



FELLOWS
ENVIRONMENTAL
waste | energy | resource management

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1. FELLOWS ENVIRONMENTAL DETAILS

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2. INTRODUCTION

This waste management strategy is for 1417 Ashton Old Road, Manchester, M11 1HJ. The proposal is to create a further 2 apartments to the upper floor. The existing ground floor is a commercial unit (furniture retail outlet) and the first floor as three flats (two with two bedrooms and one with four bedrooms). The property currently has 3 x 140l wheeled bins for the existing flats and a 240l wheeled bin for the commercial unit.

3. WASTE MANAGEMENT STRATEGY

3.1 Estimated volumes and types of waste

3.1.1 Domestic Flats

In line with GD04 Waste Storage and Collection Guidance for New Developments v6 the flats are classed as a low rise domestic development as there are less than 10 apartments. With 5 apartments requiring 3 140l wheeled bins and a 23l food caddy this would total 15 bins and 5 caddies.

3.1.2 Commercial Development

In line with GD04 Waste Storage and Collection Guidance for New Developments v6 the commercial development is required to have 5000l of storage per 1000m² of gross floor space. The commercial unit is 276m² therefore 1,380l of bin capacity is required. Table 1 below shows the overview of the commercial bins required.

Table 1 below shows the number of bins suggested and the collection frequency.

Table 1: Number of waste receptacles required.

Waste Type	Number of bins	Capacity	Collection frequency
General Refuse or Mixed Recycling	1	1100 litre	Fortnightly or weekly
General Refuse or Mixed Recycling	1	240 litre	Fortnightly or weekly

The 1,340l capacity provided is almost exactly that required by the rule of thumb calculation. Depending on the nature of the business the receptacles could be used for either recycling or residual and the frequency vary but it is likely with the capacity provided would only require a fortnightly collection. The current tenant has a 240l residual bin collected fortnightly and directly delivers the recycling to the commercial recycling facility.

3.2 Internal Stores

3.2.1 Domestic

Residual, mixed pulpables, comingled and food waste containers will be located in the kitchens/ kitchen and family areas. A residual bin will be located in the bathrooms. Other residual or recycling bins may be located in other rooms as required.

3.2.2 Commercial

A residual bin will be located in the WC, kitchenette, and retail areas. Recycling bins will be located in the kitchenette, retail and stores as required.

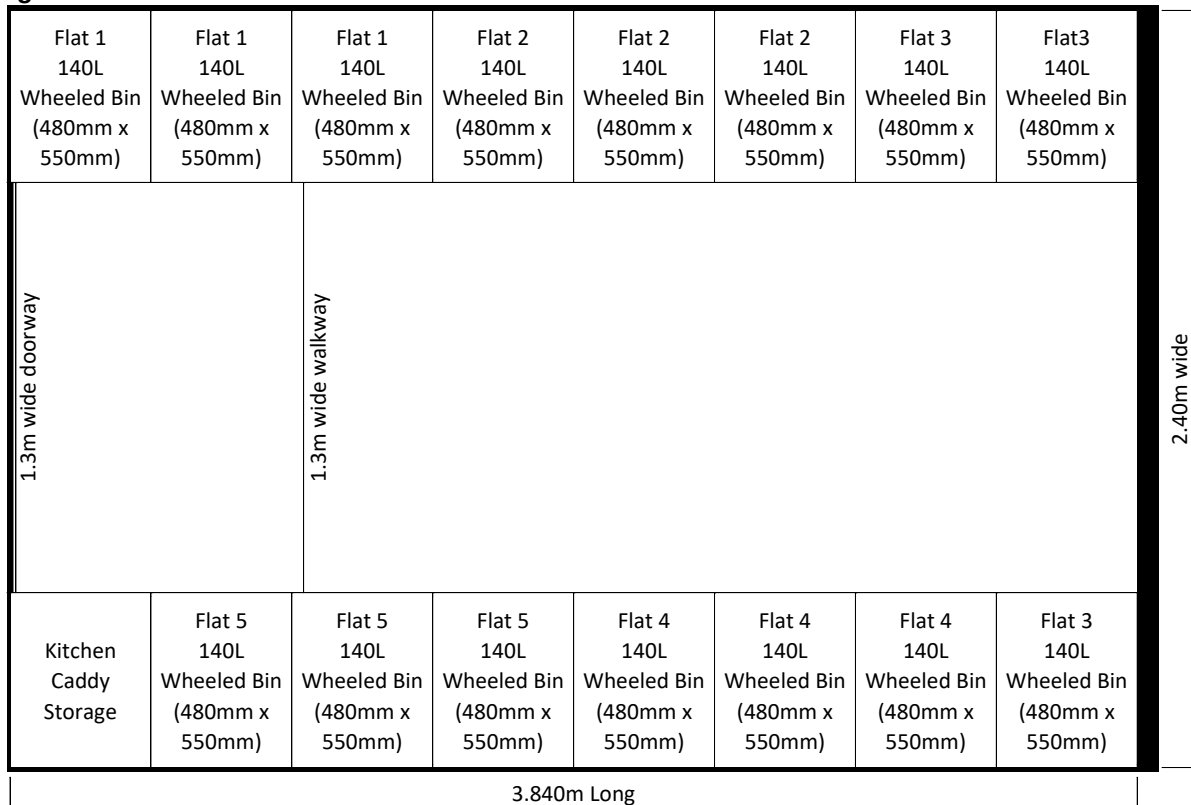
3.3 External Storage Areas for Waste Containers

