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WASTE MANAGEMENT STRATEGY

2025 SEPTEMBER

PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1(F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

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1. Introduction

1.1. Introduction

This document sets out the Waste Management Strategy for **Mirage House**, which is the subject of a planning application seeking permission to change the use of the premises from **B2 (General Industrial)** to **F1(f) (Place of Worship or Religious Instruction)**.

The purpose of this strategy is to provide a clear and comprehensive explanation of how waste will be generated, segregated, stored, and collected once the site is operational as a place of worship. This includes identification of bin requirements, the position of bin storage areas, servicing and collection arrangements, and measures to ensure compliance with both local and national planning policy objectives.

A robust waste management approach is vital to ensure the development operates smoothly, maintains high standards of hygiene and amenity for worshippers and neighbours, and minimises the environmental footprint of the site.



2. Policy Framework

The strategy responds directly to planning policy requirements, including:

- **National Planning Policy Framework (NPPF, 2023)**
    - Paragraph 157 requires developments to plan positively for sustainable waste management.
    - The reuse of buildings and resources is encouraged to minimise environmental impacts.
- **Manchester Core Strategy (2012)**
    - **Policy DM1 (Development Management):** requires consideration of servicing, waste and refuse arrangements, and the impact of such arrangements on local amenity and the public realm.
- **Manchester Waste Management Strategy SPD (2016)**
    - Provides design standards for the location, capacity, and servicing of bin stores.
    - Emphasises the importance of screened, accessible storage and efficient collection systems.

By aligning with these policies, the proposed waste strategy ensures that the change of use is both compliant and sustainable.

3. Anticipated Waste Generation

The proposed use as a place of worship will create **very different waste streams** compared to the historic B2 industrial use, which involved packaging, raw material storage, and regular bulk deliveries.

The **expected waste profile** for Mirage House includes:

- **General residual waste:** small quantities of mixed refuse from worshippers, such as tissues, disposable cups, and food wrappers.
- **Mixed dry recyclables:** paper from printed notices, cardboard packaging, plastic bottles, and aluminium cans.
- **Glass recycling:** occasional bottles and jars, mostly generated during weddings, celebratory events, or outreach meals.
- **Food waste:** limited but possible during monthly outreach programmes or special events where food is provided.
- **Bulky waste:** occasional packaging or furniture items, arising on an ad-hoc basis (e.g., delivery of new chairs or equipment).

Overall, the site will produce **low to moderate weekly volumes of waste**, substantially below the quantities generated by the former industrial use.

4. Bin Requirements

To meet Manchester City Council's standards and ensure sufficient capacity for weekly use and occasional peak events, the following provision is proposed:

- **General Waste:**
  - 2 × 1100L Eurobins.
  - Provides adequate storage for residual waste arising from Sunday services (~75 attendees), midweek services (~30 attendees), and occasional outreach events.
- **Mixed Recycling:**
  - 2 × 1100L Eurobins.
  - Ensures recyclables are separated effectively, consistent with Council recycling requirements.
- **Glass Recycling:**
  - 1 × 240L wheeled bin.
  - To be used primarily during weddings or larger community events.
- **Food Waste (optional future-proofing):**
  - 1 × 240L wheeled bin.
  - Will be deployed if Manchester Council expands food waste collections to community premises.

This allocation ensures flexibility and avoids overspill, while encouraging sustainable segregation of waste streams.

5. Bin Storage and Positioning

The **dedicated bin store** will be located at the **rear south-west corner of Mirage House**, adjacent to the existing roller shutter access on **St Chads Street**, as shown on the proposed block plan.

Key features of the bin storage area include:

- **Hard-surfaced and level base:** ensuring bins can be safely manoeuvred to and from the collection point.
- **Capacity for 5–6 bins:** allowing simultaneous storage of all Eurobins and smaller containers.
- **Screened enclosure:** fencing and, where appropriate, gated access to shield bins from public view and minimise visual impact.
- **Ventilation and drainage:** to maintain hygiene and prevent odour build-up.
- **Safe access for operatives:** located directly adjacent to the kerb, avoiding the need to move bins through internal spaces or across congregation routes.
- **Security:** lockable gates if required, to prevent unauthorised use.

The location ensures bins are **close to the street for collection** while separated from main public entrances, thereby avoiding conflicts between waste management and the movement of worshippers.

6. Collection and Servicing Agreements

Manchester City Council's **in-house waste collection service** will provide regular refuse and recycling collection.

According to the SPD (2016):

- **Residual waste and recycling bins (1100L)** are collected **weekly**.
- **Glass bins (240L)** are collected **fortnightly or on request** depending on demand.
- **Food waste (240L)** is collected **weekly** where service is available.

Bins will be presented to the kerbside on collection days and promptly returned to the store after servicing.

7. Sustainability Measures

To reduce waste and promote sustainable practices, the following measures will be adopted:

- **On-site segregation:** Recycling bins provided within the reception and main hall for direct use by worshippers.
- **Clear signage and education:** Notices to encourage correct disposal of recyclables and general waste.
- **Reuse and donation:** Surplus furniture, clothing, or non-perishable items from outreach programmes will be donated to charities rather than disposed of.
- **Event management:** For weddings and outreach events, dedicated volunteers will oversee waste segregation and recycling to avoid contamination.
- **Monitoring and review:** Waste output will be periodically reviewed, with bin capacity adjusted if demand grows in the future.

