



Waste Management Plan

Maple Grove, New Moston
Manchester

November 2020

Waste Management Plan

New development at Maple Grove, New Moston,
Manchester

25/11/2020

Tang & Associates Architects

On behalf of

Fracoms Global Ltd

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Contents

1.	About this Waste Management Plan	4
2.	Project Scope	5

1. About this Waste Management Plan

- 1.1 Phlorum Ltd has been appointed by Tang & Associates Ltd on behalf of Fracoms Global Ltd to develop a Waste Management Plan (WMP) for the approved development at Maple Grove, New Moston, Manchester, M40 3RF.
- 1.2 A Waste Management Plan is produced incorporating the Duty of Care requirements set out in Section 34 of the Environmental Protection Act 1990.
- 1.3 This WMP is intended as a live document to be updated as necessary by the Client and the Property Management/Property Owners.
- 1.4 Persons authorised to remove or receive waste may include council waste collectors, registered waste carriers, holders of a waste management licence or pollution prevention and control permit or holders of an exemption from the need for such a licence or permit. Checks will be carried out on sub-contractors before they come on-site to ensure they are legally compliant.
- 1.5 Both the client and the Property management/Property owners are responsible for reviewing, revising and refining the WMP as necessary. They must also ensure that adequate security measures are put in place to help avoid waste being disposed of illegally at the site.

Aim of the WMP

- 1.6 A Waste Management Plan is produced in the interests of the visual amenities of the area, and to discharge Planning Condition 8 which requires:
'a scheme for the storage (including segregated waste recycling) and disposal of refuse to be submitted to and approved in writing by the City Council before first occupation. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation'.

2. Project Scope

The Site

- 2.1 The site sits in a residential area, with dwellings and gardens located immediately adjacent to the north and the south. Northfield Road bounds the east and a private and residential parking area bounds the west of the site. Vehicles will access the site from the south via Maple Grove, which will undergo minor reconfigurations.
- 2.2 Francoms Global Ltd is looking to develop four semi-detached dwelling houses with accommodation in the roof space (Class C3) with car parking, amenity space and associated access and highway works to Maple Grove and to the Northfield Road footway.

