Waste Management Strategy

Development description – Royal Mills, Ancoats – Change of use

The following should be read in relation to a planning application to change the use of the first floor areas within Royal and Paragon Mills from commercial to residential (similar in scope / layout to the floors above under the existing consent 078181/FO/2006/N1)

The following waste management strategy has been prepared using the guidance document available from: -

http: //www:manchester.gov.uk/opsservices/rubbish/developers.htm

1. Number of bins proposed?

Please provide details of the number of bins proposed and how this was calculated.

In line with the Manchester refuse policy the development currently utilises –

21 Euro bins – 17 red / 4 blue

15 240 litre bins – 4 black / 4 brown / 4 blue / 3 green

1 120 litre bins

This was as surveyed on site 10.09.13

2. Please include a plan of the proposed bin storage area, showing the bins that are proposed and the proposed collection point.

Please describe how occupants will transfer waster to the bin store and the distance travelled in doing so.

The refuse stores are shown on the attached drawings. In Royal Mill First Floor proposed residents will transfer waste on foot to the central waste collection point on each floor as is the case on all upper floors as per the previously approved scheme. The bin store is highlighted by the arrow on the enclosed drawings. Travel distance has been pre-determined due to the location of the refuse stores which has been approved as part of the previous planning approval for the scheme. The building management operator then transports all refuse to a central collection point for Royal Mills which is highlighted as Refuse point A on the attached drawings. This waste is then moved for refuse collection every Wednesday to an agreed point on Cotton Street.

The same logic and system applies to the new 9 number apartments proposed for the first floor at Paragon Mill. Again a central refuse point is located on each floor where residents transfer waste from their individual apartments. Again on a daily basis refuse is taken to the central refuse point, in this instance adjacent to Murray Street and this is again collected each Wednesday.

3. Bin collection arrangements

Please describe the bin collection area, including how and where bins will be moved in order to reach the collection vehicle.

Please include plans showing how the collection vehicle will travel around the site.

The two agree collection points which have been established over several years are on Wednesdays at Cotton Street and Murray Street. The Euro bins are taken out on a Wednesday morning by the

building management team and the bins returned to the central refuse points immediately after they have been emptied. The collection points are indicated on the attached supporting information and drawings.

