

Planning Application – Waste Management Strategy

Planning Application Number:

Date Submitted:

Estimated volumes and types of waste produced by the development

Low Rise Domestic

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

N = Number of Apartments - Block A = 88, Block B = 55 (inc. 3 Townhouses) = 143 total

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of Bins required	Number of Bins proposed by applicant
General refuse	$V = N \times 110$	$V = 15730$	$V / 1100 = 14.3$	15 (9+6)
Pulpable Recycling	$V = N \times 55$	$V = 7865$	$V / 1100 = 7.15$	8 (5+3)
Mixed Recycling	$V = N \times 55$	$V = 7865$	$V / 1100 = 7.15$	8 (5+3)
Food Waste	$V = N \times 15$	$V = 2145$	$V / 240 = 8.94$	9 (5+4)

Commercial Developments

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

The application includes commercial developments with approval sought under a number of use classes (A1, A2, A3, A4, A5, B1 and/or D1). Pending discussions with end users, the use of the commercial units is currently not known. The total floor area of the three commercial units is 355m² in Block A and 54m² in Block B.

A communal refuse area has been provided at ground floor in Block A and can be accessed from Commercial Unit 1 and from the car park entrance on Gun Street. This can accommodate a volume of 5980 litres of waste. Currently provision for 5 x 1100L Eurobins and 2 x 240L Wheeled Bin has been allowed for.

At this time the operators for the commercial units are not known therefore the requirements can only be estimated. It is anticipated that the unit in Block B may be occupied by a small restaurant. The area of the unit is approximately 54m² with a likely maximum of circa 30 seats. Using the indicative guidelines for this usage type it can be considered an estimate of 2000 – 2250 litres per week of waste would be reasonable.

The commercial unit in Block A is larger at approximately 355m² gross area. The anticipated usage of this unit is as a Gym. The waste generated on site therefore would be very limited. There is no specific guidance for this type of use however comparing to an office of the same size it might be expected to generate circa 1000 litres per week.

The combined total is therefore approximately 3000-3500 litres per week although restaurant and food waste would likely be collected twice a week due to hygiene issues. This means that the available bin store should be able to handle the capacity including the ability to segregate various waste streams and recyclables.

At this stage in the design process it is considered reasonable to assume that the provision could be accommodated within this communal refuse store of a dedicated area in each commercial unit to be established during the fit out process. Should more bespoke requirements be required once an end user is known then this would be reviewed on consultation with MCC and the private waste contractor prior to occupation of the units.

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.

Separate clearly labelled bins will be provided for each waste stream located in the central refuse store at ground floor of each building. Storage within each apartment would include separate caddies for each waste stream. A refuse chute is not provided as it is felt this does not encourage waste segregation, residents would be required to
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take their refuse to the central store. As the building and apartments are to be managed by one common landlord, provisions within apartments and the ground floor central refuse store would be overseen by the management company.

Storage Areas for Waste Containers (Residential and Commercial)

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

Both central storage areas for waste containers are located at ground floor level facing onto Gun Street. The stores have been located in these positions to maximise waste collection efficiency and have been sized to accommodate the required number of bins based on the calculations in the above table. These calculations are based on a weekly cycle of collections. The on-site management company will carry out rotation of the bins within the store as required to ensure access to each container. The store would include suitable ventilation and means of washing down with floor drainage gullies. Refer to the ground floor plan drawings; 0276_03_100 and 0276_03_120 included within the planning submission.

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

Management company.

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