Progressive Living Developments

NORTH CENTRAL, MANCHESTER

Waste and Servicing Strategy

VN81074

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1 INTRODUCTION

1.1 Background

1.1.1 This Waste and Servicing Strategy has been prepared by Vectos on behalf of Progressive Living Developments in order discharge Condition 14 regarding the residential component of the Angel Court Development, Manchester (117749/JO/2017).

1.1.2 The proposed development comprises the erection of an 8-storey apartment building comprising 64 residential units. This is complemented by ancillary ground floor commercial use to be occupied by the Co-op, together with associated access and landscaping.

1.1.3 This document sets out the waste and servicing strategy for the residential component of the development proposal. It provides the policy context and guidance that apply to waste management and servicing at the development, before going on to predict the volume of waste generated and allocates that to the various waste streams generated by bin store. It then describes the refuse storage provision, the frequency of collection and the route that the waste takes from occupier to waste collection point.

1.1.4 The commercial element of condition 14 has been dealt with through a separate discharge of conditions application (CDN/19/0060) and outlines the waste management practices for the Co-Operative store.

1.2 Site Location

1.2.1 The site is located north of Manchester City Centre and is bound by Angel Street to the south, Dyche Street to the east and Simpson Street to the west. Ludgate Street borders the site to the north, as shown in **Figure 1.1**.

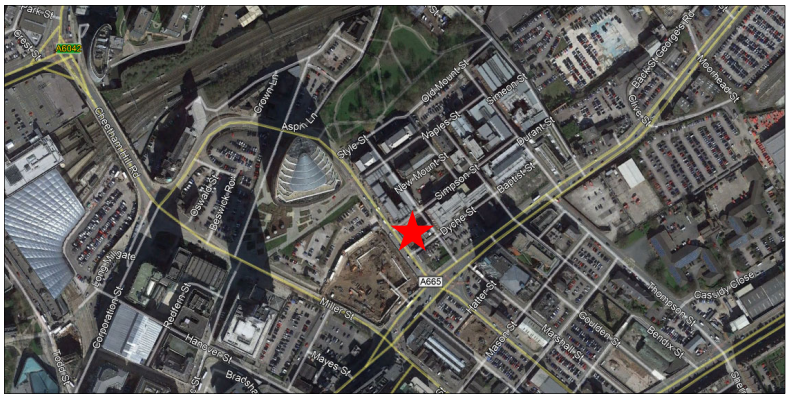

Figure 1.1 Site Location

1.3 Development Proposals

1.3.1 As outlined, the proposed development comprises residential apartments, along with ground floor commercial use. The accommodation schedule is shown in **Table 1.1** below.

	Apartments			Commercial (A1 Retail)
	1-Bed	2-Bed	Total	
Basement	0	0	0	0m²
Ground Floor	0	0	0	325m²
First Floor	3	5	8	0m²
Second Floor	3	5	8	0m²
Third Floor	3	5	8	0m²
Fourth Floor	3	5	8	0m²
Fifth Floor	3	5	8	0m²
Sixth Floor	3	5	8	0m²
Seventh Floor	3	5	8	0m²
Eighth Floor	3	5	8	0m²
Total	**24**	**40**	**64**	**325m²**

Table 1.1: Accommodation Schedule

1.3.2 As can be seen in **Table 1.1**, the development proposals comprise 64 residential units over 8 floors and a total of 325m² of commercial space located on the ground floor level. The proposed ground floor layout is shown in **Dwg 622_201**.

1.3.3 As can be seen, the ground floor layout includes separate entrances for both residential and commercial uses. The residential entrance is located off Dyche Street and the commercial entrance is located off Angel Street.

2 WASTE POLICY CONTEXT

2.1 Introduction

2.1.1 The Waste and Servicing Strategy established in this document sets out the Regulations and Guidance for Waste Management, the various waste streams for recycling, the forecast waste generation, the bin store provision, refuse collection frequency and the strategy of transferring waste from the bin store to the collection point.

2.1.2 The development falls within the City of Manchester and Manchester City Council (MCC) have published guidance 'GD04' on the waste management strategies to maximise the amount of waste that is recycled and the design of bin stores.

2.1.3 To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection thus reducing the opportunity for spillage.

2.1.4 In accordance with Section 34 of the Environmental Protection Act 1990, the managers of the apartments and the commercial unit have legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.

2.1.5 The Waste (England and Wales) (amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate waste paper, metal, plastic and glass in different waste streams.

2.1.6 Another change will be the obligatory use of SIC codes in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as described in **Figure 2.1** overleaf.