Waste Management Strategy

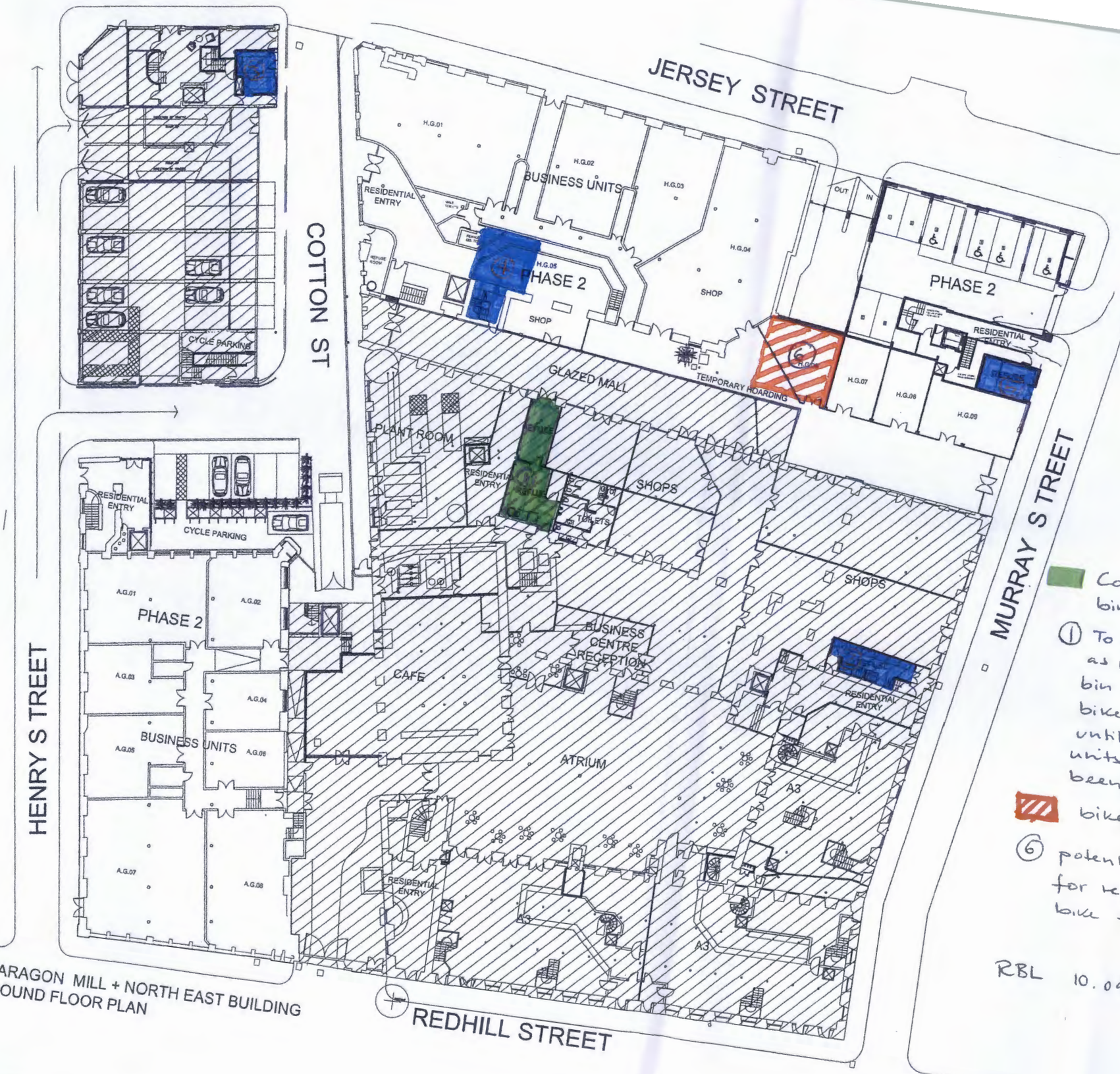
MANCHESTER CITY COUNCIL

PA Number:
Development description: Revised mixed use Development with internal layout changes
Development location: 55-85 Great Ancoats Str, 69 Gun Street, 5-3 Jersey Str, Man/ster
Strategy prepared by: Eleftherios Tigkiris
Date Prepared: 12/02/2010

Notes
The following strategy should be prepared using the guidance document available from:

http://www.manchester.gov.uk/opservices/rubbish/developers.htm

1.	**Number of bins proposed?** - Please provide details of the number of bins proposed and how this was calculated.
	Block A and Tower can accommodate 18No 1100lt Eurobins (EB) and 3No. 240lt Wheeled bins (WB) with 4No. EB attributed to commercial use. Block B can accommodate 5No. EB and 3No. WB with 1No. of EB attributed to commercial use. Number of bins determined by the size of the refuse store which had already been determined as part of previous planning approval.
2.	**Bin storage area** - Please include a plan of the proposed bin storage area, showing the bins that are proposed and the proposed collection point. - Please describe how occupants will transfer waste to the bin store and the distance travelled in doing so.
	The refuse stores are shown on drawings 2254/02/103 and 104. Collection points will be at the front of the stores off Gun Street. Residents will transfer waste on foot via 2 lifts. Travel distance has been predetermined due to the location of refuse store which was approved as part of previous planning approval.
3.	**Bin collection arrangements** - Please describe the bin collection area, including how and where bins will be moved to in order to reach the collection vehicle. - Please include plans showing how the collection vehicle will travel around the site.
	The refuse stores are located adjacent to stairs / lift lobbies and accessed via separate lobbies to prevent nuisance odours entering the residential lobbies. The refuse stores are accessed directly off Gun street which is a public highway.



