

CONDITION 13 STATEMENT

Location:

First Floor, 166 Plymouth Grove, Manchester, M13 0AF

Date Prepared: May 2025

Revision P1 (20 May 2025)

Condition 13 – Residential Management Plan – Waste & Recycling Collection

Project Details

Site Address: First Floor, 166 Plymouth Grove, Manchester, M13 0AF

Planning Ref: 137985/FO/2023

Drawings Referenced:

- A1507(02A)AP011 – Bin Store Layout (Front Area)
 - A1507(02A)AP014 – Refuse Collection Access Strategy
- Supplier Specification:** Landmark Street Furniture (LM) Modular Bin Store

Condition 13

13) Before the first occupation of the authorised apartments, a residential management plan shall be submitted to and approved in writing by the City Council as local planning authority relating to the identification of collection vehicle pick up points and arrangements for presenting waste and recycling containers / bins to designated collection points and their same day return to the identified bin storage area (as shown on drawing ref: Proposed site plan Ref: A1507(02)AP001 Rev P11. The approved scheme shall be fully implemented upon first occupation of the authorised apartments and remain in situ thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1, DM1 and EN19 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework

1. Overview

This Residential Management Plan details the operational procedures for waste and recycling management associated with the residential units at 166 Plymouth Grove. It includes the identification of refuse collection points, internal waste handling procedures, and arrangements for the movement and return of bins.

The strategy ensures compliance with **Condition 13** of the approved planning permission and supports the delivery of a clean, accessible, and resident-friendly waste management system.

2. Bin Storage Arrangements

Location:

- Two dedicated **bin stores** are located at the **front of the building**, positioned adjacent to Plymouth Grove.
- The stores are constructed using **timber panels with gated enclosures**, designed using the **LM Modular Bin Store** system.
- The bin stores are accessed via a dedicated **pedestrian zone** between the DDA parking bay and the building façade, ensuring clear and unobstructed movement of bins during collection.

Allocation:

- **One store is dedicated to residential use**, and the other to ground floor office users.
- Each store accommodates **separate containers for general waste and recycling** in accordance with local authority and commercial waste management requirements.

3. Internal Waste Sorting & Access

- Residents and office users are responsible for separating waste into **general refuse and recyclables** within their units.
- Tenants are instructed to **deposit their sorted waste directly into the appropriate bins** within their allocated store.
- Bin store access will be via a secure but convenient system (e.g. coded lock or fob access) to restrict use to authorised occupants only.

4. Refuse Collection and Bin Movement Procedure

Collection Point:

- Waste will be collected by a **commercial waste collection vehicle**, which will stop **kerbside on Plymouth Grove** directly in front of the site.
- The **distance from the bin store to the collection point is approximately 8 metres** as shown on drawing **A1507(02A)AP014**.

Presentation & Return Protocol:

- On collection days, **building management staff** will:
 - Access the bin store using secure access controls.
 - **Wheel out all bins** (residential and office) via the pedestrian access zone to the **kerbside collection point**.
 - Remain on site to **supervise the collection process**.
 - **Return empty bins to their respective stores** immediately following collection, ensuring same-day return.
 - Secure all gates post-return.
- The **pedestrian zone** between the DDA bay and the bin store ensures that bins can be moved without obstructing or damaging parked vehicles.

5. Roles & Responsibilities

Task	Responsibility
Waste sorting	Residents / Office Users
Bin store maintenance	Building Management
Bin presentation (collection days)	Building Management
Supervision of waste collection	Building Management
Bin return and store security	Building Management

6. Compliance and Maintenance

- The bin store design and management approach ensures the site complies with:
 - **Manchester Core Strategy policies SP1, DM1 and EN19**, and
 - **Guidance within the National Planning Policy Framework**.
- The system will be **reviewed annually** to ensure efficiency and address any operational issues.
- All residents will be provided with **clear guidance** on waste procedures as part of their tenancy agreement.

This plan will be fully implemented **upon first occupation of the authorised apartments** and maintained **in perpetuity** to ensure effective and sustainable waste management on site.