C J Architecture

Earl Business Centre, Office 20, E3, Dowry Street, Oldham, OL8 2PF
www.cjarchitecture.co.uk enquiries@cjarchitecture.co.uk
Tel: (0161) 633 8846 Mob: 07970909777

WASTE MANGEMENT STRAGTERY

SITE: PROPOSED 2NO. BEDSITS EXTENSION, 9 OLD RD, MANCHESTER.

PROPOSAL: PLANNING APPLICATION FOR EXTENSION TO 2NO. BEDSITS.

1.0 Introduction

1.1 This waste management strategy is submitted in support of an application for an extension to bedsit.

1.2 The existing site comprises Is currently a bedsit however; the current building is to be retained with proposed rear extension and alterations to internal configuration to 2no residential bedsit space. The application represents a development of this part of the site to a standard matching the complementing the surrounding environment.

2.0 The Site and its Surroundings

2.1The site is located in Blackley on the north eastern edge of greater Manchester and is currently situated in a predominantly urban area. It covers an area off 64.9 sq/m and situated just off Old/Rochdale rd. The surrounding area is predominantly urban in character and is situated within an existing residential development to the South and Eastern of the site and to the North and beyond Old rd.

3.0 Regulations

3.1The Regulations place controls on the collection, handling, transport, storage and disposal of animal by-products, which includes catering waste. This may have implications for the design of the building and the waste containers required.

3.2 Further information on The Animal By-Products Regulations 2005 should sought from DEFRA – http://www.defra.gov.uk/animalh/by-prods/default.htm

4.0 Tenants Contracts

4.1 Tenant contracts to ensure that they commit to segregating and sending their waste for recycling.

5.0 Road and vehicle waste operative access specification

Sufficient room should be allowed to manoeuvre and load a vehicle of the following dimensions:

Length – 11m

Length, when loading – 13.1m

Width – 2.4m

Width, when loading – 4.1m

Height – 6m (including top loader arms)

Turning circle, between kerbs – 17.88m

Turning circle, between walls – 19.39m

Fully laden collection vehicles weigh approximately 32 tonnes.

Collection vehicles should not reverse into the development from a major road, and should always exit the development onto a major road in a forward gear.

6.0 Surface requirements

The collector must not be required to wheel a container more than 10 meters to the collection vehicle. Where this involves communal containers, the paths between the container housing or chamber to the collection point must:

be a minimum width of 1.54 metres

be free from kerbs / steps

have solid foundations

be suitably paved with a smooth continuous finish

have dropped kerbs installed where the path meets the roadway

7.0 Waste Operative access

It is the Councils preference that bin storage areas operate a policy of controlled access but with locking mechanisms that do not require keys. Coded locks are the preference as they facilitate legitimate access whilst preventing illicit access. Any locks to storage areas must be suitable for emergency exit purposes and comply with all relevant legislation such as the Building Regulations. Where there is any conflict between security and fire safety requirements, the latter must prevail. In any case of doubt, seek the Fire Brigade's approval. Where there are electronic gates and/or barriers controlling access to such areas, codes should be provided to the Council. The door should not open directly over a public footway or highway.

7.0 Health, Hygiene and Safety

7.1 All waste storage areas should have adequate lighting, artificial or natural. The floor should be a surface that can be easily cleaned. 'Bump Strips' should be placed around the edge at bin height to prevent damage caused when

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Registered in England: 07208913

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using the bins and any doors must have a facility to be held open during collection

7.2 Housing Management organisations will be responsible for washing the bins on a regular basis, arranging for replacement bins when necessary and for keeping the communal bin compound clean and safe.

8.0 Contacts

Planning, Manchester City Council

Telephone: 0161 234 4516 email: planning@manchester.gov.uk

Waste and Recycling Team, Manchester City Council

Telephone: 0161 234 1380 email: recycling@manchester.gov.uk

Environment On Call, Manchester City Council

Telephone: 0161 954 9000 email: contact@manchester.gov.uk

Post: Environment On Call, PO Box 204, Manchester, M12 5WL

10.4 Envirowise

Envirowise offers UK businesses free, independent, confidential advice and support on practical ways to increase profits, minimise waste and reduce environmental impact.

Telephone: 0800 585 794

Website: www.envirowise.org.uk

10.5 Waste Recycling Directory for Business

Website: www.wasterecycling.org.uk

9.0 Appendices

A Container Dimensions

Container Dimensions Floor space required

1100L

Eurobin Width 1375mm 1575mm x 1190mm Depth 990mm Height 1370mm Height With lid open 2370mm

240L Wheeled bin Width 580mm 780mm x 940mm

Depth 740mm Height 1100mm Height With lid open 1750m 140LWheeled

Bin Width 480mm

Depth 550mm Height 1100mm Height With lid open 1700mm

10.0 Collection Vehicle Dimensions

The below figures are based on the vehicles used by Manchester City Council

B1 Sufficient room should be allowed to manoeuvre and load a Mercedes Econic 6x2 Mid Steer with Zoeller Rotary Bin Lift vehicle of the following dimensions:

B2 Fully laden collection vehicles weigh approximately 32 tonnes

B3 Collection vehicles should not reverse into a development from a major road, and must always exit a development onto a major road in a forward gear (see www.highways.gov.uk for the definition of a major road).

Length 11 metres

Length when loading 11.7 metres

Width 3.2 metres

Height 4 metres

Turning circle (between kerbs) 17.88 metres

Turning circle (between walls) 19.1 metres

D Storage areas and container collections for apartment, commercial and mixed – use developments

D1 Container storage areas must be identified on plans

D2 Containers should have designated external storage areas, which are sensitively located and designed and accessible to disabled people. The design of these must be agreed with Development Control and should be consistent with security guidance provided in "Secured By Design" (http://www.securedbydesign.com). For guidance on improving access for disabled people please refer to Design For Access 2, available at:

http://www.manchester.gov.uk/site/scripts/download_info.php?downloadID=58

D3 Container storage areas should be in a position that is mutually convenient and easily accessible for the occupants and the collection crew (see container collection section below). For guidance on improving access for disabled people please visit the Council's website:

http://www.manchester.gov.uk/site/scripts/download_info.php?downloadID=58

D4 The design of storage areas should allow for easy, horizontal removal of the containers, over smooth, continuous surfaces.

D5 Doorways should provide at least 1.3m clearance (including thickness of doors)

D6 A walkway at least 1.3m wide should be provided within the store 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.

D7 The horizontal distance that occupants will be required to travel to waste storage areas from their apartments should not exceed 30m, in line with the Building Regulations 2002, Part H.

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D8 Where there are separate storage areas for refuse and recycling, the recycling store should be the easiest to access (e.g. closest, least restricted access etc).

D9 The floor and walls of waste stores must be constructed and finished in materials that is impervious and easily kept clean. Where appropriate, a trapped gully and water supply should be provided to facilitate washing down.

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