

McLaren Property

St. Gabriel's
MANCHESTER

April 2022

VN222275

WASTE MANAGEMENT STRATEGY

Report control

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1 Introduction

- 1.1 This Waste Strategy Statement has been prepared by Vectos on behalf of McLaren Property in support of a Student Accommodation development at St Gabriel's Hall, Manchester.

Site Location

- 1.2 The site is located on Oxford Place, adjacent to Oxford Road, south of Manchester city centre, and in close proximity to the University of Manchester and Manchester Metropolitan University campuses. The site sits at the north-west edge of the Victoria Park Conservation Area. The site is therefore connected to the university district of Manchester with close links to the city centre and is close to many retail facilities and leisure attractions for residents.
- 1.3 Oxford Place provides access to the site access and is a single carriageway road approximately 6.9 metres in width and subject to a 20-mph speed limit. The eastern end connects with the A34 and to the west meets Oxford Road. On-street parking is available on the north side of Oxford Place.
- 1.4 The site includes a number of buildings comprising St Gabriel's Hall (including the original lodge and later extension), the adjacent Chapel, Woodthorpe Hall and St David's Hall. To the north lies the Royal Manchester Hospital, to the east and south is student hall resident accommodation and to the west lies a mixture of student accommodation, commercial units and a green recreational space otherwise known as Whitworth Park.
- 1.5 **Figure 1.1** illustrates the location of the Site and the surrounding area.

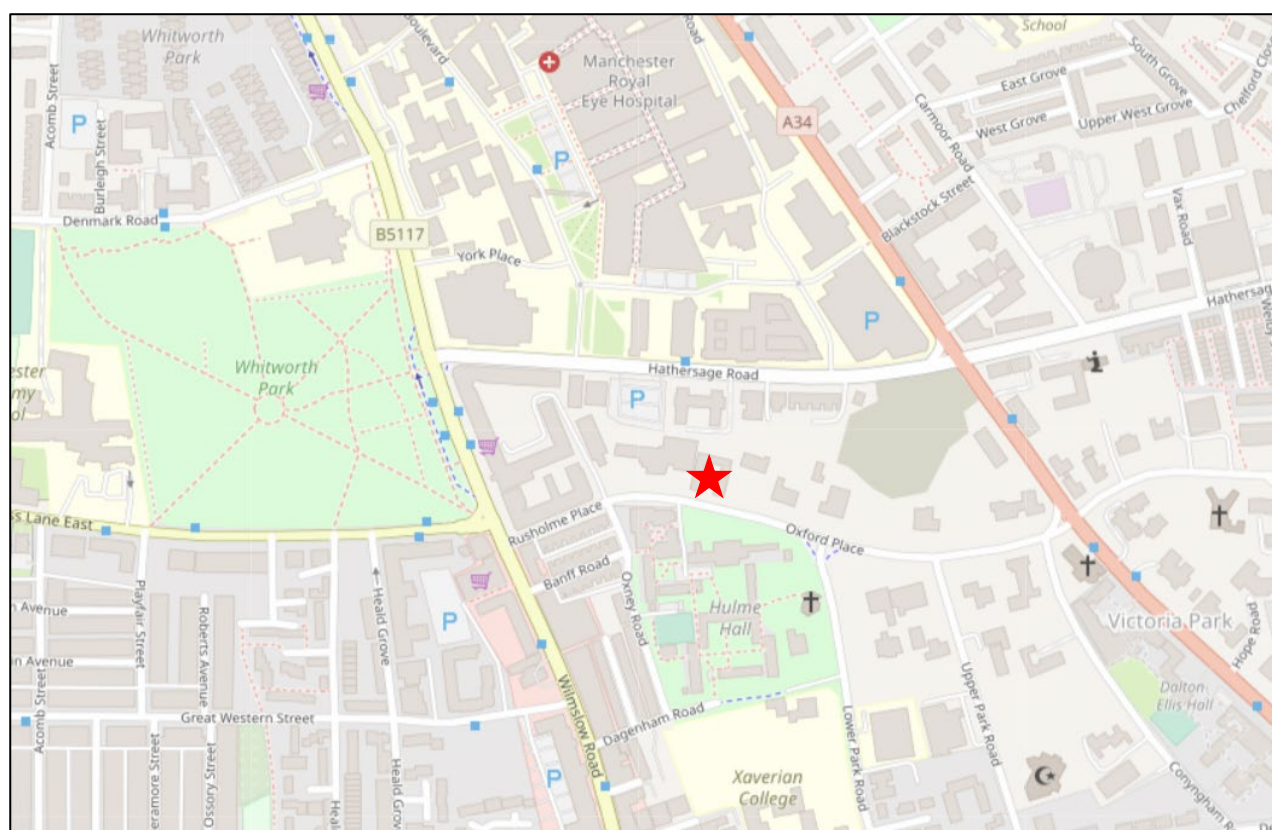


Figure 1.1. Site Location (local context)

