

Planning Application – Waste Management Strategy

Planning Application Number: N/A - Prior to submission

Date Submitted: N/A - Prior to submission

Estimated volumes and types of waste produced by the development

Low Rise Domestic **Not applicable**

Waste Types	Capacity Required (litres)	Number of Bins required	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 **Not applicable**

N = Number of Apartments

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of 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	$V = N \times 5$	$V =$	$V / 240 =$	

Commercial Developments

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

Refuse and recyclable waste storage for each of the uses is provided by bins located within separate stores located on Phoenix Street to the rear of Lowry House (within the applicant's

ownership). The refuse stores comprise timber clad screens with gated doors and provide the following capacities for uses within the building:

- Office use: 3no. 1100L general waste bins; 1no. 1100L paper waste bin; 1 no. 1100L glass bin; and 1no. 1100L co-mingled waste bin.
- Proposed Café use: 1no. 1100L general waste bin; 1no. 1100L glass waste bin; 1no. 1100L food bin.
- Existing Philpotts cafe: 1no. 1100L general waste bin; 1no. 1100L glass waste bin; 1no. 1100L food bin.

Please refer to drawing 'Proposed GA Ground Floor Plan' which identifies the waste storage arrangements.

The capacities are based on the requirements of commercial tenants together with Bruntwood's experience of managing Lowry House and other commercial buildings in Manchester City Centre. The provision of dedicated stores will ensure there is no requirement for bins to be stored on the highway.

Collections currently take place daily on Monday to Friday. Weekend collections are also proposed as a result of the application proposal.

Has / will a contract be obtained with a licenced waste carrier?	☒
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Mixed Use Developments Not applicable

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

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

Internal areas will be provided within each of the uses to enable the segregation of refuse and recycling. Bruntwood and the management of the commercial uses will be responsible for the transfer of waste from internal stores to the external bins.

Storage Areas for Waste Containers (Residential and Commercial)

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

Please refer to drawing 'Proposed GA Ground Floor Plan'.
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Are all bins in the store accessible?	☒
Are recycling facilities as easy to access as general refuse?	☒
Has consideration been given to ventilation and hygiene?	☒



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

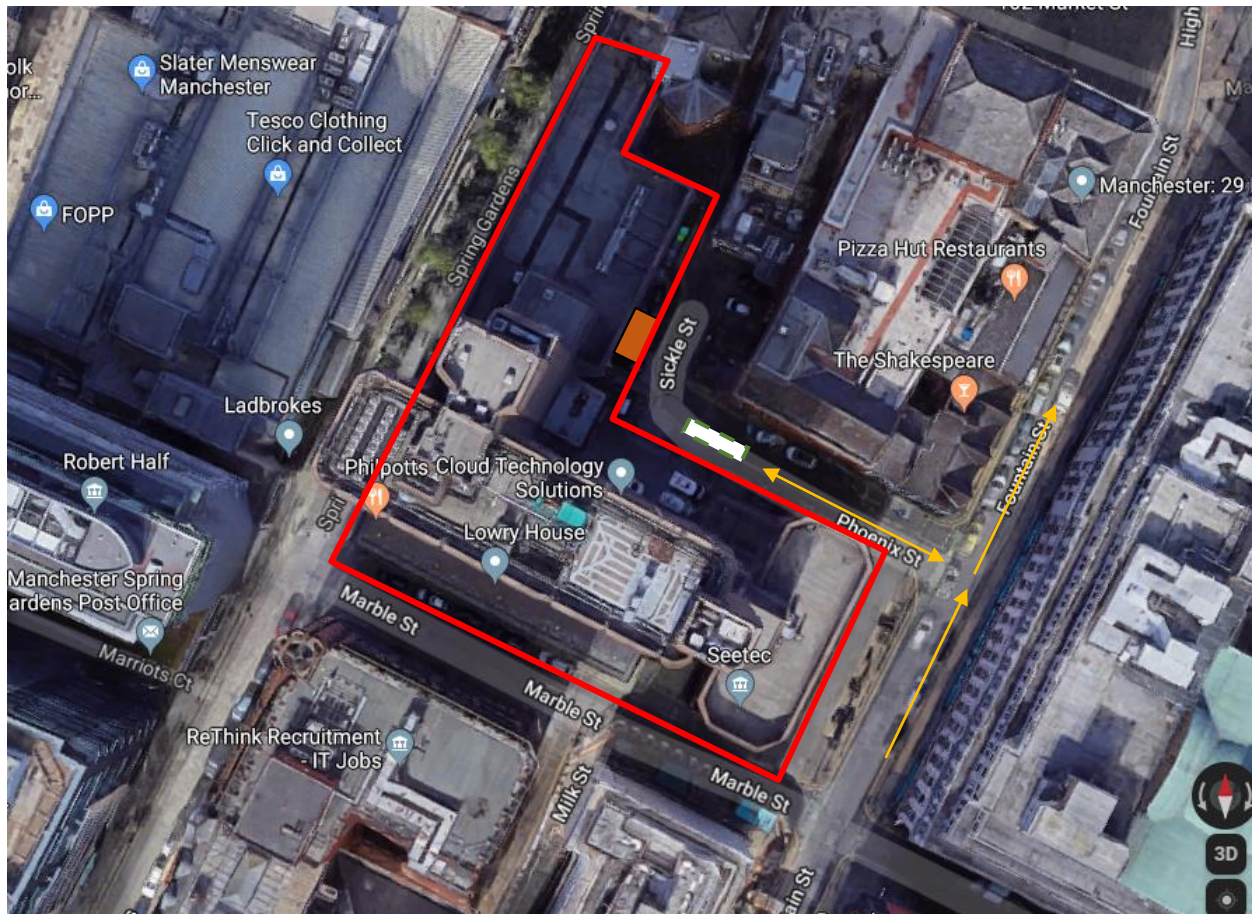
A commercial waste contractor (Bagnall & Morris) is responsible for the collection of waste as per existing arrangements. Waste collection vehicles will reverse down Phoenix Street as per existing arrangements, with bins then taken from the stores to the awaiting vehicles, emptied, and then returned by waste collection crews. This is as per existing arrangements. The attached drawing identifies the bin store and location where waste collections vehicles temporarily park. Waste collections vehicles will be up to 11.5m long.