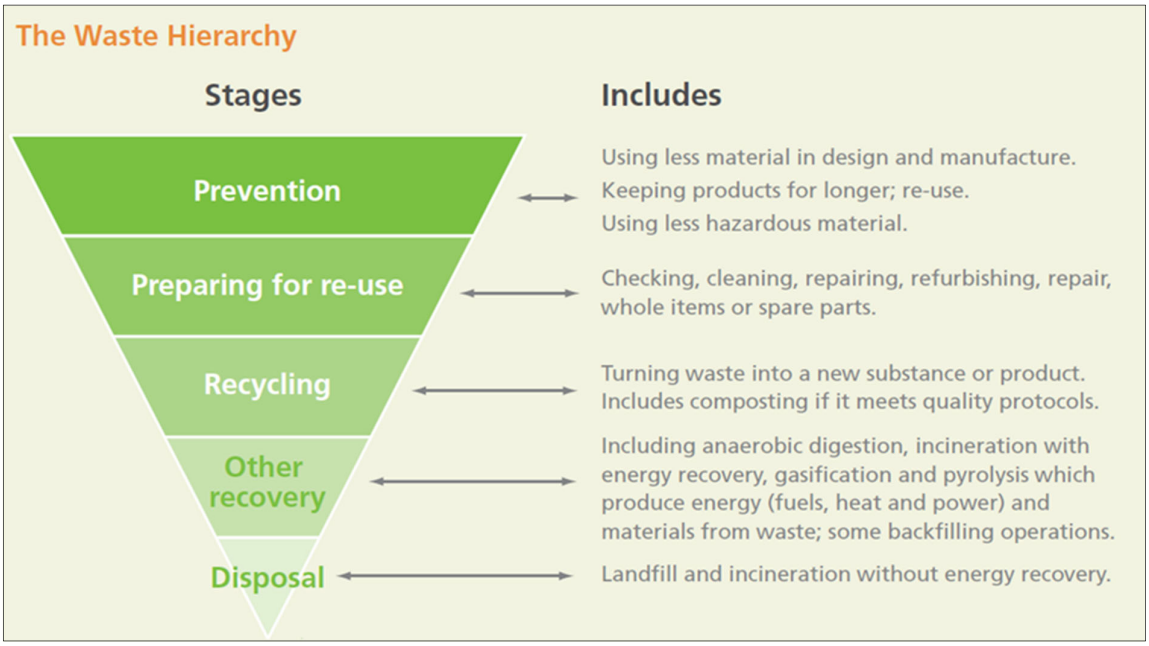

Figure 2.1: Waste Hierarchy

2.1.7 To demonstrate compliance with regulations, a Waste Transfer Note is required when that waste is collected by the waste carrier. This may be provided electronically. Many carriers are also able to provide environmental reports to inform on the waste management performance.

2.1.8 If there is a large volume of food waste generated by a commercial unit on the ground floor, then this waste needs to be covered by the Animal By-Products (Enforcement) (England) Regulations 2011. If that is the case and the volumes of waste are greater than 20kg then such waste needs to be stored in a labelled container and collected by a licensed carrier and records kept.

2.1.9 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the management company can help meet the city councils and government's aspirations.

2.1.10 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:

- Adequate means of storing solid waste shall be provided;
- Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority.

2.2 Waste Streams

2.2.1 In Manchester, residential developments typically have four waste streams for collection. These waste Streams are described below with the food waste combined with the general waste stream.

Pulpable recycling (Paper/Cardboard/Tetrapak etc)



Mixed Recycling (Glass/Cans/Plastics)



Food Waste



General Waste – All Other Waste

3 WASTE FORECASTS

3.1 Introduction

3.1.1 This section of the report details forecast waste assumptions, before outlining residential waste. It then describes the development's proposed bin storage arrangements, along with the expected frequency of collection and internal/external waste transfer routes.

3.2 Waste Forecast Assumptions

3.2.1 The forecast waste expected to be generated from the residential component of the development is as follows.

3.3 Forecast Residential Waste Volumes and Recycling Proportions

3.3.1 Waste storage requirements for residential use have been calculated using BS 5906-2005 (Waste Management in Buildings - Code of Practice). BS5906:2005 estimates of the level of weekly waste generated from Domestic Residences which will be as follows:

- ***Number of Dwellings x ((70 Litres * average number of bedrooms) + 30) = Weekly Waste in Litres***

Applying this to the development gives the following calculation:

- **64 x ((70 litres x 1.625) + 30) = 9,200 Litres of Weekly Waste**

3.3.2 Based on the 'WRAP Study of Waste' such waste generation will result in the following proportions shown in **Table 3.1**, based on a weekly collection

Waste Stream	%	Litres	Storage Requirement
General Refuse	47%	4,324	4x Eurobins (1,100ltr)
Pulpable	23%	2,116	2x Eurobin (1,100ltr)
Co-mingled	23%	2,116	2x Eurobin (1,100ltr)
Organic	7%	644	3x 240ltr Bin
Total	**100%**	**9,200**	**8x Eurobins & 3x 240ltr Bins**

Table 3.1: Residential Waste Streams

3.3.3 We expect that there will be food waste generated which needs to be covered by the Animal By-Products (Enforcement) (England) Regulations 2011. If that is the case and the volumes of waste are greater than 20kg then such waste needs to be stored in a labelled container and collected by a licensed carrier and records kept.