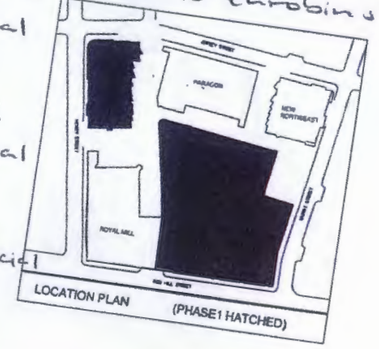
ROYAL MILL, PARAGON MILL + NORTH EAST BUILDING
PROPOSED GROUND FLOOR PLAN
SCALE 1:200

REVISION	ISSUE	DATE
D2	Kennedy Updated	03-01-08

PLANNING AND BUILDING CONTRO
14 FEB 2014

Proposed Strategy

- Residential bin store.
- (2) Existing. To serve Old Sedgwick and Royal Apartments.
- (3) Existing
- (4) Proposed. To serve Paragon and New Sedgwick Apartments (capacity: 10 Eurobins)
- (5) Proposed. To serve Kennedy Apartments (capacity: 10 Eurobins)
- Commercial bin store.
- (1) To be used as residential bin store / bike store until commercial units have been let.
- bike store
- (6) potential area for replacement bike store.



LOCATION PLAN (PHASE1 HATCHED)

RBL 10.09.13

ROYAL MILLS PHASE 2

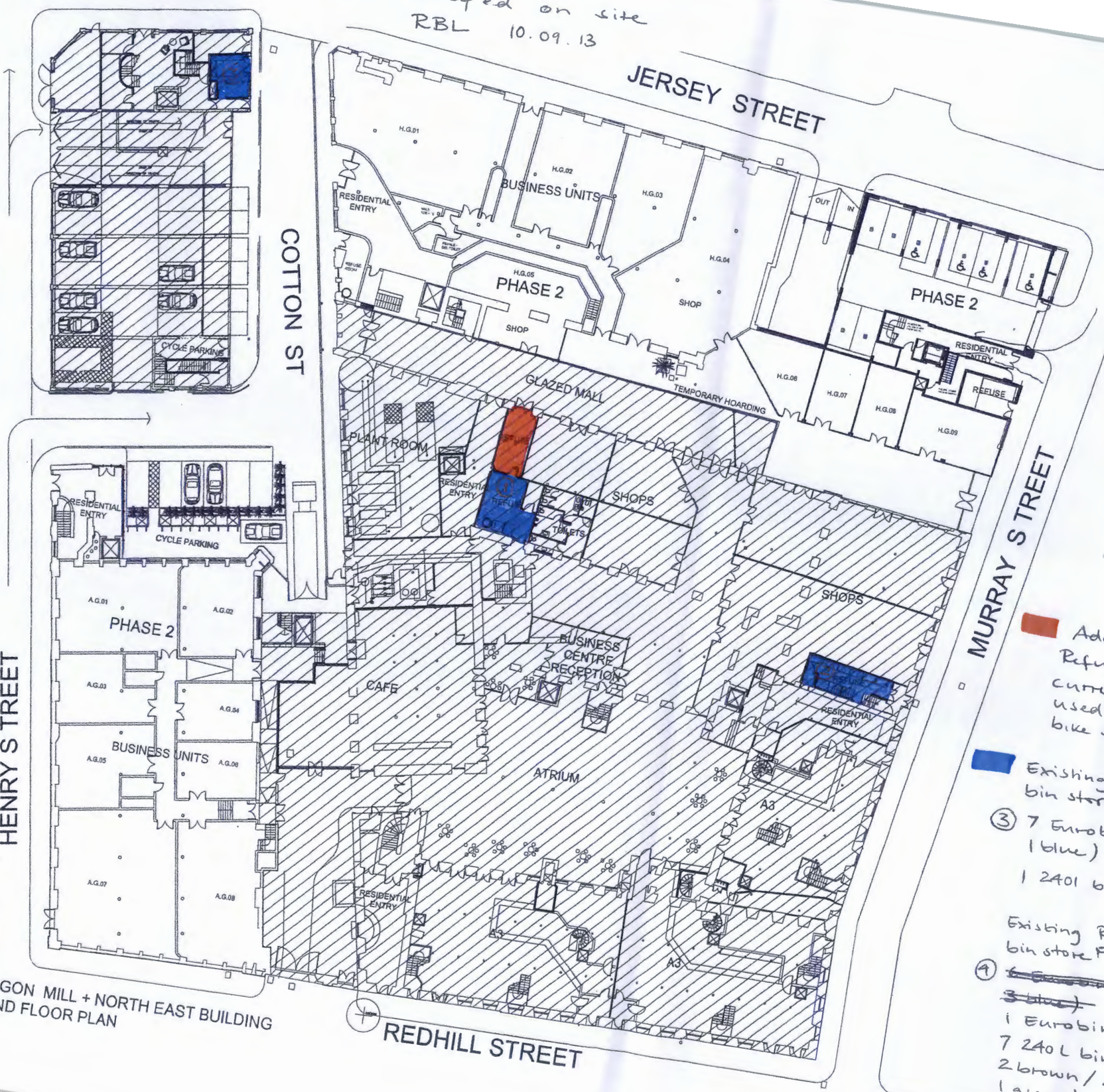
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north

