

PROPOSED RESIDENTIAL REDEVELOPMENT
PHOENIX WORKS, CASTLEFIELD, MANCHESTER

Waste Management Strategy

Prepared on behalf of:

DeTRAFFORD
ESTATES GROUP

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APPENDIX A – MCC WASTE PROFORMA

APPENDIX B – DRAWING NUMBER 2904-01-D01

1.0 INTRODUCTION

1.1 Preamble

- 1.1.1 Axis have been appointed by DeTrafford Estates Group to provide transport and highways advice in relation to the redevelopment of a site known as Phoenix Works at Cawdor Street / Ellesmere Street, Castlefield, Manchester.
- 1.1.2 The proposed development comprises the erection of 237 residential apartments and ancillary commercial floorspace, along with associated parking and access arrangements.
- 1.1.3 This Waste Management Strategy (WMS) has been prepared to consider the proposed strategy for the storage, handling and collection of waste from the site, once operational.
- 1.1.4 The purpose of this report is to inform Manchester City Council (MCC), who is the relevant Local Planning Authority (LPA) and Local Highway Authority (LHA), and other key stakeholders, that the waste arising from the proposed development will be managed in a safe and sustainable manner in accordance with key waste legislation and national and local waste policy.

1.2 Report Structure

- 1.2.1 With regards to the above, the remainder of this report will be structured as follows:
- **Chapter 2** sets out the national and local waste policy and guidance which is relevant to the proposed development;
 - **Chapter 3** outlines the intentions of the applicant in terms of the management, storage and collection of waste that would be generated by the proposed development. This will be accompanied by swept path analysis of servicing vehicles accessing the site accordingly; and
 - **Chapter 4** summarises and concludes the report.

2.0 WASTE POLICY AND GUIDANCE CONTEXT

2.1 Introduction

2.1.1 When developing refuse strategies, it is important to be cognisant of relevant national and local waste management policies. As such, this Chapter of the WMS reviews both national and local waste policy and guidance that is relevant to the proposed development, with reference to the following documents:

- Waste Management Plan for England (2013);
- National Planning Policy for Waste (2014);
- Waste Management in Buildings – Code of Practice (BS 5906:2005);
- Building Regulations Approved Document H, ‘Drainage & Waste Disposal’; and
- Manchester City Council’s Waste Storage and Collection Guidance Note (GD 04).

2.2 National Policy

Waste Management Plan for England (2013)

2.2.1 The Waste Management Plan for England, published in December 2013, is a non-site specific document which provides an analysis on waste management in England, and evaluates how it will support the implementation of the objectives and provisions of the revised Waste Framework Directive (WFD).

2.2.2 The Waste Management Plan for England primarily sets out the Government’s ambition to achieve a more sustainable and efficient approach to the use and management of our waste, highlighting that planning plays a fundamental role in delivering the country’s waste ambitions.

2.2.3 The document states:

“The key is to ensure that the value we extract from resources is not exceeded by the costs of using them, and therefore that we do not produce excessive amounts of waste. It is also important to make sure that waste is optimally managed, so that the costs to society of dealing with waste, including the environmental costs, are minimised”.

National Planning Policy for Waste (2014)

2.2.4 National planning policy on waste is currently set out in the National Planning Policy for Waste (NPPW), published in October 2014, which sets out the detailed waste policies. The NPPW should be read in conjunction with the National Planning Policy Framework (NPPF), which was most recently revised in February 2019, and the Waste Management Plan for England.