3.3.4 MCC's refuse storage requirements in Guidance Note GD04 for residential bin stores is now described.

3.3.5 The Guidance Note states that for developments over 10x apartments, each apartment should provide 0.43m² of space in the bin store. It is noted that space is needed to accommodate multiples of containers and space for manoeuvring and access must also be provided. In this case the development must provide 27.52m² (0.43 x 64) space in the bin store in order to accord with this guidance.

3.4 Bin Storage

3.4.1 As outlined, the residential bin store will be located on the ground floor. The bin store will have sufficient space to accommodate the 8x Eurobins and 3x 240ltr Organic bins generated by the proposals. The allocation of bins for each waste stream is shown in **Figure 3.1.**

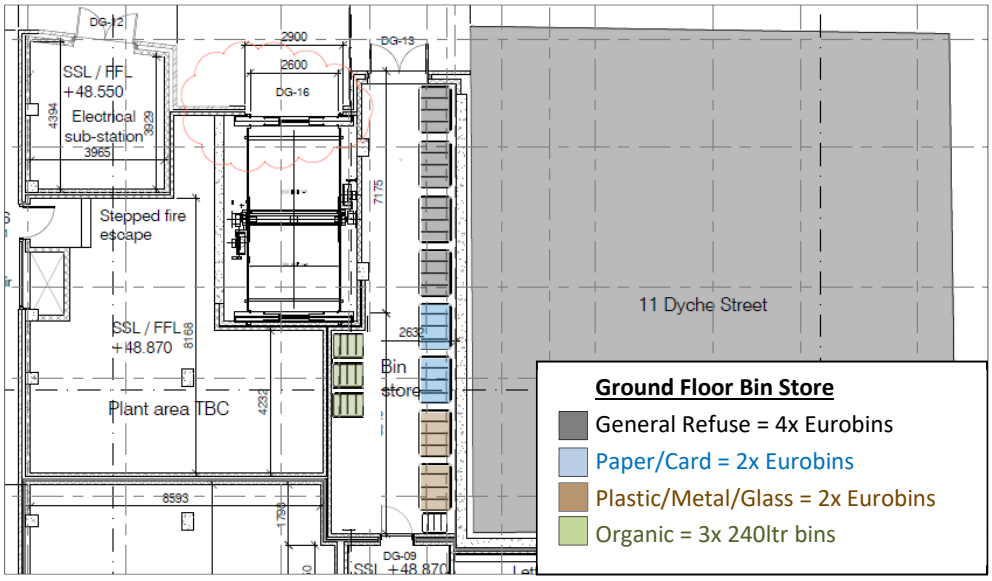

Figure 3.1 Bin Allocation to Waste Streams

3.4.2 The residential bin store will not be accessible by the public and will be maintained and kept clean by the site management company and will have a water supply to help facilitate that. The bin store will also be ventilated to remove odours. The floor and walls of waste stores will be constructed and finished in materials that are impervious and easily kept clean. The bin storage area will include space for manoeuvring and the doors are designed to be wider than the 1.3m minimum. The bin stores would include CCTV and have access controls to avoid anti-social behaviour.

3.4.3 As noted previously, the bin store exceeds MCC guidance requirement for a provision of 0.43 sqm of bin storage area per apartment, plus access/manoeuvring space.

3.5 Frequency of Collection

3.5.1 Given the number of residential apartments proposed, the development will be served by a weekly refuse collection. This will be undertaken by a private contractor.

3.6 Servicing/Refuse Collection Route

3.6.1 The primary locations for servicing the development will occur along Dyche Street and Angel Street due to the location of the residential and commercial entrances at the development.

3.6.2 Residential refuse collection will occur along Simpson Street. On collection day the strategy will be for the site management staff to wheel the bins out to the waste collection point located off Simpson Street at the collection time agreed with the waste collection company. Bins would be wheeled from the bin store entrance off Ludgate Street onto Simpson Street before being emptied into the refuse vehicle.

