JAAN Architects

Waste Management Strategy – Bin Provisions

Site Address
717 Stockport Road
Levenshulme
Manchester
M19 3AG

1. INTRODUCTION

1.1. This waste management strategy has been prepared to demonstrate how waste and recycling for the proposed development at 717 Stockport Road will be stored, managed and collected in accordance with the best practice, the requirements of the Local Planning Authority (LPA), and Building Regulation H.

The development comprises a ground floor commercial unit and one self-contained flat above. This statement provides a detailed explanation of how the site will accommodate four bins per use for the separation of waste streams, and how the designated refuse collection point on Stockport Road ensures that collection is safe, practical, and does not adversely affect the surrounding roads or amenities.

2. DEVELOPMENT OVERVIEW

2.1. **Ground Floor**: One commercial unit (Use Class E(b) – Restaurant)
First Floor: One self-contained Residential Flat
Access: Direct pedestrian and bin access via the controlled area outline in red on the submitted plan
Collection Point: Designated *Refuse Drop Point* at Jean Close, within easy reach of the public road for contractor collection

3. BIN STORAGE AND ACCESS ARRANGEMENTS

3.1. LOCATION OF BIN STORES

Individual bin storage areas are positioned to the side of the building, within the controlled site boundary (as shown by the red outline on the plan). These are easily accessible from the internal units and directly connected to the refuse drop point located at the Jean Close frontage.

The storage areas are designed to:

- Be discreetly located away from the principal building elevation.
- Be screened and surfaced with durable, washable material.
- Provide level access with no steps or obstructions.
- Accommodate all four bins for each use without impeding movement or access

3.2 ACCESS AND COLLECTION ROUTE

Bins will be transferred from the side storage area to the *Refuse Drop Point* indicated on the plan. This route:

- Is short, direct, and level
- Passes entirely within the applicant's control (no third-part land)
- Allows bins to be safely presented at the collection point without blocking pedestrian access or the public roads

Collection operatives will service the bins directly from the *Refuse Drop Point* on Jean Close, ensuring the collection process is quick and without disruption to the surrounding area.

3.3 REFUSE ACCESS ROUTE (*as shown on submitted plan)*

The refuse access route is clearly defined within the red line boundary on the submitted site plan. Bins allocated to both the residential flat and the commercial unit will be wheeled from their individual side storage areas along the internal path running eastwards towards Jean Close, terminating at the identified Refuse Drop Point. The route is entirely within the applicant's control and provides a direct, level, and unobstructed path suitable for safe movement of wheeled containers. The distance from the bin storage area to the collection point is minimal, allowing efficient presentation of bins without the need for manual lifting or excessive travel distances. On collection days, the bins will be placed at the drop point for service by the private waste contractor, after which they will be promptly returned to the side storage areas to maintain clear and tidy frontage conditions.

4. COLLECTION AND MANAGEMENT

4.1. COLLECTION CONTRACTOR

Waste and recycling will be collected by a licensed private waste management contractor. This provides flexibility to set appropriate collection frequencies, particularly to suit commercial operational hours, while ensuring the system remains compliant with environmental standards.

4.2. PRESENTATION AND RETURN

- On collection days, bins will be presented by the occupier or site management to the refuse drop point before the agreed collection time
- Following collections, bins will be promptly returned to their designated side storage areas to maintain a tidy street frontage
- The refuse drop point is located such that collection vehicles can safely stop adjacent to the site without obstructing road visibility or traffic flow

4.3. OPERATIONAL RESPONSIBILITIES

- Residential Occupant: Responsible for correctly segregating waste and presenting bins as per contractor schedule
- Commercial Occupant: Required under lease terms to arrange waste collections with an approved contractor and maintain separation of recyclable materials

- Building Owner / Management: Oversees compliance, ensures waste is not left on the road / side of development outside collection hours, and keeps the bin store area clean and accessible

5. DESIGN AND ENVIRONMENTAL CONSIDERATIONS

5.1. ODOUR AND HYGEINE

- All waste will be stored in sealed containers with lids to minimise odour and prevent pest access
- The side storage area will be surfaced to allow regular cleaning and drainage
- Food waste bins will be collected at least weekly to prevent build-up

5.2. VISUAL IMPACT

- Bins are stored away from main frontages and screened from public view where possible
- Bins will only be placed at the refuse drop point on the day of collection

5.3. SAFETY AND ACCESSIBILITY

- The carrying distance from the bin store to the refuse drop point is short and level, complying with Building Regulations Part H guidance for refuse storage and collection
- The route allows operatives to move bins without obstruction, and without needing to enter private enclosed spaces
- Lighting will be provided along the access route for safe movement during darker hours

6. COMPLAINCE AND SUSTAINABILITY

This strategy aligns with the following key principles:

- **Building Regulations (Part H6)(1)**: Adequate provision shall be made for storage of solid waste
- **Manual Handling Guidelines**: Minimal carrying distances and safe turning for bins
- **Local Policy Requirements**: Four-stream segregation to promote recycling and reduce landfill
- **Sustainability Objectives**: Encouragement of source separation, recycling, and responsible waste management

7. CONSTRUCTION PHASE WASTE (Temporary Arrangements)

During the construction phase, the contractor will implement a waste management system that includes:

- On-site segregation of construction waste
- Use of licensed waste carriers for removal
- Reuse or recycling of suitable materials wherever possible

This ensures minimal impact on the environment and full compliance with duty of care under waste regulations

8. CONSLUSION

The proposed wate management arrangements for 717 Stockport Road provide a clear, efficient, and sustainable approach to waste handling.

Key Outcomes are as follows:

- Each use on site (Commercial and Residential) benefits from four dedicated bins, allowing full segregation of waste systems
- Individual storage areas are located to the side of the site within the applicant's control, ensuring bins are secure and screened
- A clearly defined reuse drop point on Jean Close provides a safe and practical collection location for the appointed wate contractor
- Access and collection are fully achievable without adverse impact on amenity or road safety

This strategy therefore demonstrates full compliance with local policy requirements and represents a practical long-term solution for waste and recycling management for the development