 REPORT STRUCTURE

This report is set out in the following format:

- **Section 2: Waste Legislation** - details of the national legislation that have relevance to the Consented Development.
- **Section 3: Management of Operational Waste** - provides an estimate of commercial waste arisings and outlines the plan which will be adopted to successfully manage the waste arisings from the Proposed Development once operational.

- **Section 4: Summary & Conclusions.**
- **Appendix A: National and Local Waste Policy & Guidance.**
- **Appendix B: Confirmation Emails Received from MCC.**
- **Appendix C: Completed MCC Proforma for Planning.**

2

WASTE LEGISLATION, POLICY & GUIDANCE

2.1 INTRODUCTION

This section contains details of the national legislation, policy and guidance that have relevance to the Proposed Development. National and local waste policy and guidance reviewed during the preparation of this Waste Management Strategy are listed below.

2.2 NATIONAL LEGISLATION

A list of relevant items of national waste legislation is outlined below in reverse chronological order:

- **The Waste (England and Wales) Regulations 2011 (as amended)** - These regulations implement the revised EU Waste Framework Directive which sets requirements for the collection, transport, recovery and disposal of waste. Waste producers or those handling waste must apply the waste hierarchy as specified in the Waste Framework Directive (prevention, prepare for reuse, recycling, recovery, disposal), unless it can be justified on environmental or technical grounds that this are not appropriate. Regulation 35 in Part 9 sets out the requirements for transfer of waste and associated duty of care obligations. From 1 January 2015, waste collection authorities and contractors are required to collect waste paper, metal, plastic and glass separately. Finally, the regulations also make amendments to hazardous waste controls including additional requirements for consignee quarterly returns, the application of Best Available Techniques (BAT) to mixing or diluting hazardous wastes and record keeping terms.
- **Revised Waste Framework Directive (2008)** – The WFD clarifies the definition of ‘waste’ and of other concepts such as ‘recycling’ and ‘recovery’. It has applied a new Waste Hierarchy, expanded the ‘polluter pays’ principle by emphasising producer responsibility, applies more stringent waste reduction and waste management targets for Member States and requires enhanced content in waste management plans. Annex III lays out the revised properties of waste that render it hazardous.
- **Hazardous Waste (England and Wales) Regulations 2005 (as amended)** – The regulations apply the European Waste Catalogue (EWC) or List of Wastes (LoW) and the hazardous properties set out in the WFD to classify waste as hazardous and places specific obligations on producers of such wastes.
- **Environmental Protection Act 1990. Waste Management, The Duty of Care Code of Practice 1996** - This code of practice consists of the guidance in Sections 1-7 together with their related Annexes. It was issued in accordance with section 34 (7) and (8) of the Environmental Protection Act 1990. It superseded the original guidance issued in December 1991 and is at time of writing, subject to review by DEFRA who recently undertook a public consultation on how the code could be updated to better reflect current legislation and best practice.
- **Environmental Protection Act 1990 (EPA 1990)** - Part II of the act was originally implemented by the Duty of Care Regulations 1991. The Duty of Care is a legal requirement for those dealing with certain types of waste to take all reasonable steps to keep it safe and is set out in Section 34 of the Act. The Waste (England and Wales) Regulations 2011 repealed the Environmental Protection (Duty of Care) Regulations 1991 and apply the Duty of Care requirements brought in by the Environmental Protection Act 1990.

2.3 NATIONAL & LOCAL WASTE POLICY

The relevant national and local waste policy that was reviewed during the preparation of this Waste Management Strategy is outlined below and further detail provided in **Appendix A**:

- National Planning Policy Framework (2012);
- National Planning Policy for Waste (2014);
- Waste Management Plan for England (2013);
- Manchester City Council (MCC), Core Strategy Development Plan Document (Adopted 2011); and
- MCC, Waste Storage and Collection Guidance for New Developments (2014).

3 OPERATIONAL WASTE STRATEGY

3.1 INTRODUCTION

This chapter details the strategy which will be adopted to successfully manage the waste arisings from the Proposed Development once operational.

3.2 COMMERCIAL WASTE GENERATION MODELLING

Commercial waste at the Proposed Development will be generated from the following sources:

- B1 Office; and
- A1/A2/A3/A4 Retail (units 1-3).

Estimated commercial waste generation levels have been quantified based on waste generation metrics for weekly waste arisings detailed in Manchester City Council's (MCC's) *GD04 Waste Storage and Collection Guidance for New Developments* guidance document. The estimated levels of commercial waste generation are detailed below in **Table 3.1**.

The specific class use of the A1/A2/A3/A4 retail units is not definitively known at this stage; therefore, for the purpose of modelling waste arisings and providing a worst case scenario it has been assumed that these units will be A3 restaurant class use.

It has been assumed that of the total waste generated at the B1 Office and A1/A2/A3/A4 Retail units, 50% will be refuse with the other 50% being recycling.

Table 3.1: Estimated commercial waste arisings

DESCRIPTION	FLOOR AREA (M ²)	EQUATION FOR WEEKLY WASTE ARISINGS	TOTAL REFUSE CAPACITY REQUIRED (LITRES)	TOTAL RECYCLING CAPACITY REQUIRED (LITRES)
B1 Office	9,655	50 litres/employee*	12,552	12,552
A1/A2/A3/A4 Retail 1**	285	75 litres/cover***	1,800	1,800
A1/A2/A3/A4 Retail 2**	180	75 litres/cover***	1,125	1,125
A1/A2/A3/A4 Retail 3**	465	75 litres/cover***	2,925	2,925
Total	10,587	-	18,402	18,402

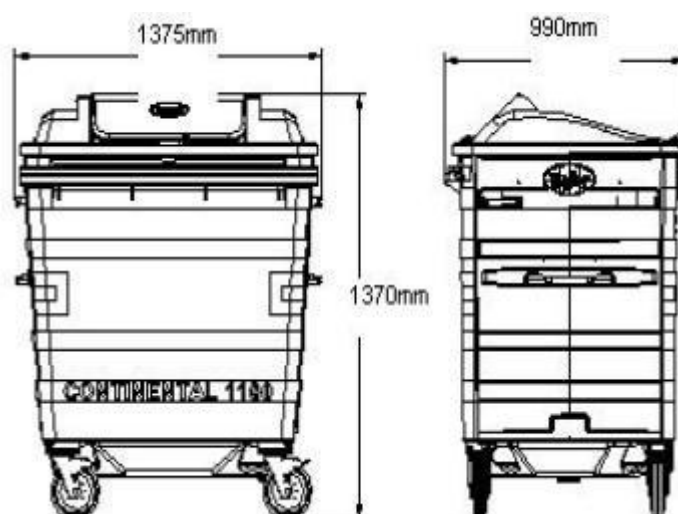
* Assumes 1 employee per 10m²

** Assumes A3 Class Use to provide a worst case scenario

*** Assumes one cover per 6m²

It is assumed that 1,100 litre Eurobins will be used at the Consented Development for the storage of commercial refuse and recycling. **Figure 3.1** provides an example of a 1,100 litre Eurobin and the associated dimensions.

