CITYGATE BUILDING 3

Refuse and Recycling Statement for Commercial Elements

This strategy deals with the collection storage and disposal of waste associated with the commercial units.

Since the final occupiers of the commercial elements of the development are unknown, the amount of refuse the buildings will generate cannot be determined. It is however anticipated that typically 1100 litre refuse bins will be utilised for general waste, and that these will be stored in the allocated areas within the basement of the building as indicated on the existing basement plan . The commercial waste will be segregated from the waste generated by the residential units above.

Materials for recycling will be sorted and stored in the same area as the general waste. In the calculations the methods do not allow for separation of recycled and land fill waste, but it is taken the overall volume of waste will not increase as a result of a recycling policy.

Due to the size of the bins, it is anticipated that regular collections will be required, and it is envisaged that a private company would be employed to undertake the collection. It would be the management company's responsibility to pre-arrange pick up times and locate the bins to a convenient location for collection.

The calculation for the amount of refuse the commercial elements of the buildings will generate is based on Manchester City Councils recommended figures and calculation and BS 5906:2005.

The office accommodation produces 0.05 cubic meters of waste for every 10sq.m of office space per week, based on a foot print of 525sq.m. This would produce 3 cubic meters of waste per week.

Refuse bin sizes are calculated in litre sizes therefore 1 cubic metre = 1000 litres and the bin capacity is 1100 litres. The office requires 3 bins for a week's collection for office waste.

The building has been designed with access from Blantyre Street for the collection vehicle to park and allow for the management company to move the bins from the bin stores to the pre-determined collection point.