2.2.5 The NPPW states:

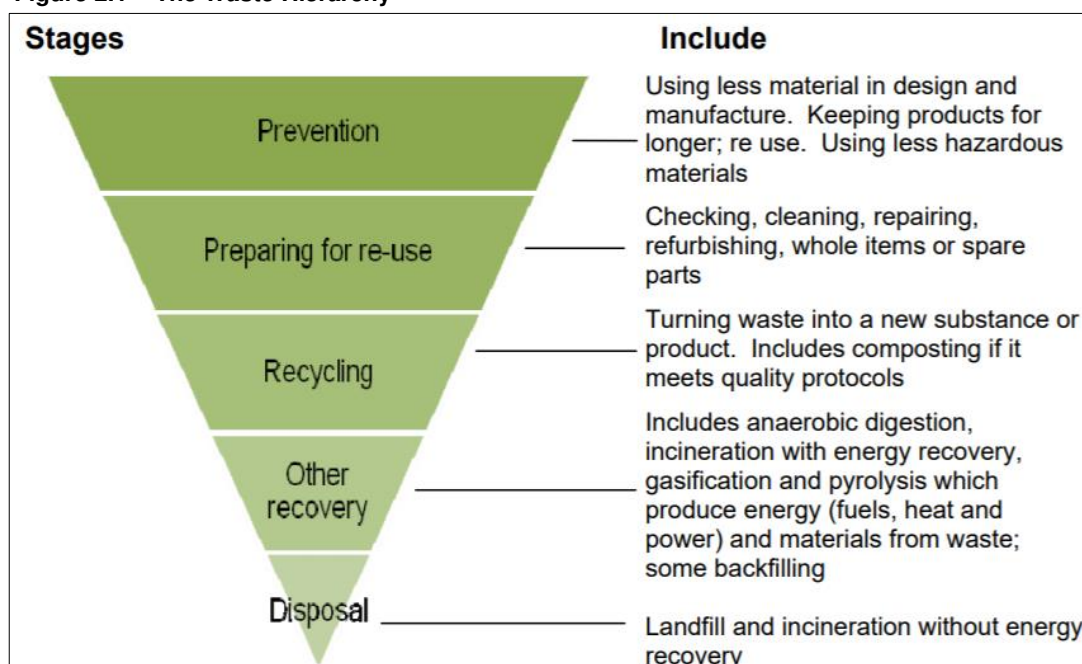
“Positive Planning plays a pivotal role in delivering this country’s waste ambitions through:

- Delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy;*
- Ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities;*
- Providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste;*
- Helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment; and,*
- Ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste”.*

2.2.6 The principle objective of the Waste Hierarchy, as set out in NPPW, is to minimise the environmental costs of waste. At the top of the hierarchy, and the most effective environmental solution, is to reduce the generation of waste (i.e. prevention). Where this is not possible, the key aim is to ensure that waste is managed safely, sustainably and responsibly.

2.2.7 **Figure 2.1** illustrates the waste hierarchy, as set out in Appendix A of the NPPW.

Figure 2.1 – The Waste Hierarchy



Waste Management in Buildings – Code of Practice (BS 5906:2005)

- 2.2.8 To complement the Waste Management Plan for England, a National Code of Practice (BS 5906:2005) document has been developed and this provides useful information relating to waste forecasting and new build developments.

Building Regulations

- 2.2.9 In addition to the above guidance, all new developments must comply with the requirements contained within the Building Regulations Approved Document H (2013, as amended) entitled 'Drainage & Waste Disposal'. This states that adequate means of storing solid waste should 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 the waste collection point.

2.3 Local Policy

- 2.3.1 At a more local level, MCC has prepared a Waste Storage and Collection Guidance Note (GD 04 v6.00) which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set out in the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.

2.3.2 The document sets out that new developments should provide safe and convenient facilities for residents to recycle and dispose of their waste. As such, all planning applications for new developments and conversions must include a WMS that includes:-

- Estimated storage areas for the waste produced by the development;
- Details of internal and external stores for both waste and recycling; and
- Location of the proposed collection point and details of the route the collection will take.

2.3.3 Furthermore, all planning applications must complete and submit the waste proforma document, as contained in Appendix E of the guidance note (GD 04).

2.4 Compliance with Policy

2.4.1 The waste generated from the proposed development will be managed, wherever possible, in accordance with the Waste Hierarchy to ensure that the WMS supports the principles of sustainability.

2.4.2 The following sections of this report will set out the proposed strategy of waste management in accordance with the policies highlighted above. The completed MCC waste proforma document is also contained within **Appendix A** to the rear of this WMS.

3.0 WASTE MANAGEMENT STRATEGY

3.1 Introduction

3.1.1 A key element of national and local policy is to ensure that new developments maximise recycling whilst minimising waste generation. It is important to ensure that developments facilitate high recycling rates by providing convenient, attractive and simple means to achieve the Government's goals.