Figure 3-1 Example of a 1,100 litre Eurobin and associated dimensions¹



It is assumed that all waste (refuse, recycling and potentially food waste and waste cooking oil subject to A3 restaurant class use at ground floor level) generated from all aspects of the Proposed Development will be collected from the Proposed Development on a daily basis. Based on the estimated waste generation levels summarised in **Table 3.1** above, the food waste apportionment assumptions in **Section 3.3** and a daily commercial waste collection frequency, **Table 3.2** below summarises the container types and numbers that would collectively be required to meet the capacity requirements of commercial waste generated at the Proposed Development once operational.

Table 3.2: Waste container requirements

WASTE STORE	REFUSE (1,100 LITRE)	RECYCLING (1,100 LITRE)	FOOD WASTE (140 LITRE)	WASTE COOKING OIL DRUM (90 LITRES)
Ground Floor	2	2*	2**	1**

* One container will store paper/card, the other container will store dry mixed recyclables

** Covers the eventuality of Retail Units 1-3 being A3 restaurant class which represents a worst case scenario – further detail provided in section 3.3.

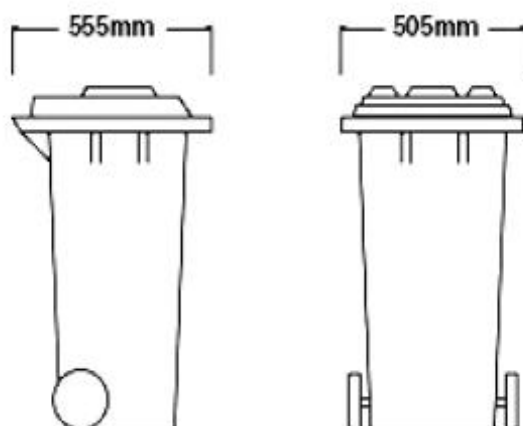
In addition to the containers detailed in **Table 3.2** above, sufficient space within the ground floor level waste store will need to be provided for one 90 litre oil drum; this drum would be used for the storage of waste cooking oil generated at the Proposed Development should any of the retail units at ground floor level (retail units 1 - 3) be A3 restaurant class use. The diameter of a waste cooking oil drum is 640mm.

3.3 FOOD WASTE CONTAINERS

The specific class use of the three retail units at ground floor level (retail units 1 - 3) is not known at this stage. To cover the eventuality of any of these units be A3 restaurant class use, sufficient space in the ground floor level waste store has been provided for the storage of 140 litre food waste wheeled bins. **Figure 3.2** provides an example of a 140 litre wheeled bin and the associated dimensions.

¹ Manchester City Council (2014) *GD 04 Waste Storage and Collection Guidance for New Developments*

Figure 3-2 Example of a 140 litre wheeled bin and associated dimensions²



A worst case scenario in terms of food waste wheeled bin provision would assume all retail units at ground floor level are A3 restaurant class use. Based on this worst case scenario and the assumption that 25% of the total volume of refuse generated by the retail units at ground floor level is food waste, provision for the storage of 1,463 litres of food waste per week would be required.

Based on the aforementioned assumptions, sufficient space for two 140 litre food waste bins will be provided in the ground floor waste store.

3.4

PROPOSED COMMERCIAL WASTE MANAGEMENT STRATEGY

In each commercial unit, the respective tenant will be responsible for designing and providing sufficient internal segregated waste storage space within the unit as part of their fit out; this will be the first point of waste disposal for waste generated within the units.

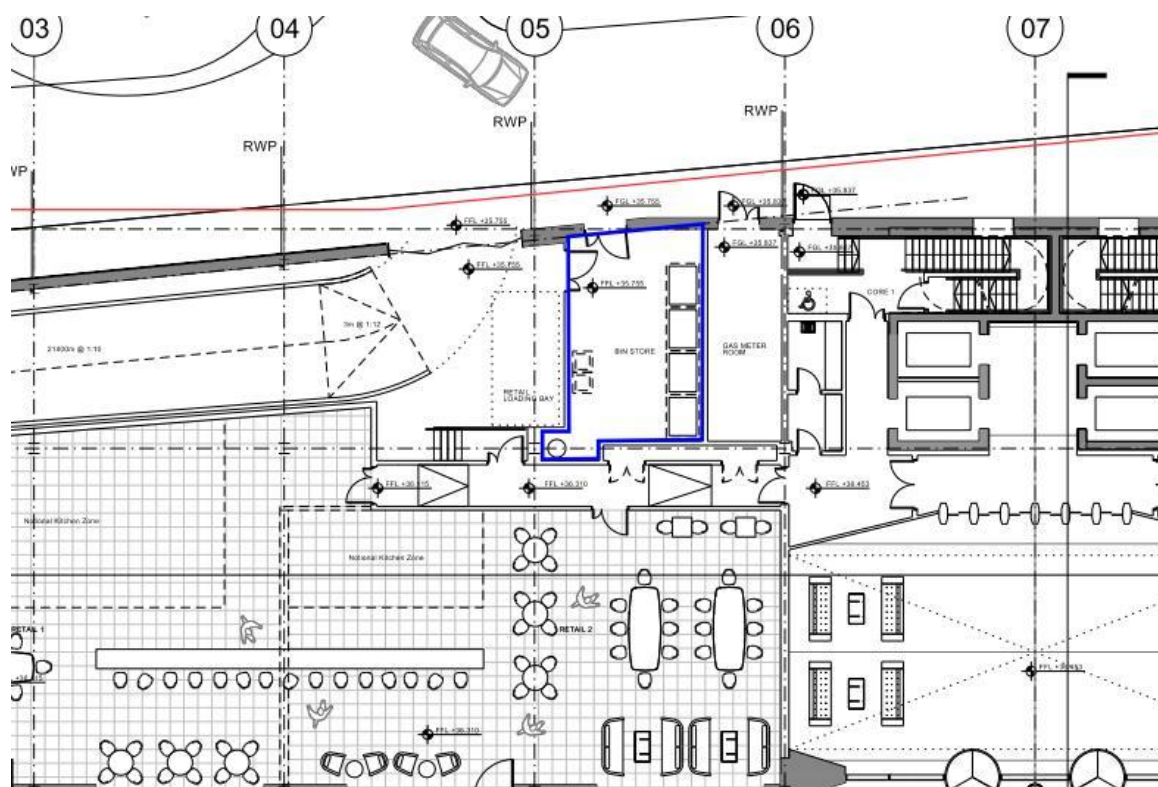
At regular intervals during the day, the staff of retail units 1-3 will transport waste to the ground floor level waste store. Similarly, intermittently throughout the day, FM or housekeeping staff will be responsible for transporting waste from each office floor level down to the ground floor level waste store via the lifts using a suitable trolley. The lifts used to transport waste down from the office levels to the ground floor waste stores are the same as those used for office access by office staff.