3.6.3 The route would be step free and with no gradient in excess of 1:20, and is shown in **Figure 3.2**. Bins would be returned to the Bin Store immediately after collection.

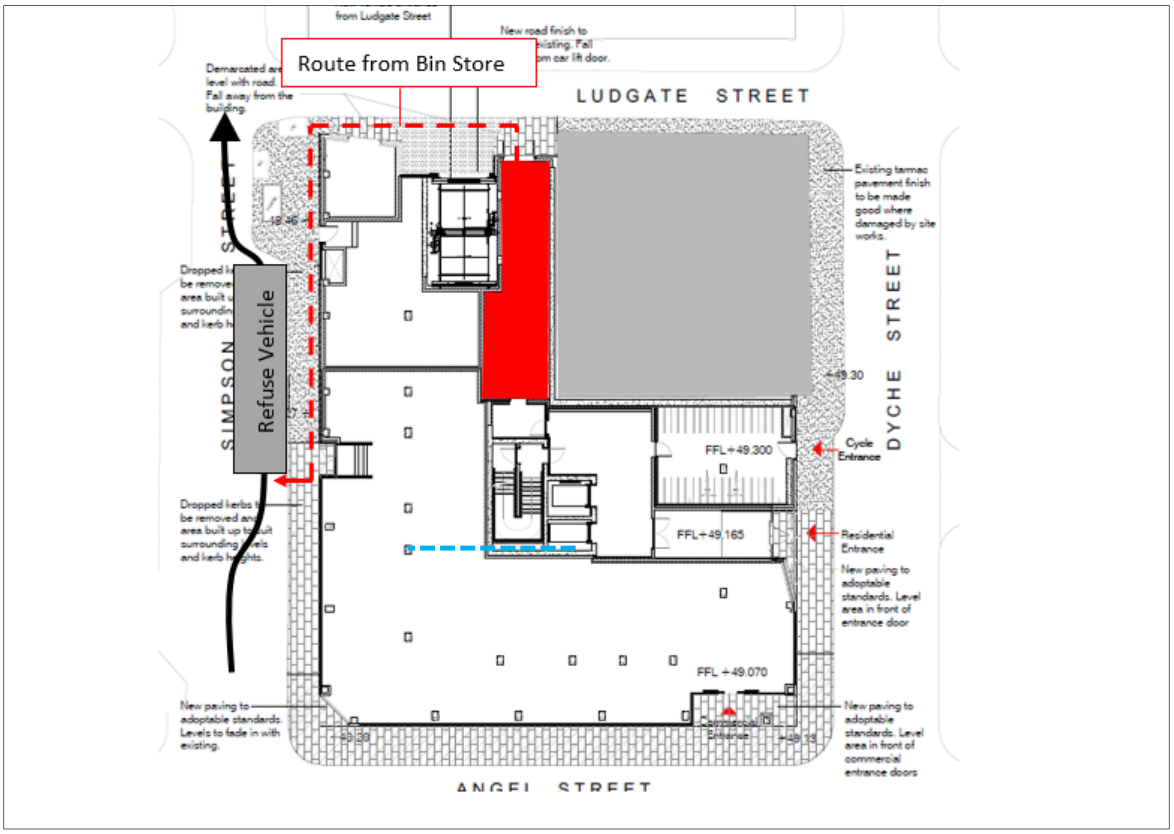

Figure 3.2 Bin Collection Route

3.7 Internal Waste Transfer Route

3.7.1 In regard to the internal waste transfer route, residents will take their waste in sacks from their respective apartment to the ground floor bin store via the lift.

3.7.2 In the event of a lift breakdown/closure for maintenance, the Building Management Team will take waste from the various apartments to the bin store via the stairs during the short period the lift is not able to be used.

3.8 Waste Proforma

3.8.1 Since the submission of the application, an requirement of the waste management proforma is referenced in Condition 14. The City Council have updated the waste storage and collection guidance for new developments (September 2017). The updated guidance identifies that for high rise developments 0.43m² of container space is required per apartment. An updated proforma can be found in **Appendix A.**

4 SUMMARY & CONCLUSIONS

4.1 Summary

4.1.1 This document sets out the Waste and Servicing Strategy for the residential development of 64 units.

4.1.2 This strategy has described the servicing strategy for the Building and the Waste forecast calculations. The Waste Management Strategy has been summarised in **Appendix A** and follows the Proforma for Planning Applications as given in MCC Guidance GD04.

4.1.3 The Waste and Servicing Strategy has been prepared with reference to the MCC Guidance GD04, British Standard 5906-2005 as well as the forecasts from WRAP for commercial land uses. Consideration has also been given to the National Regulations on Recycling, Storage and the Duty of Care for producers and handlers of waste.