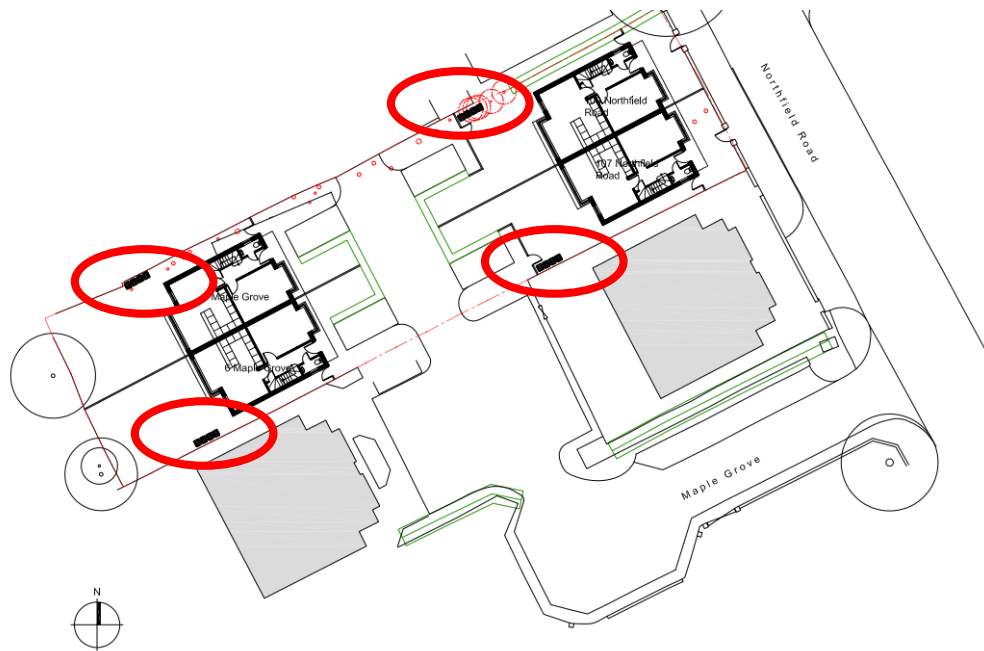
Domestic Waste

- 2.3 The development will produce domestic waste, described in The List of Wastes (LOW) (England) Regulation 2005 under Chapter 20: 'Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions'.
- 2.4 The local authority must be contacted following the production of any unforeseen hazardous waste produced domestically (e.g. such as those listed below in section 2.8).
- 2.5 Domestic waste collection is the responsibility of the local authority under the Clean Neighbourhoods and Environment Act 2005 (as amended).
- 2.6 An estimate of the amount of waste (including recyclable material) produced per dwelling per week is between 10 and 15 kilograms (DEFRA 2018). Over 4 dwellings, this equates to 40 to 60kg per week (including recyclables).
- 2.7 Domestic waste is potentially a composition of any of the following (as described in LOW 2005):
 - 20 01 01 – Paper and cardboard;
 - 20 01 02 – Glass;
 - 20 01 08 – Biodegradable kitchen and canteen waste;
 - 20 01 10 – Clothes;
 - 20 01 11 – Textiles;
 - 20 01 13* – Solvents;
 - 20 01 25 – Edible oils and fats;

- 20 01 27*/28 – Paints, inks, adhesives and resins;
 - 20 01 29*/30 – Detergents;
 - 20 01 39 – Plastics;
 - 20 01 40 – Metals (ferrous and non-ferrous);
 - 20 02 01 – Biodegradable garden waste; and
 - 20 01 99 – Other fractions not already specified (including fines).
- 2.8 The above is not an exhaustive list of the waste produced from households. Residents should be made aware on occupation of the method of disposal of the following wastes (which will involve contacting the local authority):
- 20 01 21* - Fluorescent tubes and other mercury containing waste;
 - 20 01 23* - Discarded equipment containing chlorofluorocarbons;
 - 20 01 36 – Other discarded electronic equipment; and
 - 20 03 07 – Bulky waste.
- 2.9 Approximately 50% of total waste produced domestically is able to be recycled.

Waste Strategy at Maple Grove

- 2.10 This Waste Strategy conforms to GD04 Waste Storage and Collection Guidance for New Development from Manchester City Council.
- 2.11 Each household will have a minimum of 4 x 240L wheeled bins (general waste, cardboard, glass/plastic, and food and green waste) as provided by the Council. They will be used for non-hazardous general and recyclable waste produced domestically.
- 2.12 The storage area will have a hard floor surface, easy to be cleaned within the boundary of the property.
- 2.13 The location of the bins for each household is shown and circled in red in the plan below:



- 2.14 On collection day for each type of waste, the wheeled bins will be moved outside any gate, easily seen from the road by 7am. The bins will not be overfilled.
- 2.15 Residents will have Duty of Care to ensure that all the domestic waste is disposed correctly.
- 2.16 The Council provides a recycling led service and all residents are expected to recycle their waste in accordance with the service provided.
- 2.17 Whenever operationally possible, refuse and recyclable material must be stored in, and collected from, a wheeled bin.
- 2.18 50% of domestic waste can be recycled. This will be encouraged.
- 2.19 As part of the waste strategy, a leaflet should be provided to the residents outlining the key features of the strategy, including waste collection times and dates, bin location and storage provision, recycling options and information on the disposal of non-general waste, such as electrical items and furniture (section 2.8). This should be attractive and easy to read and reference and can be produced in collaboration with the district council

Cleaning and Maintenance of Bins

- 2.20 Manchester City Council has no responsibility for the cleaning of bins, and does not provide such a service (Domestic Waste & Recycling Service Standard).
- 2.21 Whether the bins are too large for residents to safely clean themselves, the job must be carried out by an experienced subcontractor, arranged by residents, presumably through a building manager or committee. The cleaning of the bins is an important job, essential in maintaining a high standard of hygiene and reducing the risk of disease or vermin, and for this reason should be undertaken either monthly, bi-monthly, or quarterly according to residents' wishes.



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