The ground floor level waste store will be clearly labelled to ensure cross contamination of refuse and recycling is minimised.

The location of the ground floor level waste store is illustrated in **Figure 3.3**; this Figure also clearly illustrates the quantum and types of containers required at the Proposed Development as detailed in **Table 3.1** of this report. This main waste store will service all of the Proposed Development.

² Manchester City Council (2014) *GD 04 Waste Storage and Collection Guidance for New Developments*

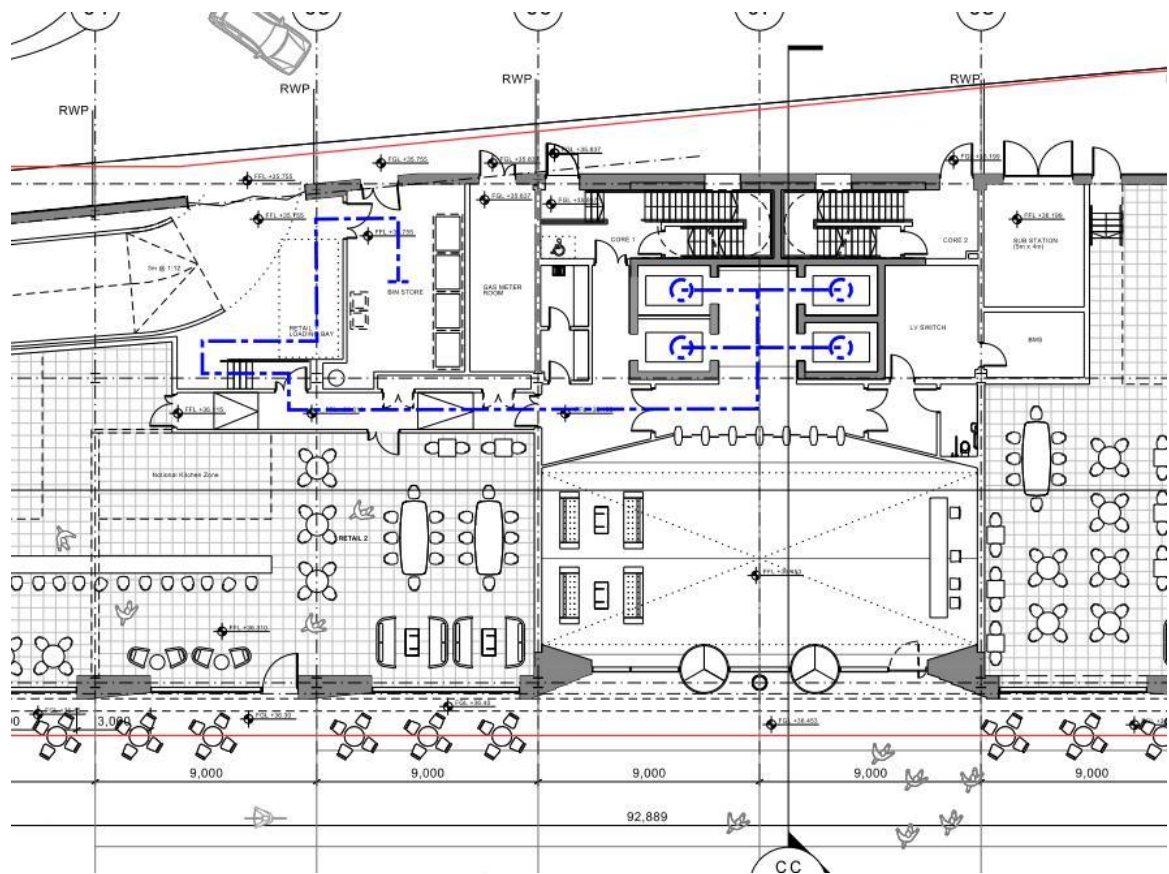
Figure 3-3 Ground floor level waste store*



* Blue outline: Ground floor waste store

The movement of waste at ground floor level from the lifts (offices) to the ground floor level waste store is illustrated in **Figure 3.4**.

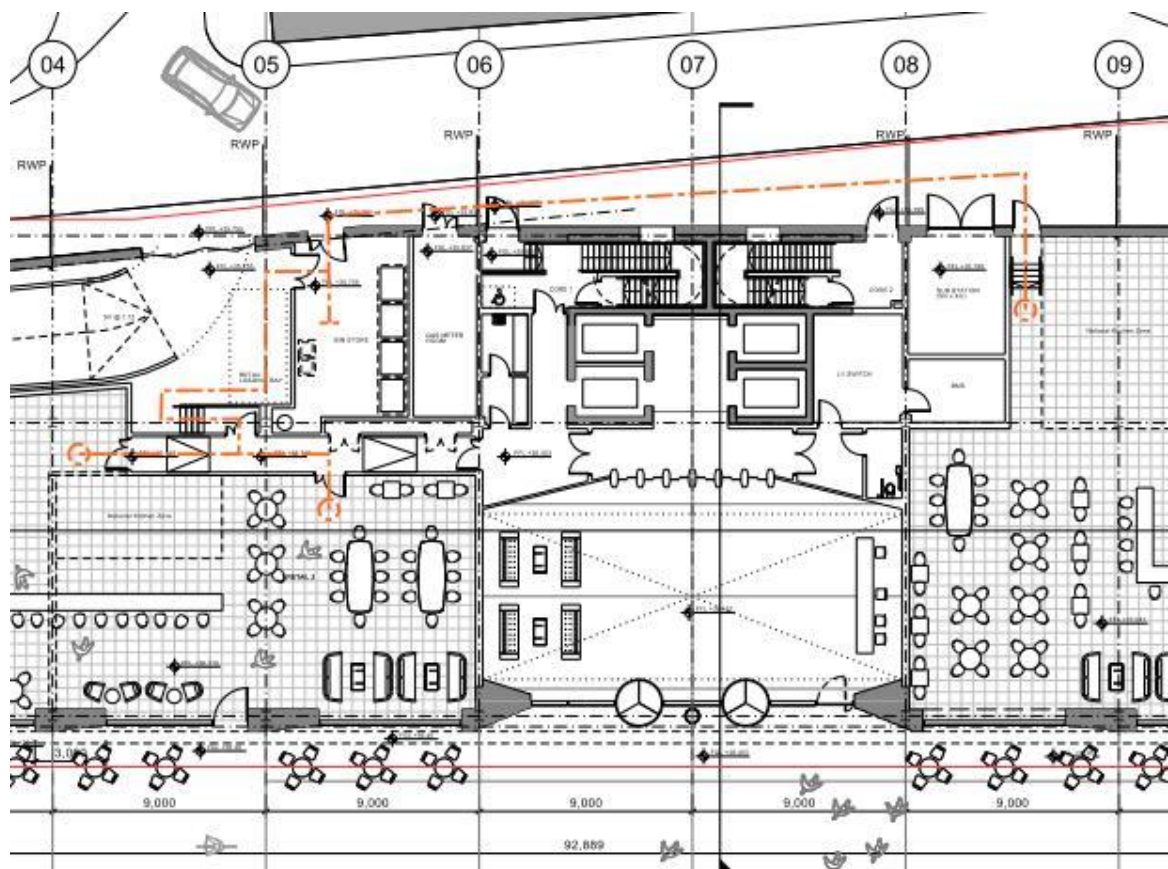
Figure 3-4 Movement of office waste at ground floor level to waste store



* Blue dotted line: Movement of waste out of lifts to waste store

The movement of waste at ground floor level from the retail units to the ground floor level waste store is illustrated in **Figure 3.5**.

