FELLOWS

ENVIRONMENTAL

waste | energy | resource management

WASTE MANAGEMENT STRATEGY

70 MAULDETH ROAD

MANCHESTER

M20 4WF

FINAL

7 JULY 2025

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1. INTRODUCTION

This Waste Management Strategy (WMS) has been prepared for the development works at 70 Mauldeth Road, Manchester, M20 4WF. Planning permission 141006/FO/2024 was granted on 24th January 2025 for:

***Proposal**: Erection of a two storey dwellinghouse (Use Class C3)*

The permission included Condition 8:

8) a) Before the development commences a 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.

b) 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 Policy DM1 in the Manchester Core Strategy.

This WMS seeks to provide the information to discharge Condition 8. The MWS will be written in accordance with the guidance document; GD04 Waste Storage and Collection Guidance for New Developments v7.

The proposal looks to redevelop the existing 2 story traditional semi-detached house which is classed as low rise domestic development in accordance with GD04 Waste Storage and Collection Guidance for New Developments v7.

Total Site GIA 283m^2 (0.0283 ha)

Existing dwelling GIA - 86m^2 (925 sq.ft)

Proposed dwelling GIA - 137m^2 (1,474 sq.ft)

2. WASTE MANAGEMENT STRATEGY

Fellows Environmental (FE) have prepared this WMS in line with GD04 Waste Storage and Collection Guidance for New Developments v7 and relevant Manchester City Council service standards.

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 property will require the waste storage receptacles for the waste types. Table 1 below shows the bins that will be provided.

Table 1: Total number of waste receptacles required

Waste Type	Number of bins	Capacity	Collection frequency
General Refuse	1	240 litre	Fortnightly
Co-mingled (glass/cans/plastic)	1	240 litre	Fortnightly
Mixed Pulpables (Paper/Cardboard)	1	240 litre	Fortnightly
Garden & Food Waste	1	240 Litre	Fortnightly

2.2 Storage Areas for Waste Containers

2.2.1 Internal Stores Domestic

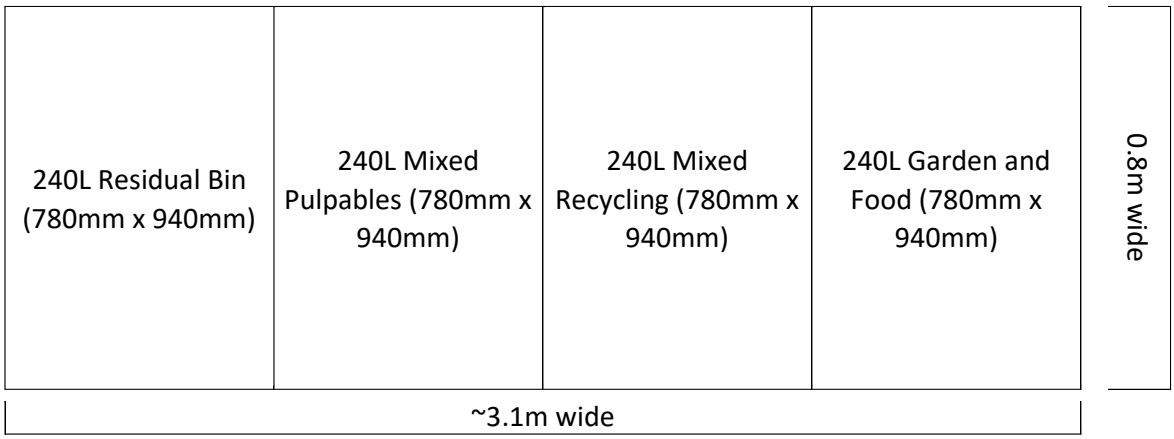
The domestic accommodation will have a recycling, residual and food waste bin within the kitchen area, residual and recycling bins in the living rooms, bedrooms and a residual bin within the bathrooms. Plate 1 below shows the areas within the accommodation that can be used to store waste internally, this includes under sink storage.

Plate 1: Internal bin potential storage locations

2.2.2 External Bin Storage Area

The bin storage area is at the side of the property behind double gates. Plate 3 below shows the general arrangement of the bins stored within the side of the building area. The bin storage area is shown on drawing (02)001PL0 – proposed GA elevations on the proposed GA site plan.

Plate 3: Bin Typical Layout / sizes



The storage area is behind the double gate to the side of the property and cannot be seen from the boundary of the property. Therefore, no enclosure is required for the containers.

The bins are located within 10m of the front door and is convenient for the householder to present the bins to the kerbside.

Each bin can be accessed individually. The bin storage area surface is made from a hard impervious surface that can be washed easily.

Ventilation, Hygiene and Cleaning Proposals

The bin stores have natural ventilation within the outdoor yard area. The bins will be cleaned as required.

2.3 Location of Proposed Collection Points and Collection Vehicle route

The collection vehicle will access the collection point from Mauldeth Road as shown on Plan A below (the orange arrow). The bins will be located/collected at the blue circle. The residents will move the bins from the bin storage area (purple circle) to the collection location for loading onto the waste collection vehicle. The residents will move the bins back to the storage area following collection.

Plan A – Collection Point & Collection Vehicle Route