3.1.2 Furthermore, in accordance with Section 34 of the Environmental Protection Act 1990, the applicant has a legal duty of care to ensure that all waste generated on-site is stored, transported and disposed of responsibly, without causing harm to the environment.

3.1.3 As such, the applicant will ensure that:

- All waste generated at the proposed development will be segregated, stored and transported appropriately and securely to prevent unauthorised or harmful impacts on the environment;
- All waste will be transported and handled by an authorised waste contractor (i.e. those with an appropriate waste carrier's licence) and all waste shall be received at an authorised waste treatment or disposal facility; and
- Waste transfer notes are completed accordingly, including an accurate description of the waste, and when it was taken.

3.1.4 With regards to the above, the following sub-sections of this report set out the waste management strategy for the proposed development with due regard to the following:

- Waste forecasts;
- Bin types;
- Internal arrangements; and
- Waste collection strategy.

3.2 Waste Forecast

Residential Uses

- 3.2.1 In accordance with MCC's Waste Storage and Collection Guidance for New Developments (GD 04), developers of high-rise blocks (usually with 10 or more flats) should provide 0.43m² of space per apartment to accommodate waste and recycling containers.
- 3.2.2 Set in the context of the development proposals (237 apartments), this equates to a requirement for 101.9m² of space for refuse storage.
- 3.2.3 The proposed development comprises a refuse storage area located on the ground floor, which is circa 111m² in size, and will therefore provide sufficient storage room for waste containers.

Commercial Uses

- 3.2.4 The proposed development also comprises approximately 364m² GFA of ancillary commercial / retail floorspace located on the ground floor.
- 3.2.5 In accordance with Appendix C of MCC'S GD 04 document, the amount of waste storage required for retail uses is typically 5,000 litres per 1,000m² GFA, of which 50% should be retained for recycling.
- 3.2.6 When set in the context of the development proposals (364m² GFA of commercial/retail space), this equates to a waste storage requirement of 1,820l, anticipated to be broken down into the following waste streams:
- Non-recyclable Waste – 910l;
 - Dry Mixed Recycling – 455l; and
 - Glass Recycling – 455l.

3.3 Bin Types

- 3.3.1 As shown on the proposed site layout plan, the refuse store would accommodate space for a total of 29No. 1,100l Eurobins associated with the residential and commercial premises which would be segregated for general and pulvable and co-mingled waste streams.
- 3.3.2 The commercial bin containers will be provided in accordance with the associated waste forecasts set out above. They will be separate from the residential bin containers by appropriate signage and floor markings and will be located to the west of the refuse store, adjacent to the westernmost internal access door.

3.4 Internal Arrangements

- 3.4.1 It is proposed that prospective residents of the proposed development would store waste internally within their apartments before transporting it to the refuse area located on the ground floor. The refuse area will be accessible by residents via an internal door accessed via the entrance lobby.
- 3.4.2 Similarly, employees of the commercial premises would transport waste from the commercial/retail units to the refuse store via a back of house route.
- 3.4.3 The location of the refuse storage areas and the routes for residents and employees to access the storage areas can be seen on **drawing number 2904-01-D01** in **Appendix B**.
- 3.4.4 All refuse storage areas will be secure, and all bins will be fitted with a secure lid to ensure that the area will be kept free of pests, and to prevent odours entering the surrounding public areas. The refuse stores will be maintained and kept clean by the site's management company on a regular basis.
- 3.4.5 Furthermore, the internal refuse stores will ensure that bins will be stored safely, away from the public highway and, in turn, protecting the amenity of the surrounding area.
- 3.4.6 The refuse areas will cater for the storage of waste prior to being transported off site, details of which are set out within the following sub-section of this report.