4.1.4 The Strategy incorporates provision for recycling into the different waste streams. The volume of waste generated has been calculated and the frequency of collection in line with MCC guidance with alternate fortnightly collections of general refuse and recyclables. It has been demonstrated how residential waste will be sufficiently accommodated within the bin store.

4.1.5 The monitoring of bin capacity, cleanliness and the transfer of bins between bin stores and on street for collection will be managed by the on-site management team.

4.2 Conclusion

4.2.1 It is concluded that the proposed forecast deliveries, waste management and refuse collection accords with planning policy and is appropriate for this scale of development. Servicing and waste collection have also been demonstrated to be undertaken in an efficient manner.

DRAWINGS

Do not scale. Contractors must check all dimensions on site before preparing production drawings or commencing any work.
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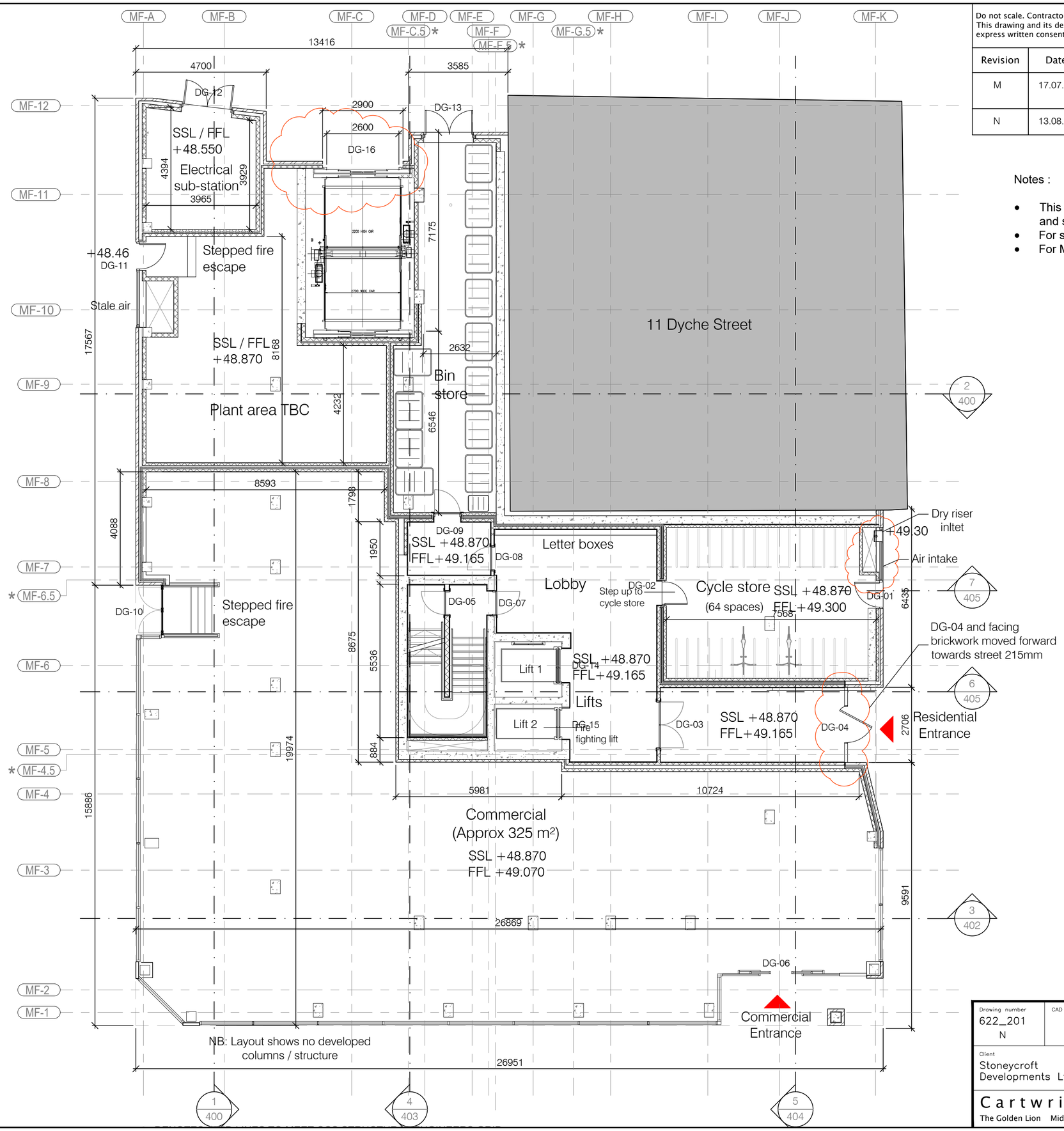
Revision	Date	Rev note	Drawn by	Purpose of issue
M	17.07.18	Dry riser adjacent to DG-04 relocated adjacent to DG-01. DG-04 repositioned, see note.	AJ	
N	13.08.18	Vehicle entrance & lift updated	SM	

Notes :

- This drawing is to be read in conjunction with all general arranement plans, elevations and sections.
- For structural details refer to CCS Consulting Ltd drawings.
- For M&E details refer to Viridian drawings.