Figure 3-5 Movement of retail unit waste at ground floor level to waste store

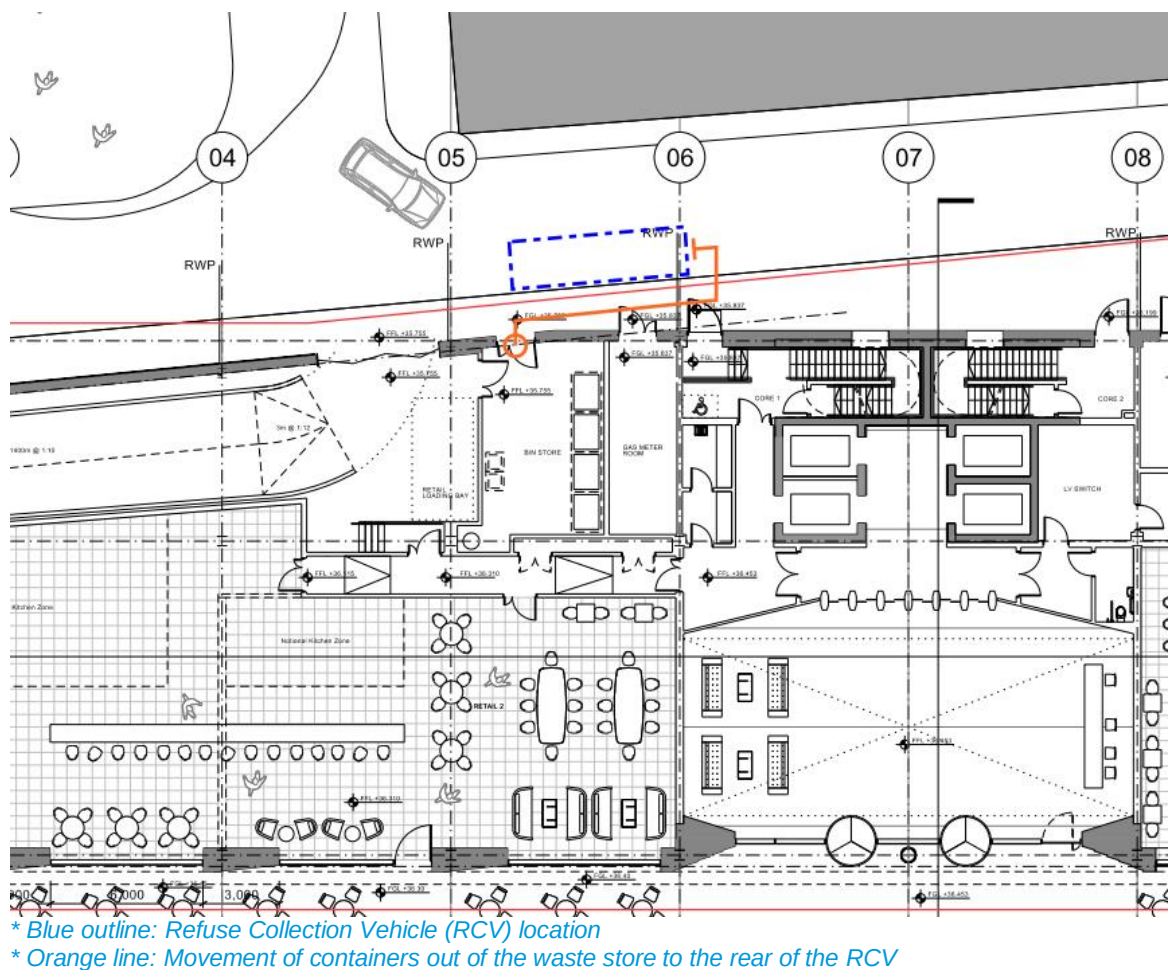


* Orange dotted line: Movement of waste from retail units 1-3 to waste store

Commercial waste collection operatives will access the ground floor level waste store directly from Mulberry Street and transport containers out to the RCV to be emptied; before promptly returning the containers to the waste store. In accordance with MCC's *GD04 Waste Storage and Collection Guidance for New Developments* guidance document, the ground floor level waste store will have coded lock access which will also be suitable for emergency exit purposes.

Collection operatives will not be required to transport containers for a distance of more than 10m from the waste store to the RCV. The container transportation route out of the waste store to the RCV is illustrated below in **Figure 3.6**.