8. Compliance with Policy and Good Practice

- Meets **Core Strategy Policy DM1** by ensuring practical, well-located refuse storage and servicing.
- Conforms to **Manchester Waste SPD** with enclosed, screened storage positioned for direct collection.
- Supports **NPPF objectives** by promoting recycling, waste reduction, and sustainable building re-use.

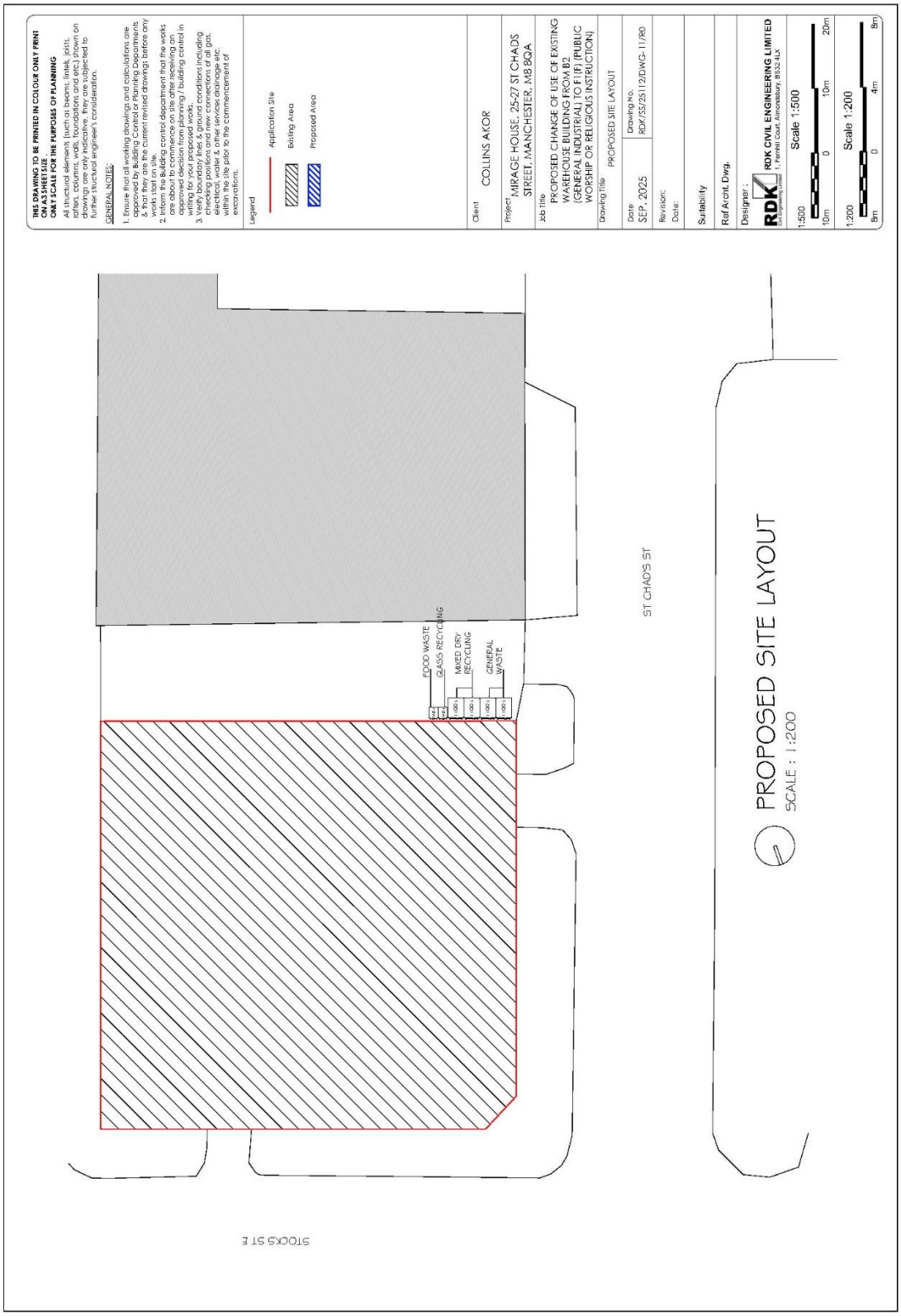
9. Conclusion

This Waste Management Strategy provides a clear and deliverable plan for refuse and recycling at Mirage House:

- Adequate provision of **4 × 1100L Eurobins** and **2 × 240L bins**.
- A **screened, hard-surfaced bin store** located at the rear of the site, with direct kerbside access for collection.
- Waste will be collected by **Manchester City Council's waste collection service**, with residual and recycling bins collected **weekly**, and glass/food bins collected **fortnightly or weekly depending on demand and Council provision**.
- Sustainable practices embedded through recycling, reuse, and community awareness.

The strategy ensures that waste will be managed safely, efficiently, and sustainably, with no adverse impact on the operation of the site, the amenity of neighbours, or the wider street environment.

Proposed Bin Locations



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THIS CONCLUDES THE DOCUMENT