Ground Floor Plan

Drawing number	CAD Ref	Drawing	Scale
622_201 N		Ground Floor Plan	1:100@A2
Client		**Project**	**Date**
Stoneycroft Developments Ltd		North Central Manchester	02.12.16

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CG ARCHITECTS

APPENDICES

APPENDIX A

MCC GD04 PROFORMA

Appendix E Proforma for Planning Applications

MANCHESTER
CITY COUNCIL

Planning Application - Waste Management Strategy

Planning Application Number: 117749/JO/2017
Date Submitted: April 2019

Estimated volumes/ m^2 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	Not applicable for this application.	Not applicable for this application.
Pulpable Recycling	140 / 240	Not applicable for this application.	Not applicable for this application.
Mixed Recycling	140 / 240	Not applicable for this application.	Not applicable for this application.
Garden Waste	140 / 240	Not applicable for this application.	Not applicable for this application.
Food Waste	-	Not applicable for this application.	Not applicable for this application.

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.	It can be confirmed that adequate storage space has been provided within the refuse store for residential waste, as shown in the Waste and Servicing Strategy. Storage space will be available for 4x general refuse Eurobins, 2x pulpable Eurobins, 2x Co-mingled Eurobins and 3x 240ltr Organic bins, plus space to maneuver bins.

Commercial Developments

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

Not applicable to this application.

Waste Calculations & Assumptions

ASSUMPTIONS

Residential Waste Assumptions

Waste storage requirements for residential use have been calculated using BS 5906-2005 (Waste Management in Buildings - Code of Practice). BS5906:2005 estimates of the level of weekly waste generated from Domestic Residences. Number of Dwellings x ((70 Litres * average number of bedrooms) + 30) = Weekly Waste in Litres.

CALCULATIONS

Residential Waste Calculations

Waste storage requirements for residential use have been calculated using BS 5906-2005 = 64 x ((70 litres x 1.625) + 30) = 9,200 Litres of Weekly Waste

RECYCLING OF RESIDENTIAL WASTE

The waste streams allocated for residential land use in North Central are now below:

Recycling of Residential Waste

General (47%) = 4,324
Pulpable Paper/Card (23%) = 2,116
Comingled (Plastic, Metal, Glass) (23%) = 2,116
Organic = (7%) 644

Has / will a contract be obtained with a licensed waste carrier?	Yes

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	N/A

Internal Stores

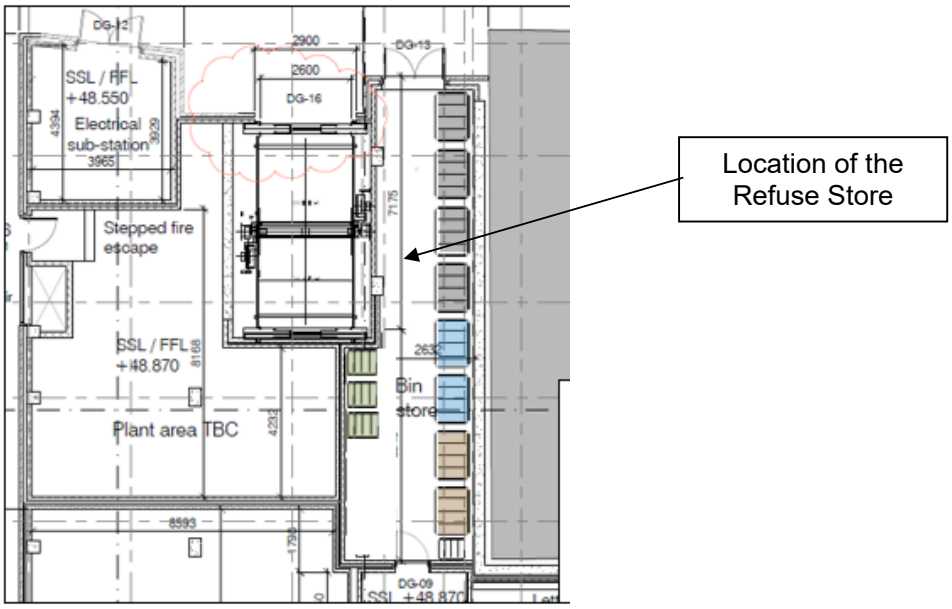
Please provide details of internal stores / segregation of waste and recycling.