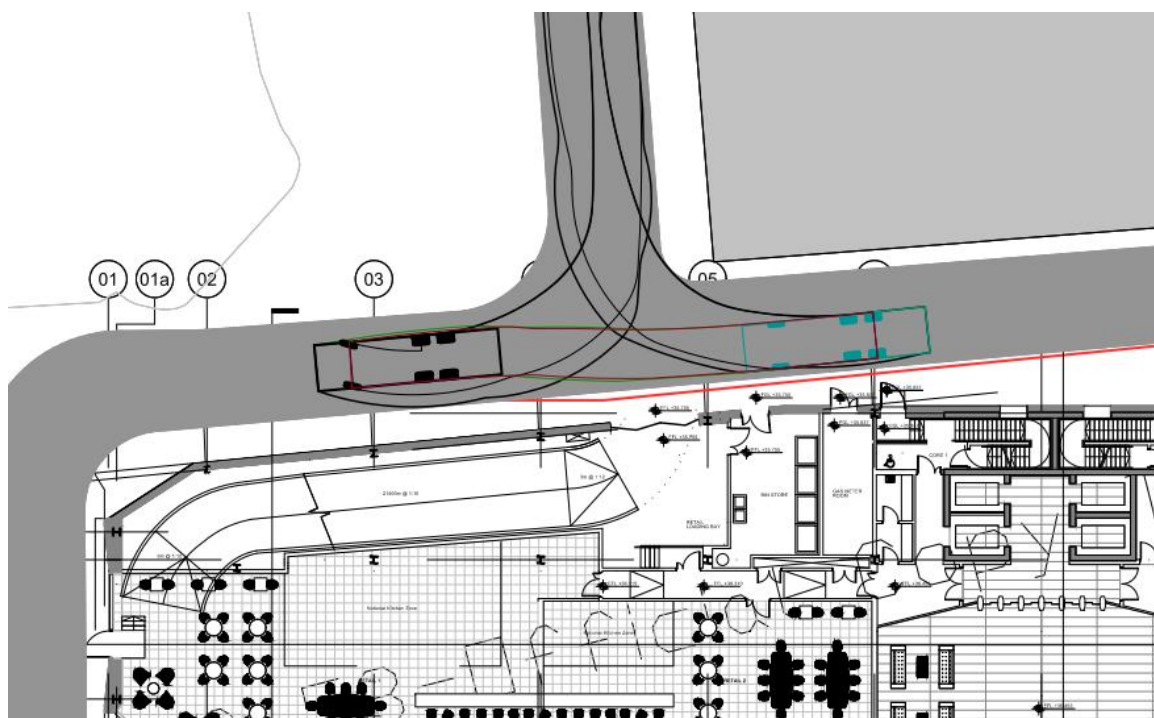
Figure 3-6 Waste collection operation



Paths between waste stores and collection points will be a minimum width of 1.5 metres, free from kerbs or steps, have a solid foundation and be suitably paved with a smooth and continuous finish.

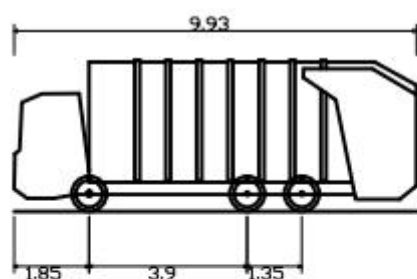
WSP | Parsons Brinckerhoff have conducted a swept path analysis of Refuse Collection Vehicle (RCV) access to the ground floor waste store via Mulberry Street; this analysis has concluded that the RCV tracking is feasible. **Figure 3.7** illustrates the suitable tracking associated with collecting waste from the Proposed Development.

Figure 3-7 Suitable tracking associated with collecting waste from the Proposed Development



The vehicle swept paths are based on the following vehicle specification shown in **Figure 3.8**; this is considered to be the specification of a standard RCV vehicle.

Figure 3-8 Vehicle specification



Vulture 2225 (with Mercedes Econic 262	
Overall Length	9.930m
Overall Width	2.490m
Overall Body Height	3.749m
Min Body Ground Clearance	0.302m
Track Width	2.490m
Lock to Lock Time	4.00s
Wall to Wall Turning Radius	9.100m

Muniza Usmani, Senior Development Control Engineer within MCC's Highways department has confirmed that a daily waste collection frequency from the ground floor level waste store at the Proposed Development is acceptable in principle. Email confirmation received from Muniza can be viewed in **Appendix B-1**.

A commercial waste contractor will be appointed to collect all commercial refuse and recycling from the ground floor level waste store. The cost of the waste collection services will be allocated to each of the commercial unit operators and recovered through appropriate service charges as stated in the Tenancy Agreements.

The commercial waste collection contract will be in place pre-occupation of all commercial units.

3.5 BALING OF RECYCLABLE MATERIAL

Manchester City Council's (MCC's) *GD 04 Waste Storage and Collection Guidance for New Developments* guidance document states that sufficient space for a suitable baler should be provided in developments that are likely to generate significant amounts of cardboard, such as large offices and retail units. WSP | Parsons Brinckerhoff have received confirmation from MCC that the provision of a baling operation at the Proposed development is not a statutory requirement and can be omitted from the design. This confirmation email can be seen in **Appendix B-2**.

On the aforementioned basis, a baling operation has been omitted from the Proposed Development.

3.6 COMPLIANCE WITH BREEAM NEW DEVELOPMENT

Summarised below is an abridged summary of the relevant BREEAM requirements contained in Wst03 Operational Waste:

- *One Credit* – There is dedicated space(s) to cater for the segregation and storage of operational recyclable waste volumes generated by the assessed building/unit, its occupant(s) and activities.
- The dedicated space(s) must be:
 - a) Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams.
 - b) Accessible to building occupants/facilities operators for the deposit of materials and collection by waste management contractors.
 - c) Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that arise from daily/weekly operational activities and occupancy rates.
- Where the consistent generation in volume of the appropriate operational waste streams is likely to exist, e.g. large amounts of packaging or compostable waste generated by the buildings use and operation, the following facilities are provided as part of its waste management strategy:
 - a) Static waste compactor(s) or baler(s); situated in a service area or dedicated waste management space.
 - b) Vessel(s) for composting suitable organic waste resulting from the buildings daily operations and uses OR adequate space(s) for storing segregated food waste and compostable organic material prior to collection and delivery to an alternative composting facility.
 - c) Where organic waste is to be stored/composted on site, a water outlet is provided adjacent to or within the facility for cleaning and hygiene purposes.

In order to comply with the BREEAM requirements, the waste management strategy proposed and associated design would need to incorporate the following:

- Sufficient space to accommodate a baler to compact cardboard packaging.
** As we have received confirmation from MCC that it is not a statutory requirement to include a baling operation at the Proposed Development and that a baler can be omitted from the design, it would be possible from a BREEAM perspective to register an exemption for this specific requirement.*
- Sufficiently sized dedicated space/s to store the required number of waste containers.
- Waste storage areas are accessible to the relevant commercial tenants on-site.
- Sufficient space to accommodate food waste containers.

4 SUMMARY AND CONCLUSION

4.1 SUMMARY OF THE STRATEGY

WASTE FROM THE OPERATIONAL PHASE

COMMERCIAL WASTE

There will be one main waste store at the Proposed Development located at ground floor level. This waste store fronts out onto Mulberry Street and will service all of the Proposed Development.

Sufficient space within the waste store has been provided to accommodate the required number of bins; the required quantum of bins has been quantified using commercial waste generation metrics detailed within MCC's *GD04 Waste Storage and Collection Guidance for New Developments* guidance document.

Based on the aforementioned waste generation metrics, a daily collection frequency and the assumption that there will be A3 restaurant class use at ground floor level, 2 no. 1,100 litre refuse containers, 1 no. 1,100 litre paper/card container, 1 no. 1,100 litre dry mixed recycling container, 2 no. 140 litre food waste containers and 1 no. 90 litre waste cooking oil drum will be required for the storage of waste at the Proposed Development once operational.

At regular intervals during the day, FM or housekeeping will be responsible for transporting waste from each office floor level down to the waste store. Similarly, the staff of retail units 1, 2 and 3 will also transport waste to the waste store.

Collection operatives will access the waste store at ground floor level directly from Mulberry Street to collect and empty containers; before promptly returning them once emptied. The movement of containers out to the collection vehicle to be emptied and back into the ground floor waste store will be the sole responsibility of the collection operatives.

All commercial waste storage areas will be clearly labelled to ensure cross contamination of refuse and recycling is minimised.

4.2 CONCLUSION

This Waste Management Strategy has taken into account the need to lessen the overall impact of waste generation through prevention, minimisation, reuse and recycling of materials from the operational phase of the Proposed Development.

