

Downley Drive Waste Management



Great Places Housing Association | Downley Drive
Waste Management Strategy
April 2021
Buttress

Version history

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Rev:	Date:	Name	Description
00	14-04-21	Olivia Marshall I Architectural Assistant	DRAFT
01	16-04-21	Olivia Marshall I Architectural Assistant	FINAL v1
02	27-04-21	Mike Guy I Senior Architect	FINAL v2
03	05-05-2021	Mike Guy I Senior Architect	PLANNING

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1.0 Introduction

This Waste Strategy report is prepared by Buttress on behalf of Great Places Housing Association in support of the planning application for the Downley Drive development.

The site is bounded by St Vincent Street, the Rochdale Canal and the ends of existing houses to Kingham Drive and Downley Drive.

The land is currently vacant and owned by the City Council.



2.0 Development Proposals

The Proposed Development will deliver 68 Affordable Homes, comprising of 23 houses and 45 apartments comprising of 1 and 2 bed units within a four-storey building, alongside associated landscaping, boundary treatment, car parking, and cycle parking.

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 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

Based on the MCC document ‘GD 04 Waste Storage and Collection Guidance for New Developments Version 6’ the developer needs to provide:

Houses

Each individual household must be able to contain a minimum area that would house 4 x 240 litre bins externally. (960 litre total per houshold)

Total for 23 Houses =

General Waste = 23 x 240 litre bins (5,520 litres)

Paper / Card = 23 x 240 litre bins (5,520 litres)

Plastic / Glass = 23 x 240 litre bins (5,520 litres)

Organic / Food Waste = 23 x 240 litre bins (5,520 litres)

Apartments

For each apartment developers must provide 0.43m² of space plus space required to manoeuvre and access all the containers individually.

The recyclable waste streams have been calculated based on a weekly volume per apartment of 110 litres. Refer to Waste Forecast calculation.

Total for Apartments (collected fortnightly) =

General Waste = 5 x 1100 litre bins (5,500 litres)

Paper / Card = 3 x 1100 litre bins (3,300 litres)

Plastic / Glass = 2 x 1100 litre bins (2,200 ltres)

Organic / Food Waste = 2 x 240 litre bins (480 litres)

(Note: Each apartment will have a 23 litre caddy to decant food waste from the apartment to the main refuse store)

6.0 Waste Storage and Collection Frequency

6.01 HOUSES

Each individual household will be provided with 4 x 240L bins in line with MCC requirements.

1 x General Household Waste

1 x Glass/Metal/Plastic Recycling

1 x Card/Paper

1 x Green/Food Waste

The bins will be stored externally in the front driveway of each property within open brick screens.

On collection day each household will be responsible to move the bins to kerb line for collection.

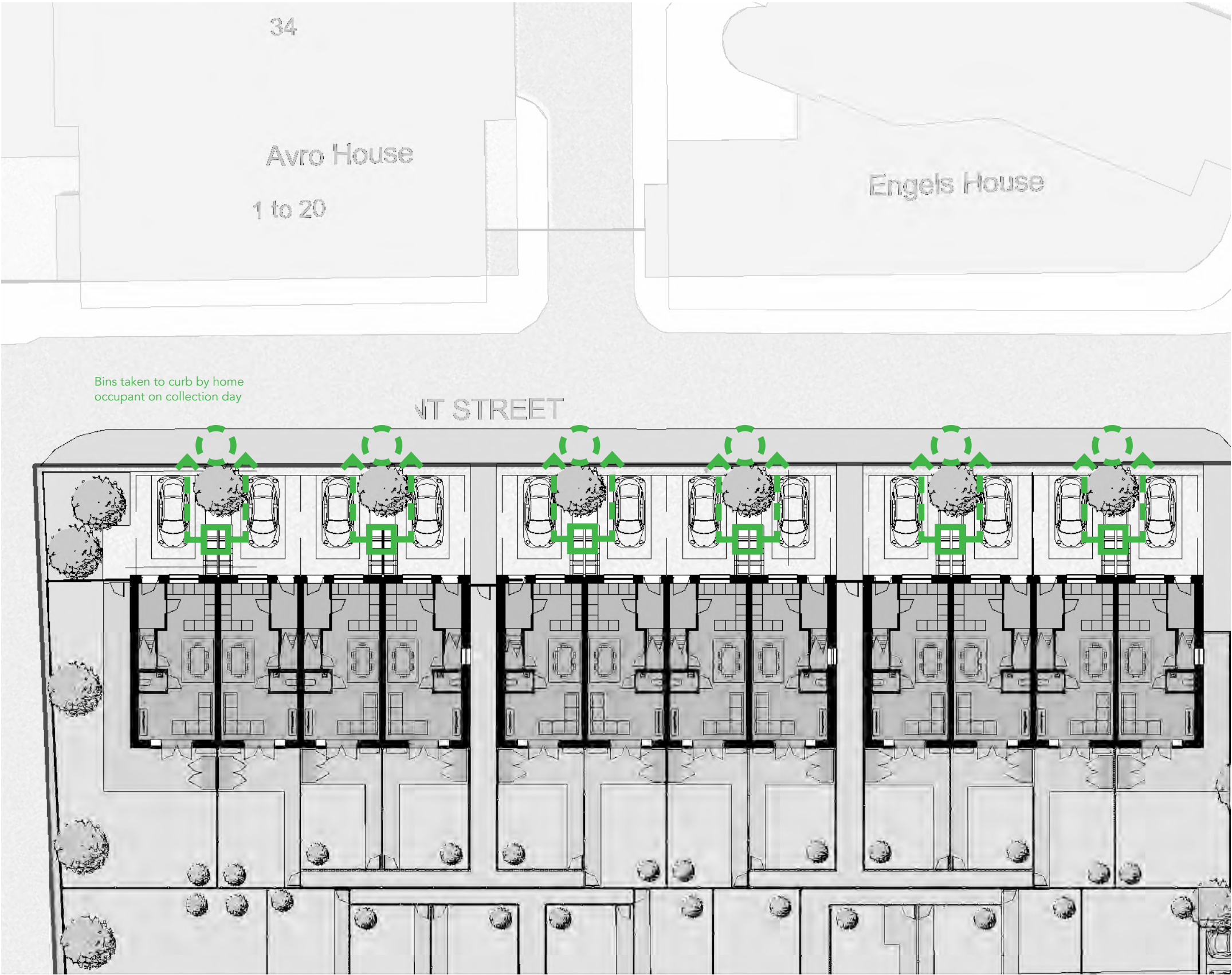
Collections will be every two weeks for general waste, paper/card and glass/plastic.

Organic waste will be collected every week.

(to be confirmed with MCC/collection company)

Key

- Domestic refuse route
- Domestic refuse collection point



6.02 APARTMENTS

The apartment block communal bin store is located on the Ground Floor accessed both from the main entrance corridor through a fire sterile lobby and from the outside through a secure lockable door.

The bin store has been dimensioned to accommodate the standard number of bins for high rise domestic developments i.e. 0.43m² of space per apartment.

MCC Recycling & Collection has been consulted (refer to Section 7.0 Correspondence) and the appropriate number and recycling type of bins have been incorporated.

There are 45no. apartments and on this basis the bin store area will require 19.35m² plus space required to manoeuvre and access all the containers individually. The actual bin store area is 28.03 m² plus space to manoeuvre.

The bin store will be mechanically ventilated.

Resident are required to deposit their waste and recycling in the correct containers in the bin store, accessed via lift or stair core. On collection days the building manager will be responsible to move the bins to the designated zone at the top of St.Vincent Street immediately prior to collection and returned immediately after and to ensure areas are kept clean.

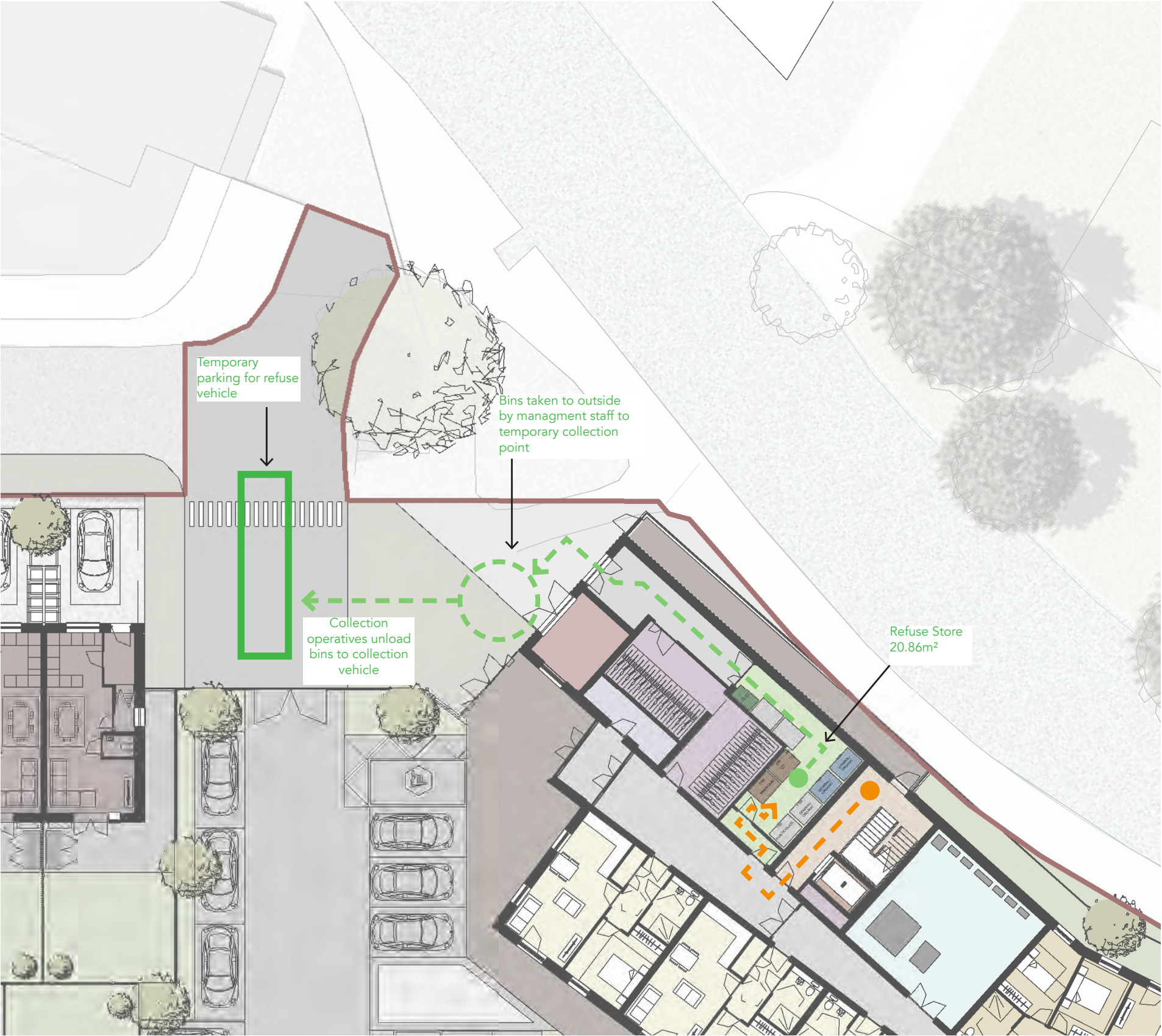
The route will be step free and will have a minimum width of 1.54m, ensuring adequate space for a bin to pass.

Collections will be every week for general/organic, paper/card and glass/plastic waste.

(to be confirmed with MCC/collection company)

Key

- ← ● Resident refuse route
- Domestic refuse collection point
- ← ● Building manager refuse route



7.0 Correspondence with MCC Waste Team

Mike Guy

From: Laura Miller <laura.miller@manchester.gov.uk>
Sent: Thursday, February 25, 2021 2:09 PM
To: Mike Guy
Cc: Ilaria Braghioli
Subject: Re: 8801-Downley Drive Residential Development-Waste Strategy

Categories: Downley Drive, Attention

Good afternoon Mike,

Thank you for your email.

I have compared this to our waste guidance and the bin store exceeds the minimum area criteria for a high-rise development. Bins will need to be provided to cover all the waste streams (general, paper/card, glass/cans/plastic and food waste). When the application is submitted, you will need to give an indication of how the bins will be broken down within the bin store, but there should be more recycling bins than general waste to encourage recycling. I would advise smaller bins for the food waste though as these can get very heavy. We will need a drawing of the bin store showing all the bins and space to access them all and manoeuvre them. A maintenance strategy will also be required (cleaning the bin store etc.)

Given this is a residential scheme I would assume the MCC will be collecting the bins so you can get advice from our waste and recycling team with regards to the number of bins needed for all the waste streams.

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
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We are now on Twitter, for latest news and updates follow us [@EnvHealthMcr](https://twitter.com/EnvHealthMcr)

From: Mike Guy <MGuy@buttres.net>
Sent: 22 February 2021 11:55
To: Laura Miller <laura.miller@manchester.gov.uk>
Cc: Ilaria Braghioli <ibraghioli@buttres.net>
Subject: 8801-Downley Drive Residential Development-Waste Strategy

Laura,
Good morning.
I am the project architect for a residential development at Downley Drive in Ancoats. The project is currently being developed through Stage 3 in preparation for a Planning Application in April 2021.
I would appreciate you guidance particularly regarding the Waste Management Strategy for the apartments within the proposals.
There are 45no. apartments contained in one residential block with a refuse store located at ground floor which measures 39m² and accommodates 10no. 1100 litre Eurobins.
The bins will be taken outside to an appropriate location for collection by the appointed company at a frequency to be agreed.
I have attached some project details for your reference.

Kind regards
Mike

Mike Guy
Senior Architect
Mobile | 07720 323 401



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Mike Guy

From: Laura Miller <laura.miller@manchester.gov.uk>
Sent: Friday, April 23, 2021 8:29 AM
To: Mike Guy
Cc: Olivia Marshall; Andrew Cowan
Subject: RE: 8801-Downley Drive-Waste Management Strategy

Categories: Downley Drive, Attention, Filed by Newforma

Good morning Mike,

I have looked at the waste strategy and the only thing I can see that needs correcting is that there are no separate green bins proposed for the apartments. They do need to be able to segregate this waste so as a minimum each apartment will need a 23 litre caddy for this waste as well as a large bin to decant this waste into in the bin store.

Other than that the waste strategy looks fine, did you consult with our waste team regards to the breakdown of Euro bins for the apartments?

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
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For the latest support and information about the coronavirus visit www.manchester.gov.uk/coronavirus

We are now on Twitter, for latest news and updates follow us [@EnvHealthMcr](https://twitter.com/EnvHealthMcr)

Mike Guy

From: Recycling Manchester <recycling@manchester.gov.uk>
Sent: Friday, April 23, 2021 2:54 PM
To: Mike Guy
Cc: Olivia Marshall; Andrew Cowan
Subject: Re: 8801-Downley Drive Development - Recycling Requirements

Categories: Downley Drive

Hi Mike

This line is not accurate: *Collections will be every week for general/organic, paper/card and glass/plastic waste.*

All collections are fortnightly, so I think that's thrown your calculations off.

For the apartments x 45, you'll need:

5 x 1100 litre general waste (collected fortnightly)
3 x 1100 litre blue (collected fortnightly)
2 x 1100 litre brown (collected fortnightly).
2 x 240 litre food waste.

Kind regards,
Sam Davies

From: Mike Guy <MGuy@buttresearch.net>
Sent: 23 April 2021 13:22
To: Recycling Manchester <recycling@manchester.gov.uk>
Cc: Olivia Marshall <OMarshall@buttresearch.net>; Andrew Cowan <acowan@deloitte.co.uk>
Subject: 8801-Downley Drive Development - Recycling Requirements

Good afternoon.

I am currently leading the design of a residential development at Downley Drive, Back of Ancoats. I have already consulted with Laura Miller at MCC Environmental Health and received some useful comments.

Laura has suggested I also consult with your department regarding the size, quantity and type of each recycling bin required for the apartments within the development.

I have attached a copy of the Waste Management Strategy and would be grateful for your review and advice prior to our submission of a planning application next week.

Please Email or call me if you wish to discuss any details.

Kind regards

Mike

Mike Guy BA (Hons), DipArch RIBA
Senior Architect
Mobile | 07720 323 401

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	1x 240 wheeled bin
Pulpable Recycling	140 / 240	1 x wheeled bin	1x 240 wheeled bin
Mixed Recycling	140 / 240	1 x wheeled bin	1x 240 wheeled bin
Garden Waste	140 / 240	1 x wheeled bin	1x 240 wheeled bin
Food Waste	23	1 x 23 litre caddy	NONE

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.	Required space = 0.43m ² per apartment Therefore: 45 apartments x 0.43m ² = 19.35m ² Actual space provided = 28.03m ²

Commercial Developments

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

General Waste -	
Pulpable Recycling -	Please refer to calculations in section 5.0 and areas in section 6.0
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?	N/A
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Internal Stores (Residential and Commercial)

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

Please refer to calculations in section 6.0

Storage Areas for Waste Containers (Residential and Commercial)

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

Please refer to calculations in 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' off St.Vincent 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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