Residents of the development will be encouraged to separate waste at the source to aid recycling and residents will use bins within their respective apartments to contain waste from the source.

Storage Areas for Waste Containers

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

The location of the refuse store for the development is shown on the plan below.

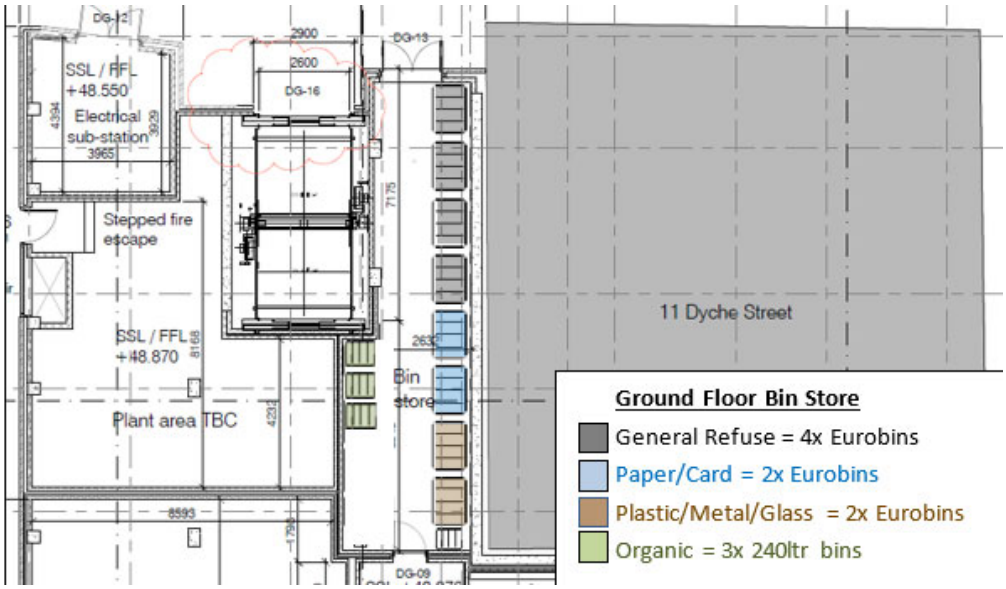


The residential bin store will not be accessible by the public and will be maintained and kept clean by the site management company and will have a water supply to help facilitate that. The bin store will also be ventilated to remove odors.

The floor and walls of the bins store will be constructed and finished in materials that are impervious and easily kept clean. Further detail on bin store cleaning procedures is provided towards the end of the proforma.

The bin storage area will include space for maneuvering and the doors are designed to be wider than the 1.3m minimum. The bin stores would include CCTV and have access controls to avoid anti-social behavior

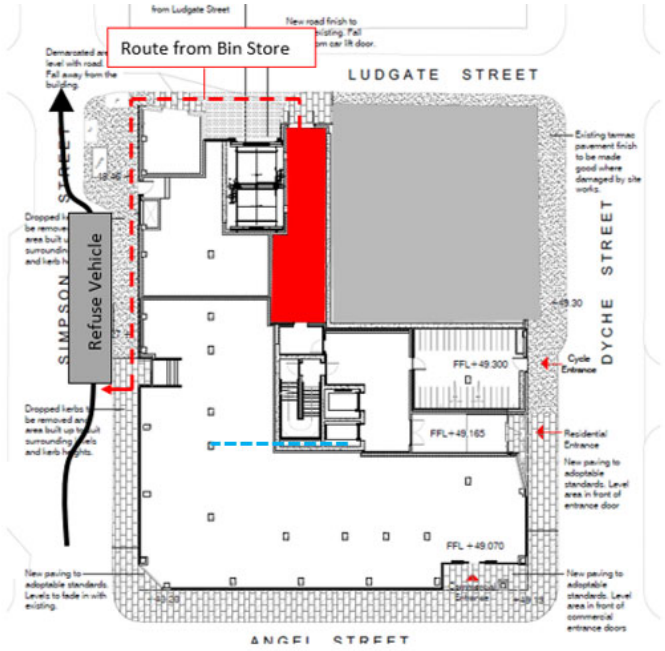
The allocation of bins in the refuse store is shown below.



The residential bin store will not be accessible by the public and will be maintained and kept clean by the site management company and will have a water supply to help facilitate that.