The proposals set out in this Strategy meet the requirements of relevant waste policy and follow applicable guidance.

Means by which to further reduce the waste arisings and increase recycling rates from the Proposed Development have been identified, to ensure that the Proposed Development can contribute to improved waste management performance.

Appendix A

APPENDIX A-1

NATIONAL AND LOCAL WASTE POLICY

NATIONAL WASTE POLICY

National Planning Policy Framework (2012)³

The National Planning Policy Framework ('the Framework') sets out the Government's economic, environmental and social planning policies for England and provides a framework within which local people and councils can produce local and neighbourhood plans. Most of the existing Planning Policy Statements (PPSs) have been abolished and replaced by 12 'core' planning principles.

Unfortunately, the Framework does not provide much clarity on planning policy for the development of waste infrastructure and states that:

'This Framework does not contain specific waste policies, since national waste planning policy will be published as part of the National Waste Prevention Plan for England. However, local authorities preparing waste plans and taking decisions on waste applications should have regard to policies in this Framework so far as relevant'.

Further guidance is included in the Waste Management Plan for England (2013) which superseded Waste Strategy for England 2007 for these purposes.

National Planning Policy for Waste (2014)⁴

The National Planning Policy for Waste replaces 'Planning Policy Statement 10: Planning for Sustainable Waste Management' (PPS 10) and is to be considered alongside other national planning policy for England - such as in the NPPF and the Waste Management Plan for England. As its primary focus is on planning for waste management facilities, it is not considered relevant to the Consented Development.

Waste Management Plan for England (2013)

The Waste Management Plan for England, published in December 2013, provides an analysis of the current waste management situation in England and fulfils the mandatory requirements of Article 28 of the revised Waste Framework Directive (WFD). The WFD required that Member States ensure that their competent authorities, in this instance Defra, establish one or more waste management plans covering all of their territory.

The Plan does not introduce new policies or change the landscape of how waste is managed in England. Its core aim is to bring current waste management policies under the umbrella of one national plan. It supersedes the previous waste management plan, the Waste Strategy for England 2007.

The mandatory requirements of Article 28 of the revised WFD specify that waste management plans must contain the following information:

- *'An analysis of the current waste management situation in the geographical entity concerned, as well as the measures to be taken to improve environmentally sound preparing for re-use, recycling, recovery and disposal of waste and an evaluation of how*

³ Department for Communities and Local Government (DCLG) (2012) *National Planning Policy Framework*
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁴ DCLG (2014) *National Planning Policy for Waste*
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf

the plan will support the implementation of the objectives and provisions of the revised WFD.

- *The type, quantity and source of waste generated within the territory, the waste likely to be shipped from or to the national territory, and an evaluation of the development of waste streams in the future;*
- *Existing waste collection schemes and major disposal and recovery installations, including any special arrangements for waste oils, hazardous waste or waste streams addressed by specific Community legislation;*
- *An assessment of the need for new collection schemes, the closure of existing waste installations, additional waste installation infrastructure in accordance with Article 16 (on the proximity principle), and, if necessary, the investments related thereto;*
- *Sufficient information on the location criteria for site identification and on the capacity of future disposal or major recovery installations, if necessary; and*
- *General waste management policies, including planned waste management technologies and methods, or policies for waste posing specific management problems.*

In addition, Schedule 1 to the Waste (England and Wales) Regulations 2011 sets out other obligations for the Plan which have been transposed from the revised WFD. These other obligations include:

- *In pursuance of the objectives and measures in Directive 94/62/EC (on packaging and packaging waste), a chapter on the management of packaging and packaging waste, including measures taken pursuant to Articles 4 and 5 of that Directive.*
- *Measures to promote high quality recycling including the setting up of separate collections of waste where technically, environmentally and economically practicable and appropriate to meet the necessary quality standards for the relevant recycling sectors.*
- *As appropriate, measures to encourage the separate collection of bio-waste with a view to the composting and digestion of bio-waste.*
- *As appropriate, measures to be taken to promote the reuse of products and preparing for reuse activities, in particular -*
 - (a) measures to encourage the establishment and support of reuse and repair networks;*
 - (b) the use of economic instruments;*
 - (c) the use of procurement criteria; and*
 - (d) the setting of quantitative objectives.*
- *Measures to be taken to ensure that by 2020*
 - (a) at least 50% by weight of waste from households is prepared for reuse or recycled.'*

Waste Hierarchy

The Waste Hierarchy requires avoidance of waste in the first instance followed by reducing the volume that requires disposal after it has been generated.

It gives an order of preference for waste management options to minimise the volume for disposal, as shown in **Figure A1**.

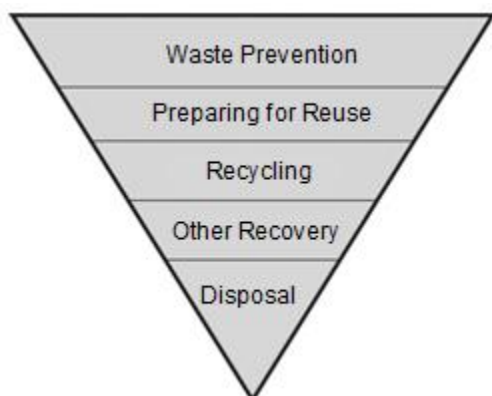


Figure A-1 The waste hierarchy

Source: *Waste Framework Directive*

The main principles of the Waste Hierarchy are:

- Waste should be prevented or reduced at source as far as possible;
- Where waste cannot be prevented, waste materials or products should be reused directly or refurbished and then reused;
- Waste materials should be recycled or reprocessed into a form that allows them to be reclaimed as a secondary raw material;
- Where useful secondary materials cannot be reclaimed, the energy content of the waste should be recovered and used as a substitute for non-renewable energy resources; and
- Only if waste cannot be prevented, reclaimed or recovered, should it be disposed of into the environment and this should only be undertaken in a controlled manner.

The Waste Hierarchy has been implemented in England and Wales by the *Waste (England and Wales) Regulations 2011*. These regulations require that an establishment or undertaking that imports, produces, collects, transports, recovers or disposes of waste must take reasonable steps to apply the Waste Hierarchy when waste is transferred or disposed of.

LOCAL WASTE POLICY

Manchester City Council (MCC), Core Strategy Development Plan Document (Adopted 2011)⁵

Replacing significant elements of the existing Unitary Development Plan, MCC's Core Strategy Development Plan Document sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

⁵ MCC (2011) *Core Strategy Development Plan Document*
http://www.manchester.gov.uk/downloads/download/4964/core_strategy_development_plan

The following policy is considered to be of relevance to the management of waste at the Proposed Development:

Policy DM1

Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document...

- *Refuse storage and collection*

Manchester City Council (MCC), GD04 Waste Storage and Collection Guidance for New Developments⁶

This guidance document contains minimum standards for planners, architects, developers and property managers to assist in planning and designing systems for the storage and collection of refuse, and for recycling facilities in domestic and commercial properties.

