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# WASTE MANAGEMENT STRATEGY

# 73A PALATINE ROAD

# MANCHESTER

# M20 3LJ

**FINAL**

**20 May 2025**

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# 1. INTRODUCTION

Fellows Environmental Ltd (FE) have been appointed by Mr M. Arshad Ali to produce an updated report following the grant of Planning Permission 14289/FO/2025. This document provides the updated scheme for the storage and disposal of refuse at the proposed development works at 73A Palatine Road, Manchester, M20 3LJ. The report will address the following conditions:

*4) Within 3 months of the granting of this planning permission, an updated scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority.*

*New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.*

*The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.*

*Reason - In the interests of amenity and public health, pursuant to policies EN19, SP1 and DM1 of the Manchester Core Strategy.*

*5) Within 3 months of the granting of this planning permission, details of a secure and ventilated bin store shall be submitted to and approved by the City Council as Local Planning Authority.*

*The bin storage area shall be implemented in accordance with the approved scheme and shall thereafter be so maintained.*

*Reason - In the interests of amenity and public health, pursuant to policies EN19, SP1 and DM1 of the Manchester Core Strategy.*

# 2. WASTE MANAGEMENT STRATEGY

In line with GD04 Waste Storage and Collection Guidance for New Developments v7 and relevant Manchester City Council service standards FE have prepared this updated scheme for the storage and disposal of refuse to address condition 4 and 5 above.

## 2.1 Estimated volumes and types of waste

### 2.1.1 Domestic

In line with GD04 Waste Storage and Collection Guidance for New Developments v7 the two-bed flat is classed as a low-rise domestic property with no garden or green space. Therefore, in line with the guidance Table 1 below sets out the bin capacity that will be provided.

**Table 1: Total number of waste receptacles required**

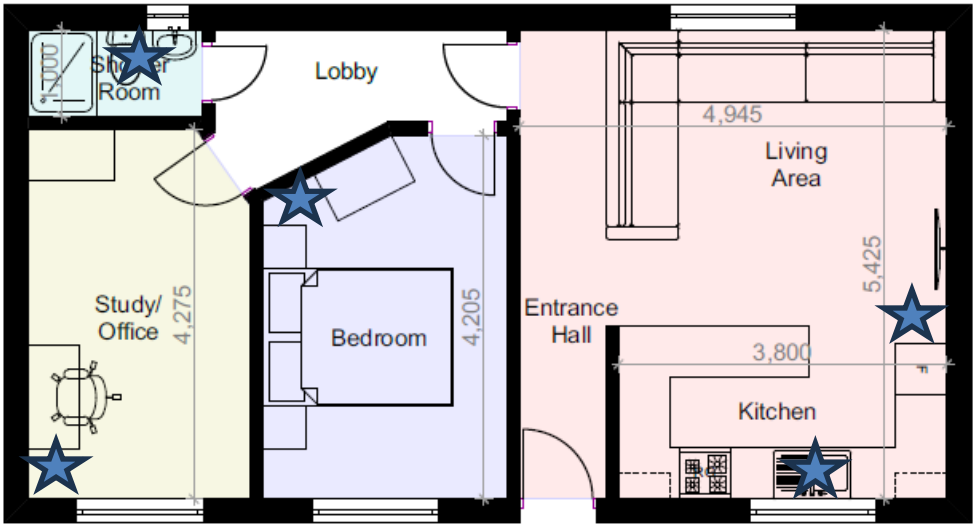
| Waste Type | Number of bins | Capacity | Collection frequency |
|---|---|---|---|
| General Refuse | 1 | 140 litre | Fortnightly |
| Palpable Recycling | 1 | 140 litre | Fortnightly |
| Mixed Recycling | 1 | 140 litre | Fortnightly |
| Food Waste | 1 | 23 litre | Fortnightly |

## 2.2 Storage Areas for Waste Containers

### 2.2.1 Internal Stores

Plate 1 below shows the areas for waste and recycling storage within the development as indicated by the blue stars. The two-bed apartment will have a food waste, general, mixed recycling and palpable recycling bins within the kitchen area in either the under-sink storage area or secondary bin storage area. A residual waste bin will be provided in the toilet between the toilet and sink and bedroom if required. If required, the storage area in the study / office can accommodate general and recycling waste.