The bin storage area will include space for maneuvering and the doors are designed to be wider than the 1.3m minimum. The bin stores would include CCTV and have access controls to avoid anti-social behaviour.

The route that a refuse vehicle will take is shown overleaf.



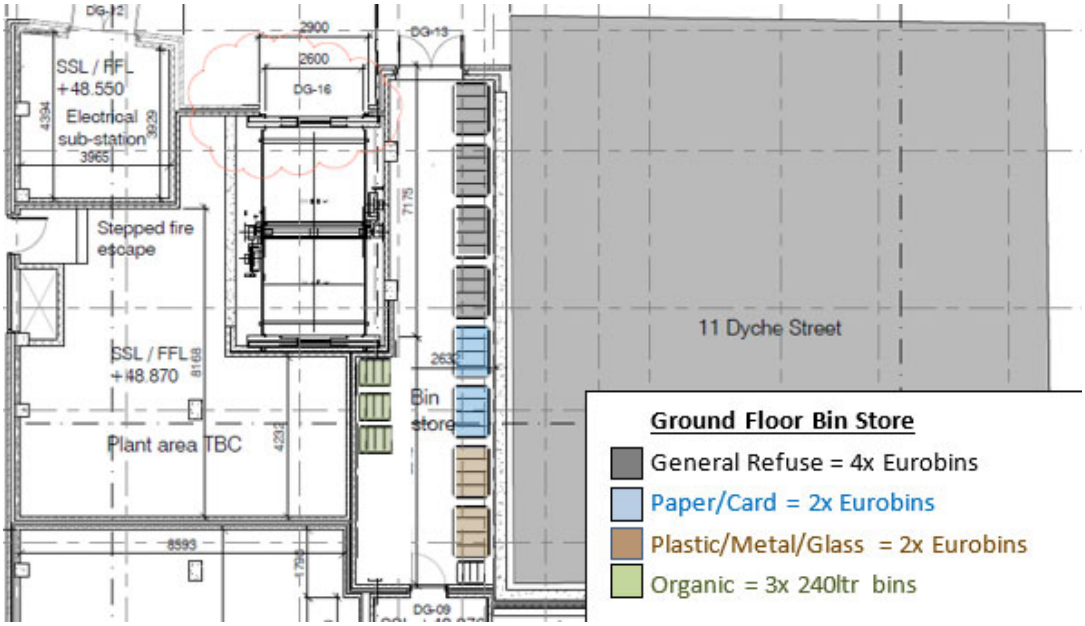
Refuse collection will occur along Simpson Street. On collection day the strategy will be for the site management staff to wheel the bins out to the waste collection point located off Simpson Street at the collection time agreed with the waste collection company.

Bins would be wheeled from the bin store entrance off Ludgate Street onto Simpson Street before being emptied into the refuse vehicle.

The route would be step free and with no gradient in excess of 1:20. Bins would be returned to the Bin Store immediately after collection.

This refuse store provides space for 8 Eurobins and 3 x 240 litre wheeled bins and can therefore adequately accommodate demand.

The allocation of bins in the refuse store is shown below.



In regard to the internal waste transfer route, residents will take their waste in sacks from their respective apartment to the ground floor bin store via the lift.

In the event of a lift breakdown/closure for maintenance, the Building Management Team will take waste from the various apartments to the bin store via the stairs during the short period the lift is not able to be used.

Overall waste management would be undertaken by the on-site staff member/management company who would ensure that all areas of the site are kept clean and would call the refuse collection companies when required.

Location plans showing the proposed collection point (Y) and the route the collection vehicle will take (N) have been presented within the Waste and Servicing.

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

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

Cleaning procedures will be fulfilled on a nightly, weekly, monthly, or semi-annual basis, depending on the scope of work of the specific task.

Food waste and other rubbish will be placed in containers and waste will be disposed where appropriate as previously outlined. Containers will be of appropriate construction, kept in sound condition, and will be easily cleaned / disinfected.

Adequate facilities will be used for storing and disposing waste. Stores for waste will be managed in a way that enables them to be kept clean. Waste will be disposed of in a hygienic and environmentally-friendly way, in accordance with legislation

The Management Company has responsibility but may employ the Refuse Collection operators to undertake this operation. The bins would be taken out immediately prior to and returned immediately after collection.

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

The development's Building Management Operatives will be responsible for taking the bins from the refuse store to the collection point on collection days and will return the bins to the bin store immediately after collection has taken place.

Please ensure that you have attached:

Detailed plans of waste stores	**Y**
Location plans showing stores	**Y**
Location plans showing the proposed collection point and the route the collection vehicle will take	**Y**

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments.