First Street

Waste Management Strategy

May 2012

FIRST STREET
MANCHESTER

1.0 Introduction

1.1 This Operational Waste Management Statement summarises the operational waste management and forms part of an overall Waste Management Strategy for the wider First Street Development.

1.2 The design of the building and landscape elements proposed at First Street aims to create a high-quality and distinctive mixed-use development which is appropriate to the local context and has a high-level of sustainability performance. Coordination through the onsite Management team will ensure the various waste streams throughout the development are appropriately managed.

2.0 Relevant Policy and Legislation

2.1 The EU Waste Framework Directive (75/442/EEC) sets the overall framework for legislation relating to waste throughout the UK.

2.2 The Environment Act 1995 - the Environment Agency has been made responsible for issuing waste management licenses and other aspects of waste regulation.

2.3 The Environmental Protection Act 1990 – All of waste leaving First Street is controlled waste. This is described in section 74(4) of the EPA 1990 as the waste arising from household, commercial or industrial premises. Controlled waste includes waste from offices, food handling, shops and other domestic activities.

2.4 The Environmental Protection Act 1990, section 34 imposes a "Duty of Care" on producers and handlers of waste, "to take reasonable measures to prevent the unauthorised deposit, treatment or disposal of waste." This means the following:

First Street will keep records of how much waste it is generating
First Street must ensure that a registered carrier collects their waste
First Street must ensure that all transfer notes are completed and filed detailing the type of waste for disposal. These must be kept for three years

Ensure that all waste is dealt with in accordance with the "Duty of Care"

2.5 Waste strategy for England 2007 sets out the Government's vision for managing waste and resources in a sustainable manner and sets targets for municipal and commercial and industrial waste. New targets for commercial and industrial waste are expected shortly.

2.6 Waste Electrical and Electronic Equipment (WEEE) Regulations 2005. These regulations aim to ensure that waste electrical and electronic equipment is disposed in an appropriate environmentally suitable way at the end of its operational life.

2.7 EU Landfill Directive. Landfill is a major source of methane (CH_4) – a powerful greenhouse gas with significant contribution to climate change. Methane is produced when biodegradable materials such as paper and food waste decompose in the absence of oxygen. For this reason the UK Government and the EU have agreed the EU Landfill Directive. Council Directive 99/31/EC on the landfill of waste.

2.8 Planning Policy Statement 10 (PPS 10): Planning for Sustainable Waste Management sets out the Government's policy to be taken into account by waste planning authorities and forms part of the national waste management plan for the UK.

2.9 Joint Waste Development Plan Document (Greater Manchester Waste Plan) – this document sets out planning strategy for sustainable waste management in Greater Manchester. Waste infrastructure is set out in section 3.4 of this report.

2.10 Policy EN19 Manchester City Councils Core Strategy Document 2012 -2027 which is due to come into effect in July 2012.

3.0 Operational Waste Disposal

Introduction

3.1 First Street is committed to reducing its impact on the environment by managing its waste in an efficient and sustainable manner and to ensure that this is improved upon, year on year. Further, all waste handling, recycling and reuse shall be audited and form part of First Street environmental management steering group to support occupational tenants by reducing all waste and will form an essential part of First Street environment / CSR reporting.

3.2 Waste can be classified generally as anything that an organisation or person no longer has a use for or no longer wants. In the UK 67% of municipal waste and 54% of commercial and industrial waste is sent to landfill. Only 23% of municipal waste is recycled or composted and 35% of commercial or industrial.

3.3 The cost of waste disposal is on the increase annually with landfill tax increased in 2012 to £64 per tonne, with an upward trend predicted in the years ahead. Putting waste into landfill is not sustainable and First Street is committed to finding improved ways of addressing waste, from reduction at source to reuse.

3.4 Waste management will be controlled by the First Street Management Company's management team. The development falls within the City of Manchester and therefore is subject to their waste requirements and BS5906:2005 storage and on-site treatment of solid waste from buildings, as summarised below.

