Jonathan Davidson Architects

GRADE A

ALTERNATIVE

Waste Management Strategy

To support an application for part change of use and minor external alterations to an existing office building at 14 - 18 Tib Lane, Manchester



1.0 CONTEXT

Use

The last use of the building was as B1 office accommodation, except for the ground floor and basement of No.14, which was in use as an A1 retail unit. The upper floors will remain as a B1 office use with a proposed change of use to A1 retail to part of the ground floor and a beneficial use to the currently unusable basement to Nos.16 - 18.

2.0 WASTE MANAGEMENT

Strategy

The tight urban site creates problems for the external storage of waste as the building footprint occupies the entire site at ground floor level. As a consequence of having no external storage area the refuse collection strategy is based on the use of a commercial collection service rather than the local authority's.

There are a number of commercial operators, such as New Look Waste Management who operate in the city centre and are accredited by the Environment Agency.

The operator will provide bags for the use of their customers and will collect from the premises when the bags require collection. They offer a daily collection service, 7 days a week, 365 days a year so collection of waste will always be available within any 24 hour period.

Recycling

The operator provides a range of bags including those specifically for;

- Paper/Cardboard
- Glass
- Plastics/Cans

The bags will be kept in appropriately sized containers to allow for the segregation and recycling of these different types of waste.

Storage

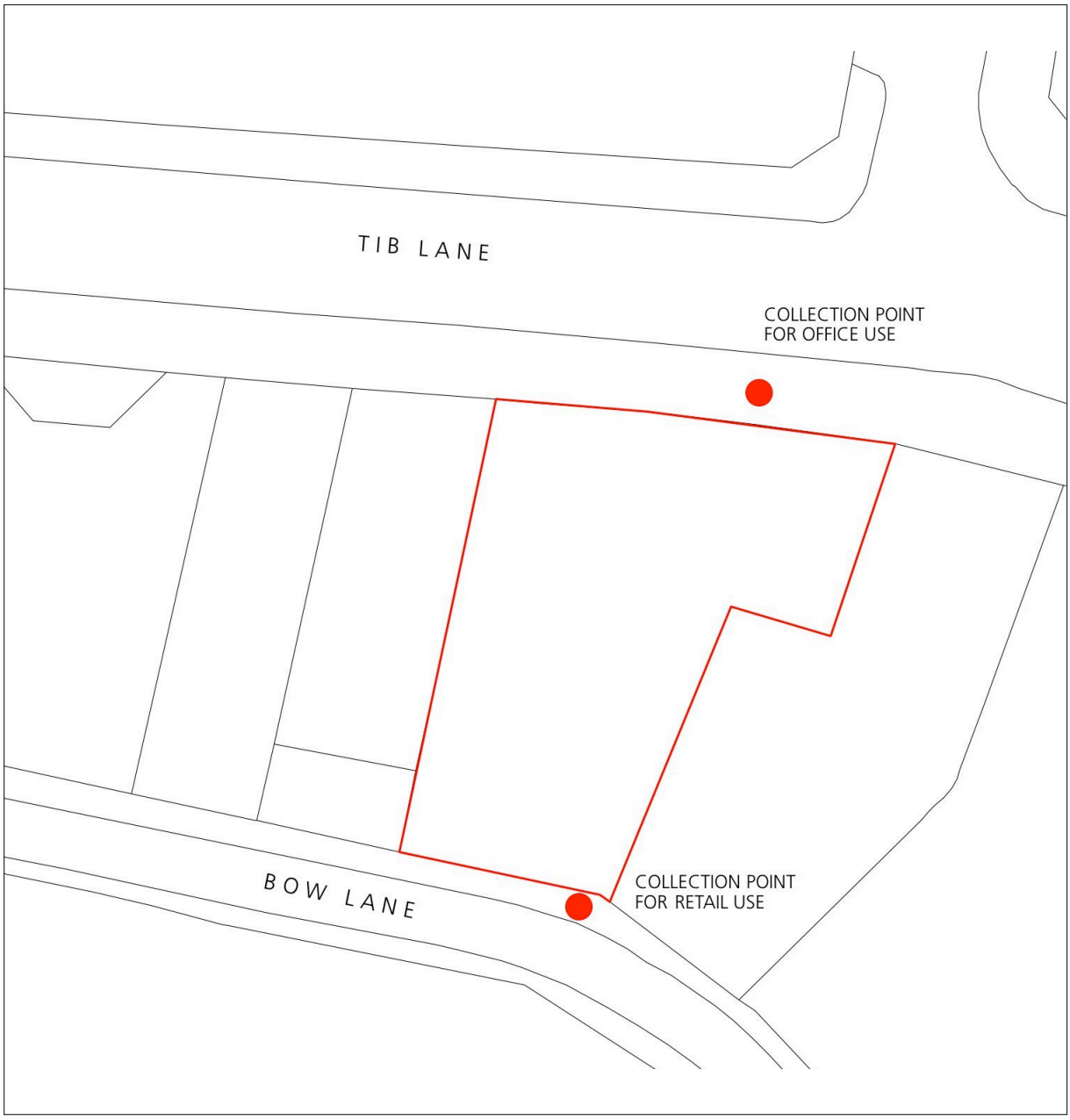
Space is provided for the storage and segregation of waste within each office unit and within the proposed retail unit and this will be sufficient for the anticipated daily waste generated. The waste will be stored locally within each unit until collections are due.

Transfer

At collection time, whether standard or pre-arranged, bags are carried from the storage area to the front entrance on Tib Lane for the office units and to the rear exit on Bow Lane for the proposed retail unit. General waste and paper/cardboard bags are left on the doorstep for collection, whilst glass and paper/cans bags are collected from within the premises by prior arrangement.

Collection

Standard collections are made twice daily, 365 days a year, in the morning and evening. Access for vehicles is available down both Tib Lane and Bow Lane and can collect directly from the door.



Location of Collection Points