3.5 Waste Collection Strategy

- 3.5.1 It is proposed that refuse collection will be undertaken by a private waste collection company.
- 3.5.2 Refuse collection vehicles will service the site from an on-street location along Spinners Way, to the south of the application site.
- 3.5.3 Dependant on the terms of the contractual waste agreement, bin containers will either be transported to the collection point by the site's management company, or the appointed contractor will be employed to transport the bin containers accordingly. In the latter instance, the site's management team would be responsible for ensuring that the internal bin stores are open and accessible on collection days.
- 3.5.4 The bins would be transported via the external car park entrance onto Spinners Way, as shown on **drawing number 2904-01-D01 (Appendix B)**. As such, it is anticipated that refuse collection vehicles would park adjacent to the proposed vehicular access to minimise the distance over which bin containers would have to be transported. It should also be noted that the route between the storage area and the collection point will be level and smooth, to ensure that bins can be efficiently transported.
- 3.5.5 Once bins have been emptied, containers would be carried immediately back to the refuse store to ensure that bin containers are not left on Spinners Way. Again, depending on the terms of the contractual waste agreement, this will either be undertaken by the site's management company or the appointed contractor.
- 3.5.6 It is anticipated that the frequency of collections will be tailored to match the actual waste generation after occupation. However, based on the forecast waste volumes, as summarised in Section 3.2, and the proposed size of the refuse stores, it is considered that waste could be collected on a weekly basis.

4.0 SUMMARY AND CONCLUSIONS

4.1 Summary

- 4.1.1 Axis have been appointed on behalf of DeTrafford Estates Group to provide highway and transport-related advice to accompany a full planning application for the redevelopment of a site known as Phoenix Works along Cawdor Street/Ellesmere Street, Castlefield, Manchester.
- 4.1.2 The proposals comprise the erection of 237 residential apartments and ancillary retail/commercial floorspace, in addition to associated access and parking arrangements.
- 4.1.3 This WMS sets out how the applicant intends to manage the waste which would be generated from the proposed development and addresses the proposed strategy for the storage, handling and collection of waste from the site, once operational.
- 4.1.4 The report has been prepared in accordance with both local and national waste policy and concludes that the site will adequately cater for the sustainable storage, handling and transporting of all waste generated on site.

4.2 Conclusions

- 4.2.1 From a waste management perspective, there are no reasons why the development proposals should not be granted planning permission.

APPENDIX A – MCC WASTE PROFORMA

Appendix E Proforma for Planning Applications



**MANCHESTER
CITY COUNCIL**

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

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.	Yes - 111 sqm.

Commercial Developments

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

General Waste - 1 1,100l Eurobin
Pulpable Recycling - 1 1,100l Eurobin
Mixed Recycling - 1 1,100l Eurobin
Food Waste - 1 1,100l Eurobin
Industrial Waste -

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

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.

Residents / employees would store waste internally within their apartments / commercial units before transporting it to the refuse storage area located on the ground floor.

Storage Areas for Waste Containers (Residential and Commercial)

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

The refuse storage area is located on the ground floor and will cater for the storage of waste prior to being transported off site via a privately contracted waste collection company. It is anticipated that waste would be collected on a weekly basis and the bin stores have been sized accordingly.

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

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

Ventilation -	Consideration has been given to appropriately ventilate the refuse storage areas. Details are provided in relevant documentation.
Hygiene -	Refuse storage areas will be constructed in permeable materials. The site's management company will be responsible for the cleaning of the facilities on a regular basis.