The following extracts are considered to be of relevance to the management of waste at the Proposed Development:

7.0 Commercial Developments

All commercial developments, including new developments, changes in use and commercial extensions require facilities for the storage and collection of waste and recycling. Operators of commercial premises are required by law to enter into a commercial waste agreement with a registered waste carrier for the disposal of their waste.

The provision of space for recyclable material in commercial developments is likely to result in lower commercial waste collection charges, as well as providing a practical demonstration of the occupant's concern for environmental issues.

As per residential developments, we require commercial developments to provide us with a Waste Management Strategy that includes:

- *Estimated volumes and types of waste produced by the development,*
- *Details of internal and external stores for both waste and recycling, including any plans and designs,*
- *Location of the proposed collection point and details of the route the collection vehicle will take,*
- *Details of how waste will be transferred between stores and to the collection location,*
- *Details of number and capacity of bins proposed and collection frequency.*

⁶ MCC (2014) Waste Storage and Collection Guidance for New Developments

Waste in commercial developments is less easily categorised than household waste. One businesses' waste will be different to the next and may be collected by a different collection contractor. Therefore, in commercial, industrial and retail developments the bin provision and storage requirements will need to reflect the collection frequency and specific requirements of the selected contractors. All waste should be containerised and stored off the public highway.

7.1 Containers Required for the Storage of Waste

The volume of waste generated and thus the number and type of containers that a commercial development requires is ultimately dependent on the activity of the occupant. Some example calculations can be found in Appendix C.

Containers should be provided to maximise the amount of recyclable material that is segregated and sent for recycling.

The number of containers provided should be maximised where possible in order to reduce the number of collections and therefore collection vehicle traffic.

7.4 Food Waste

Developments generating food waste have a duty to comply with the requirements of the Animal By-Products Regulations 2005. Further information on this should be sought at the following web address:

<https://www.gov.uk/dealing-with-animal-by-products>

The Regulations place controls on the collection, handling, transport, storage and disposal of animal by-products, which includes catering waste. This may have implications for the design of the building and the waste containers required.

Medium to large restaurants and hotels must include suitable separate storage provision for waste cooking oil.

7.6 Tenants Contracts

Clauses should be written into tenant contracts to ensure that they commit to segregating and sending their waste for recycling.

8.0 Road, Vehicle and Waste Operative Access Specification

8.2 Surface Requirements

The collector must not be required to wheel a container more than 10 meters to the collection vehicle. Where this involves communal containers, the paths between the stores to the collection point must:

- be a minimum width of 1.54 metres*
- be free from kerbs / steps*
- have solid foundations*
- be suitably paved with a smooth continuous finish*

- *have dropped kerbs installed where the path meets the roadway*

8.3 Waste Operative Access

It is the Council's preference that bin storage areas operate a policy of controlled access but with locking mechanisms that do not require keys.

Coded locks are the preference as they facilitate legitimate access whilst preventing illicit access. Any locks to storage areas must be suitable for emergency exit purposes and comply with all relevant legislation such as the Building Regulations. Where there is any conflict between security and fire safety requirements, the latter must prevail. In any case of doubt, seek the Fire Brigade's approval.

Where there are electronic gates and/or barriers controlling access to such areas, codes should be provided to the Council. Where access fobs are required, three sets will need to be provided to the Council free of charge to allow access to the three different collection vehicles that will need to access the site. The door should not open directly over a public footway or highway.

9.0 Health, Hygiene and Safety

All waste storage areas should have adequate lighting, artificial or natural. The floor should be a surface that can be easily cleaned. 'Bump Strips' should be placed around the edge at bin height to prevent damage caused when using the bins and any doors must have a facility to be held open during collection.

Appendix A Container Dimensions

Container	Dimensions		Floor space required	
1100L Eurobin	Width	1375mm	1575mm x 1190mm	
	Depth	990mm		
	Height	1370mm		
	Height With lid open	2370mm		
240L Wheeled bin	Width	580mm	780mm x 940mm	
	Depth	740mm		
	Height	1100mm		
	Height With lid open	1750mm		
140L Wheeled Bin	Width	480mm		
	Depth	550mm		
	Height	1100mm		
	Height With lid open	1700mm		

Appendix C Commercial Waste Calculation Guidance

The following requirements may help developers to calculate the volume of waste generated. These calculations come from 'Designing Waste Management in New Developments' by The Association of Directors of Environment, Economy, Planning & Transport (ADEPT)

http://www.lgcplus.com/Journals/3/Files/2010/7/14/ADEPTMakingspaceforwaste_000.pdf

These should be taken as a guideline only and the details of individual developments will need to be considered.

The amount of waste storage required for any given development type is determined by a number of factors including:

- *Volume and composition of waste*
- *Segregation*
- *On-site treatment; and*
- *Collection frequency*

The below recommended total waste storage capacities are indicative only.

C1 Offices

2600 litres per 1000m² gross floor space. 50% of this capacity should be retained for recycling.

C2 Retail

5000 litres per 1000m² gross floor space. 50% of this capacity should be retained for recycling.

C3 Restaurants/ Fast food Outlets

1500 litres per 20 dining spaces. Certain food outlets, in particular fast food, generate substantially greater amounts of waste. Recycling percentage variable.

C4 Hotels

1500 litres per 20 dining spaces. Recycling percentage variable.

For premises that may generate a significant quantity of cardboard, e.g. large office buildings, retail units, hotels or restaurants, space should be provided for a suitable baler. Balers enable cardboard to be stored in an efficient and safe manner and will encourage staff to withdraw cardboard from the general waste stream.

Typically, commercial developments are provided with large 1100litre 4-wheel bins, but provision will be dependent upon anticipated waste generation. Waste bag collections will be considered where external stores are not possible.

In addition to the disposal of waste and recycling, major retail, commercial, and leisure facilities will be required to provide public facilities for the collection of a range of recycling materials, including plastics, cans, glass, paper and textiles. Provision should also be made for cigarette disposal with consideration given to the location of suitable smoking areas.

Appendix D Storage Area and Container Collections for Apartment, Commercial and Mixed-Use Developments

D1 Container storage areas must be identified on plans. In Mixed Use Developments, separate refuse areas must be provided for residential and commercial properties.

D2 Containers should have designated external storage areas, which are sensitively located and designed and accessible to disabled people. The design of these must be agreed with Development Control and should be consistent with security guidance provided in "Secured by Design" (<http://www.securedbydesign.com>). For guidance on improving access for disabled people please refer to Design For Access 2, available at: http://www.manchester.gov.uk/downloads/download/5366/design_for_access_2

D3 Container storage areas should be in a position that is mutually convenient and easily accessible for the occupants and the collection crew (see container collection section below). For guidance on improving access for disabled people please visit the Council's website: http://www.manchester.gov.uk/site/scripts/download_info.php?downloadID=58

D4 The design of storage areas should allow for easy, horizontal removal of the containers, over smooth, continuous surfaces.