**Plate 1 – Internal Bin Storage Areas**




**PROPOSED GA GROUND FLOOR PLAN**

### 2.2.2 External Segregated Stores

The bin storage area is located to the side of the property as shown in the approved Drawing (03)001 PL2. The bin stores will all have an imperious surface which can be washed. The bin store will be constructed of wood. Plates 2 below shows some examples of wooden bins stores.

Plate 2 examples of wooden bin stores.

Image from Waltons.co.uk

Image from CharlesBentley.com

Image from Etsy.com

Image from Buttercutfarm.co.uk

The width of the corridor is currently 2.5m between the building and the fence. Plate 3 below shows the layout of the bin store.

**Plate 3: House Bin Store Typical Layout**

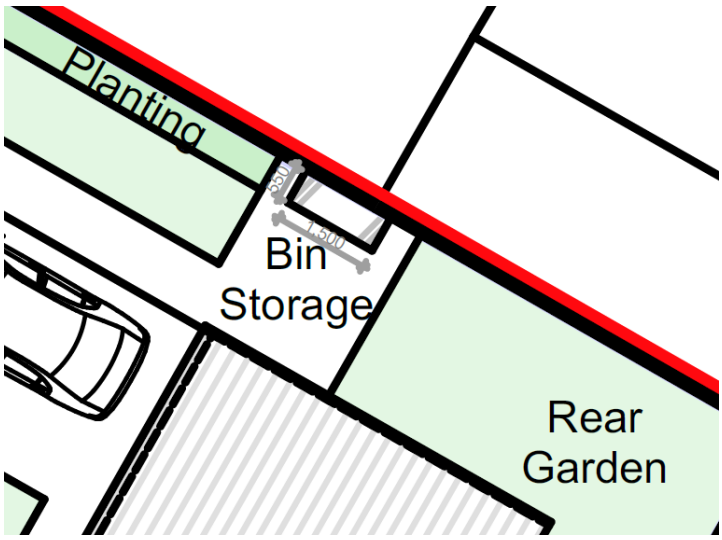
| | | | |
|---|---|---|---|
| 140L Residual Bin (680mm x 750mm) | 140L Mixed Pulpables (680mm x 750mm) | 140L Mixed Recycling (680mm x 750mm) | Kitchen Caddy Storage (460mm x 530mm) |
| ~2.5m wide | | | |

Plate 3 above shows the bin store area with an additional 200mm added to the width and depth to provide an estimation of the storage area which is ~2.5m by 0.75m (within the guidance 240l bin dimensions have an extra 200mm added for the floor area calculation). This allows for three 140litre wheeled bins and food wase caddy to be stored between the planting section and rear garden (see Plate 4 below) and leaving a ~1.5m corridor between the building and the bins, beyond the minimum 1.3m corridor width required.

The exact dimensions of the bin store will vary depending on the store selected or built. Plate 4 below shows the location of the bin store with the dimensions of the wheeled bins. Bin stores for 140l bins vary. Homeandgardenextras.com provides a triple 140l wheelie bin store which is 1,805mm wide and 640mm deep. Buttercupfarm.co.uk provide a quad 140l wheeled bin store which is 64cm deep x 239cm wide x 120cm high.

Should a bespoke store be constructed on this basis with the size of the final or fourth bin being a kitchen caddy the store would likely be just over 200cm wide x ~640cm deep and ~120cm high, but the quad bin store detailed above would fit within the space allocated within the planning permission.

**Plate 4: Bin Storage location from Drawing (03)001 PL2.**




## Ventilation, Hygiene and Cleaning Proposals

The wooden storage is external and the bin stores are designed with gaps/not to be airtight therefore they do not require additional ventilation. The bins will be cleaned as required.

## 2.3 Location of Proposed Collection Points and Collection Vehicle route

The collection vehicle will collect the bins from Palatine Road as shown on Plan A below. The orange arrow is the route of the waste collection vehicle. The bins will be located at the blue circle on collection day. The bins will be moved from the purple circle, the bin store, to the blue circle by the residents of the property and moved back to the bin store following collection. There is sufficient room at the entrance to the property to store the bins at the blue dot prior to collection along with the bins from 75 Palatine Road.

**Plan A – Collection Point & Collection Vehicle Route**