- Any route where wheeled bins are to be pushed will have a gradient less than 1:12, and include no steps or kerbs
- The collection vehicle will be able to approach to within a maximum distance of 8m of the collection point (e.g. top of car park ramp or other suitable location)
- No steps and projections at the entrance of waste rooms
- Storage areas for waste and recyclable material (see appendix one) will be clearly designated for this use only, by a suitable door or wall sign and, where appropriate, with floor markings
- The walls and roofs of the waste room will be formed of non-combustible and impervious material and have a fire resistance of one hour and the doors will have a fire resistance of 30 minutes
- Waste rooms will have proper ventilation and wash down facilities (water pipe and drainage)
- A walkway at least 1.3m wide will be provided within the waste room that allows access to each of the individual containers and ensures that an individual container can be removed from the store without the need to move any other containers
- Doorways will provide at least 1.3m clearance (including thickness of doors)
- Gullies will be positioned as not to be in the track of container trolley wheels

3.5 All employees of First Street Management Company will take reasonable steps to minimise the waste they produce and via First Street environmental group will work with the occupational tenants to further minimise waste streams. Where items are no longer required the following options should be considered:

Reduce

3.6 Avoid the need to discard materials in general. Order quantities of goods that are needed, joint order with other teams if possible, avoid stock-piling.

- Ask suppliers to take back any packaging or re-usable items
- Require suppliers to reduce their packaging of goods inward (particularly with consumable goods)

Re-use

3.7 For items that no longer work, follow the recycling path.

Recycle / Compost

3.8 First Street provides a dedicated recycling station and opportunities within some of the buildings, these must be used where provided with details of current recycling and reuse options available from the Helpdesk(helpdesk@firststreetmanchester.com or 0844 826 7217).

Energy Recovery

3.10 First Street Management Company is in discussions with the current local waste provider to send all residual waste for waste to energy (Contractor Bagnall & Morris).

Disposal

3.11 First Street operates a waste management contract that seeks to reuse all waste and does not promote landfill. However reduction at source is the preferred option.

3.12 The following waste streams will be present at First Street.

Waste Categories

3.13 Waste generated from the development will fall under the following categories:

Office Waste

- Paper/Cardboard
- Dry recyclables (cans/glass/plastic)
- Biodegradable

Landscape / Undeveloped Plots

- Green Waste

Retail / F&B

- Dry recyclables (cans/glass/plastic)
- General waste
- Biodegradable

Storage Provision – First Street South

3.14 A minimum dedicated waste storage area of 1320m^2 will be provided within the building and service yard for the different uses proposed within the building (see appendix one for a plan which highlights the refuse store locations).

Type	Area (M²))	Kg per Annum	No. of Bins	Waste Spatial Area	Lifts per Week	Comments
Food Store	6,383	100,000	7	21m2	*4*	*Estimate based on current waste records of a similar sized food store operator*
Residential / Student Accommodation	10,857	19,527	2	6m2	*4*	*Estimate based on the current waste records of Moss Lane East Student Accommodation*
Ground Floor Retail / Food & Beverage	579	TBA				
128 Bed Hotel	6,032	23,807	2	6m2	*4*	*Estimate based average taken from sample of 156 hotel*
487 Space Car Park & 563 sq meter office	15,653	1,923	1	3m2	*4*	*Comparable assumption based on actual waste records of existing office at First Street. 487 space car park considered to generate minimal waste.*

Collection Arrangements

3.15 The frequency of collections is assumed to be four times per week for all categories of waste, however this will be reviewed once the development is operational and suitable amendments made to reflect operational requirements.

3.16 All waste disposal to comply with the Environmental Protection Act 1990 - Duty of Care.

Targets

3.17 First Street Management Company is committed to seeking to achieve the following targets:

- 100% Food waste will be separated or bagged for composting off-site
- 100% Paper and cardboard from general use which can be separated for recycling and collected once weekly.
- 100% Dry recyclables will be separated for recycling and collected by a private contractor weekly or returned to the supplier if appropriate
- 100% Landscaping waste and grass cutting which will be collected for local off-site composting
- working towards 100% residual waste to be utilised for waste to energy locally within Greater Manchester

4.0 Operations & Responsibility

4.1 The responsibility for adhering to this policy applies to all First Street staff, contractors, and partners.

4.2 First Street Management Company oversees the management of waste through the Cleaning and Waste Management Contract. All handling is undertaken through the appointed contractor. This is currently LPM Limited.

4.3 Sufficient information, instruction and training will be given to all levels of staff within First Street Management Company to ensure appropriate awareness to the policy and its practices and that appropriate provision is made for the policy to be discharged.

Appendix one