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 Guidance document: GD04 Waste Storage and Collection Guidance for New Developments

Waste Management Plan



Key



Application site



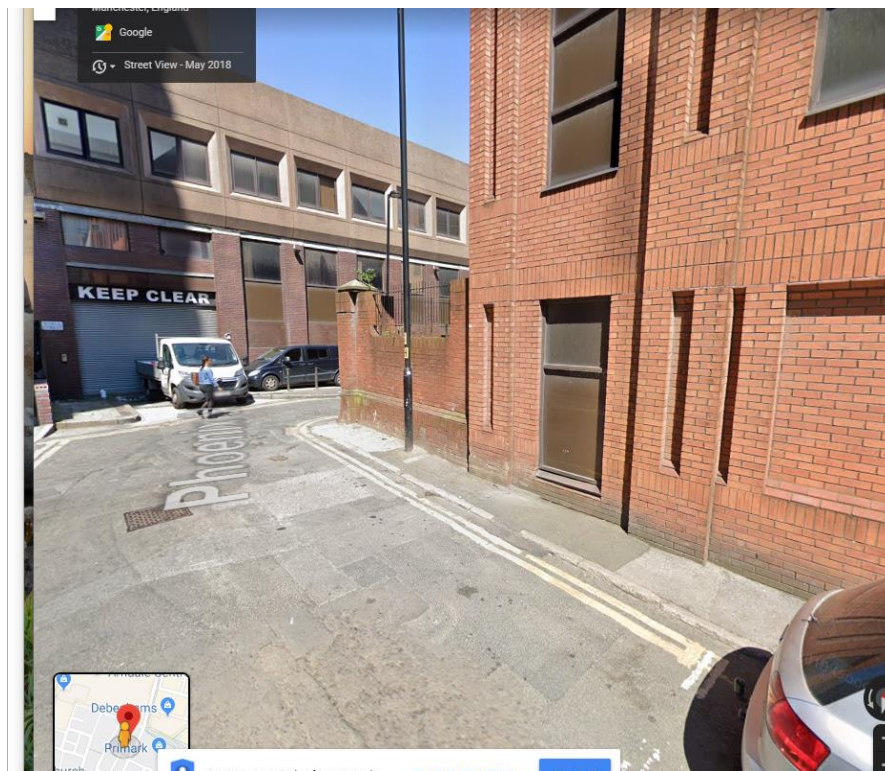
Bin store location



Route of waste collection vehicles



Temporary waste collection vehicle parking location



View of temporary waste collection location