DRAWING STATUS	DESIGN
TITLE	PROPOSED GROUND FLOOR PLAN ROYAL MILL, PARAGON + NORTH EAST ROYAL MILLS PHASE 2
SCALE	1: 200 (A1)
DRAWING NUMBER PROJECT / TYPE	447.1L (--)
ELEMENT / NUMBER	100
ISSUE DATE	12/11/04
REVISION	05/01/08 02
	DO NOT SCALE FROM THIS DRAWING. 1DM

as surveyed on site
RBL 10.09.13



Total: 1

21 Eurobins
(17 red /
4 blue)

15 240L bins
(4 black /
4 brown /
4 blue /
3 green)

1 120L bin
(green)

Residential Units
Phase I:
198

ROYAL MILL, PARAGON MILL + NORTH EAST BUILDING
PROPOSED GROUND FLOOR PLAN
SCALE 1:200

REVISION	ISSUE	DATE
D2	Kennedy Updated	09-01-06

PLANNING
BUILDING C
14 FEB

Existing Residential binstores Sedgwick Mill

① 6 Eurobins (3 red / 3 blue)
3 240L bins (2 black / 1 blue)
1 140L bin (green)

② 8 Eurobins
4 240L bins (2 brown / 1 blue / 1 green)
Commercial shares Residential bin store.

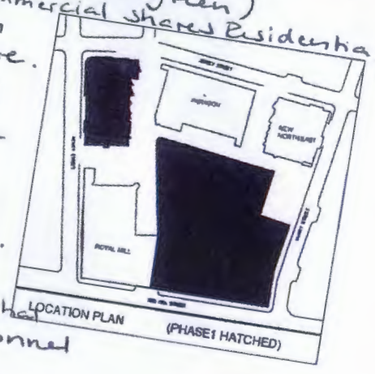
Additional Refuse store currently used for bike storage.

Existing Residential bin store McConnel

③ 7 Eurobins (6 red / 1 blue)
1 240L bin (green)

Existing Residential bin store Fairbairn

④ ~~6 Eurobins (3 red / 3 blue)~~
1 Eurobin (red)
7 240L bins (2 black / 2 brown / 1 green)



north

ROYAL MILLS PHASE 2

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DRAWING STATUS: DESIGN			SCALE: 1:200 (A1)
TITLE: PROPOSED GROUND FLOOR PLAN ROYAL MILL, PARAGON + NORTH EAST ROYAL MILLS PHASE 2			
DRAWING NUMBER PROJECT: 447.1L	TYPE: (--)	ELEMENT	NUMBER: 100
			ORIG. DATE: 13/11/04 REVISED: 05/01/06 D2

DO NOT SCALE FROM THIS DRAWING

PLANNING AND BUILDING CONTROL
14 FEB 2014

A1.01
A1.02
A1.03
A1.04
A1.05
A1.06
A1.07
A1.08
A1.09

Bedroom 1
Bedroom 2
Bedroom 3
Lounge
Dining
Kitchen
Bathroom
En-suite
Hall
Cyl
SVP
Store
Lobby
Bin Store
Service Riser / Electricity Meters
Wall Position TBC
VOID
+50.29
+52.86

Royal Mail
20.12.13.