The domestic and commercial stores are separate.

3.3.1 Domestic

Because the development is mixed use each bin must be able to be accessed individually in line with Appendix D therefore the layout below (Figure 1 – Domestic Bin Store Plan) shows how each bin is located to be accessed individually with a central walkway of 1.3m and a 1.3m wide door providing access to the enclosed store. The bin store location is shown on drawing (01)001 PL1 – Existing & Proposed Site Plans and is 2.40m wide by 3.840m long accommodating all bins in line with the space requirements of Appendix A of GD04 Waste Storage and Collection Guidance for New Developments v6.

Figure 1 – Domestic Bin Store Plan



3.3.2 Commercial

Drawing (01)001 PL1 – Existing & Proposed Site Plans shows the proposed location of the commercial bin storage area located in the rear commercial yard. Figure 2 below shows the detailed bin plan. Each bin can be accessed individually and containers removed horizontally across a smooth continuous surface. The storage area is shown with the required containers and sizes from GD 04 – Waste Storage and Collection guidance for New Developments Appendix A.

- 1,110 litre container; 1575mm wide x 1190mm deep in line with the floor space required
- 240 litre container; 780 wide x 940mm deep in line with the floor space required

The bin store is enclosed on 3 sides and secured with full width double door which is locked when the area is not being accessed. The doorway is over 1.3m wide.

Figure 2 – Commercial Bin Store



3.4 Ventilation, Hygiene and Cleaning Proposals

Both storage areas are open to the air and therefore no ventilation is required.

3.5 Location of Proposed Collection Point and Collection Vehicle route

3.5.1 Domestic

The domestic bins are currently collected from the collection point indicated by a green circle on Plan A below on Gransmoor Road. The residents will collect the bins from the stores and returned them to the stores following emptying as they do currently. The distance from the store to the collection point is less than 10 meters and is a suitably paved smooth surface. The waste collection vehicle travels along Gransmoor Road to collect the bins (shown as blue arrow on Plan A below).

Plan A – Collection Point & Collection Vehicle Route



3.5.2 Commercial

The commercial bins are currently collected from the collection point indicated by an orange circle on Plan A Reginald Street. The Tennent takes the bin to the collect point from the stores and returns them to the stores following emptying. The distance from the store to the collection point is less than 10 meters and is a suitably paved smooth surface. The waste collection vehicle travels along Reginald Street to collect the bins (shown as red arrow on Plan A).