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

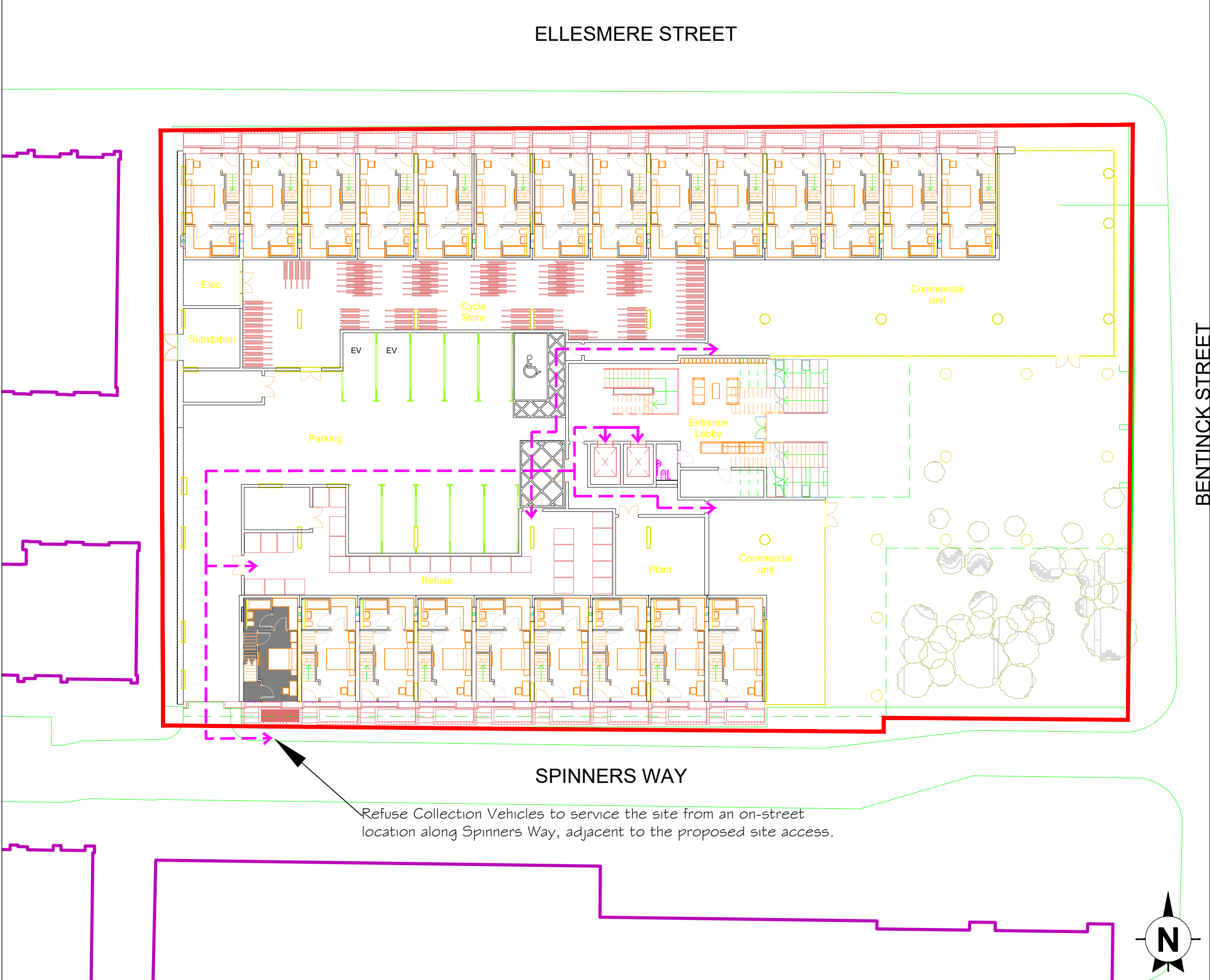
Dependant on the terms of the contractual waste agreement, bin containers will either be transported to / from the collection points by the site's management company or the appointed contractor.
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Please ensure that you have attached:

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

APPENDIX B – DRAWING NUMBER 2904-01-D01



Refuse Collection Vehicles to service the site from an on-street location along Spinners Way, adjacent to the proposed site access.

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Follow any figured dimensions - do not scale for construction purposes. IF IN DOUBT ASK.

Revision History	Date

KEY:

ROUTES ---

RED LINE BOUNDARY

Cheshire Office: Well House Barns Bruton Cheshire CH4 9DH		South Manchester Office: Carnilla House 76 Water Lane Wilmslow SK9 5BB		axis
0844 8700 007		- www.axisped.co.uk		
client: DE TRAFFORD ESTATES GROUP				
project: PHOENIX WORKS, CASTLEFIELD, MANCHESTER				
drawing title: PROPOSED WASTE STRATEGY				
date: NOVEMBER 2020		drawn by:	checked:	
drawing number: 2904-01-DO1		AB	LK	
		status:	--	
scale(s): 1:250@A3		rev:	--	
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