



142921/FO/2025, 5 Cricklewood Road, HMO

From Sue Jones <sue.jones@manchester.gov.uk>

Date Fri 06/06/2025 12:40

To Holly Wright <Holly.Wright@manchester.gov.uk>

Hi Holly,

I have reviewed the above application and wish to make the following comment:

1.REF

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.

*The information submitted is insufficient to discharge the condition as the applicant has just said as existing but not given the number of bins and volume of each waste stream. The proposal is for a 6 bed house and under MCC Waste Guidance, GD04 would not be the same as a dwelling house. (MCC guidance below):

A property let to 5 or more people, forming 2 or more households, sharing amenities such as kitchen and bathrooms is a House in Multiple Occupation (HMO). Where the property will be used as an HMO, more space must be provided at a rate of one of each bin for every group of 1-5 people (for example 5 people would need space for 4 x 240 litre bins, 6-10 people would need space for 8 x 240 litre bins and so on).

Kind regards

Sue

Sue Jones
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Growth & Neighbourhoods
Manchester City Council
Hammerstone Road Depot
Gorton
Manchester
M18 8EQ

External Tel: 0161 234 5004

email: sue.jones@manchester.gov.uk

website: www.manchester.gov.uk

We are now on X (formerly Twitter), for latest news and updates follow us [@EnvHealthMcr](https://twitter.com/EnvHealthMcr)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