D5 Doorways should provide at least 1.3m clearance (including thickness of doors)

D6 A walkway at least 1.3m wide should be provided within the store that allows access to each of the individual containers and ensures that an individual container can be removed from the store without the need to move any other containers.

D7 The horizontal distance that occupants will be required to travel to waste storage areas from their apartments should not exceed 30m, in line with the Building Regulations 2002, Part H.

D8 Where there are separate storage areas for refuse and recycling, the recycling store should be the easiest to access (e.g. closest, least restricted access etc).

D9 The floor and walls of waste stores must be constructed and finished in materials that are impervious and easily kept clean. Where appropriate, a trapped gully and water supply should be provided to facilitate washing down.

Appendix B

APPENDIX B-1
**CONFIRMATION EMAIL RECEIVED FROM MCC
HIGHWAYS DEPARTMENT**

Parr, Chris

From: musmani@manchester.gov.uk
Sent: 21 January 2016 10:27
To: Parr, Chris
Subject: Re: Waste Planning Query
Attachments: 05219_01_02_2200CP.PDF

Hi Chris

Apologies for the delay in responding.

I am assuming you are referring to Mulberry Street. Given the site constraints the proposed arrangement appears acceptable in principle.

I note that the doors of the development are shown as opening outwards on Mulberry Street onto the footway, these should be changed to open inwards.

Thank you

Kind regards

Muniza Usmani
Senior Engineer Development Control - Public Realm
The Neighbourhood Service
Growth and Neighbourhoods
Manchester City Council

Tel 0161 234 1680 / Internal: 801 1680
Email: m.usmani@manchester.gov.uk
Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, Public Realm, The Neighbourhoods Service, PO Box 532, Town Hall, Manchester, M60 2LA

"Parr, Chris" <chris.parr@manchester.gov.uk>

To: "musmani@manchester.gov.uk" <m.usmani@manchester.gov.uk>

11/01/2016 15:42

Subject: Waste Planning Query

Hi Muniza,

Please could I ask you to review the attached plan and confirm whether or not it would be acceptable from a planning perspective to present waste containers on the public highway (pavement) of Mulberry Avenue (just off Deansgate) for collection?

Collection frequency would be twice weekly and the proposed development is the redevelopment of Masons House.

Erica Corbett has confirmed this would be acceptable from an Environmental Health perspective however has stated it would need to be approved by Highways also.

Kind regards,

APPENDIX B-2

CONFIRMATION EMAIL RECEIVED FROM MCC ENVIRONMENTAL HEALTH DEPARTMENT

Parr, Chris

From: e.corbett@manchester.gov.uk
Sent: 21 December 2015 16:15
To: Parr, Chris
Subject: Fw: Waset Planning Query - Flare 518557

Dear Chris,

I have just tried to call you to discuss but you weren't in the office. I will try to address your questions, but if you wish to discuss you can get me on 0161 234 1383 on the 30th and 31st December or after the 4th Jan (I am on leave otherwise sorry).

- 1) I am a little unclear what you mean by the temporary store on collection day. If this relates to your further query regarding presenting the bins for collection see point 4. Ideally each commercial unit should have a separate store, or as a minimum separate bins, how would each unit ensure Duty of Care for the waste if they are all combined? In theory you could temporarily store the office waste in the ground floor assuming there was a way of distinguishing the separate bins.
- 2) We would not have any issues with the waste being transferred by a pulley/vehicle from a planning perspective, however this would require a health and safety risk assessment. We would also need confirmation as to who would be using this equipment and putting the waste out for collection, and confirmation as to if there would be any back up way of disposing of waste in the event of equipment failure.
- 3) You are not required to have a baler, sufficient bins/ collections for paper and card would be fine (the number and times of collections however may depend on the proximity of residential properties).
- 4) You can present commercial waste containers on the highway for collection providing that you can show there is ample internal storage, and show how it will be ensured they are not left on the highway for extended periods (i.e. set collection times and bins will be presented / removed immediately by a management company or facilities manager). I presume this is a pavement in this rather than in the actual road?

Apologies I was unable to respond before your meeting.

Kind regards,

Erica Corbett

Neighbourhood Officer - Environmental Protection
Citywide Support - Environmental Health

Growth and Neighbourhoods
Manchester City Council
1 Hammerstone Road
Gorton
Manchester
M18 8EQ

Environment on Call: 0161 234 5004
Internal: 801 31383
Fax: 0161 234 7309
E-Mail: e.corbett@manchester.gov.uk
web site: www.manchester.gov.uk

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The way we register to vote in England and Wales is changing. Individual Electoral Registration makes YOU responsible for registering yourself to vote rather than the head of your household.

Appendix C

APPENDIX C-1

COMPLETED MCC PROFORMA FOR PLANNING APPLICATIONS

Appendix E Proforma for Planning Applications



MANCHESTER
CITY COUNCIL

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

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

*N = Number of Apartments

Commercial Developments

Please state number and capacities of bins you propose, showing calculations where appropriate. Please ensure collection frequencies are included

General Waste - 2 no. 1,100 litre Eurobins (Daily Collection)
Pulpable Recycling - 1 no. 1,100 litre Eurobin (Daily Collection)
Mixed Recycling - 1 no. 1,100 litre Eurobin (Daily Collection)
Food Waste - 2 no. 140 litre wheeled bin (Daily Collection)
Industrial Waste - 0
Storage capacity calculations are detailed in the waste management strategy report

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

Are the stores for residential and commercial separate from each other?	N/A ☐
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Internal Stores (Residential and Commercial)

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

In each commercial unit, the respective tenant will be responsible for designing and providing sufficient internal segregated refuse and recycling storage space within the unit as part of their fit out; this will be the first point of waste disposal for waste generated within the units.

Storage Areas for Waste Containers (Residential and Commercial)

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

There will be one main waste store at the Proposed Development located at ground floor level. This waste store fronts out onto Mulberry Street and will service all of the Proposed Development. Sufficient space within the waste store has been provided to accommodate the required number of bins.

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

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

Ventilation -	The waste store will be designed in accordance with BS 5906:2005 (Section 8.5 - Ventilation).
Hygiene -	The waste store will be designed in accordance with BS 5906:2005 which details the following: 8.7 Cleansing Arrangements should be made for cleansing of the chamber with water, providing a hose union tap, in agreement with the local water authority and the Environment Agency. Drainage should be by means of a trapped gully connected to the foul sewer. The floor of the chamber should have a suitable fall towards the drainage point. Gullies should be so positioned as not to be in the track of container trolley wheels. Rainfall or other surface water should not be allowed to flow into the chamber (see 8.3).

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

Collection operatives will access the waste store at ground floor level directly from Mulberry Street to collect and empty containers; before promptly returning them once emptied. The movement of containers out to the collection vehicle to be emptied and back into the ground floor waste store will be the sole responsibility of the collection operatives.

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