1.6 An aerial view of the site is shown in **Figure 1.2**.

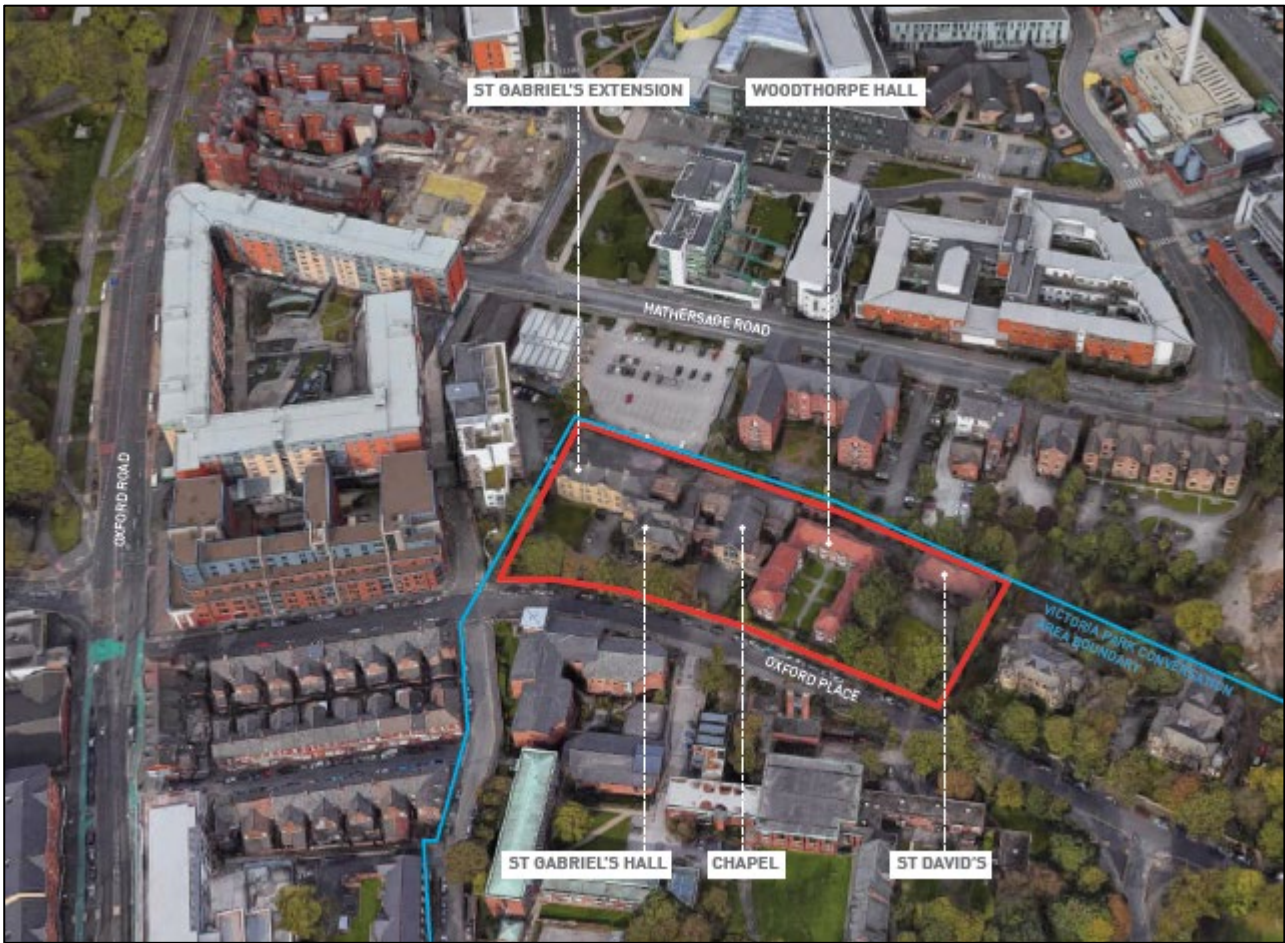


Figure 1.2 Site Location (Aerial View)

1.7 None of the existing buildings are listed, but St Gabriel’s Hall and Woodthorpe Hall in particular are considered to provide a positive contribution to the conservation area.

Development Proposals

- 1.8 The development proposals comprise c. 318 units of student accommodation.
- 1.9 The proposed accommodation schedule is given in **Appendix A**.
- 1.10 It can be seen that St Gabriel’s Chapel and Woodthorpe are to be refurbished and that there are two New Build developments on the site. The accommodation per Building is summarised below:

BUILDING 1 ST GABRIEL'S/CHAPEL	13 Units
BUILDING 2 WOODTHORPE	40 Units
BUILDING 3 (NEW BUILD WEST)	133 Units
BUILDING 4 (NEW BUILD EAST)	132 Units

- 1.11 The layouts showing the plans for development are shown in **Appendix B**. The Waste Management Strategy for this development is considered next.

2 WASTE MANAGEMENT STRATEGY

Introduction

- 2.1 The site falls under Manchester City Council (MCC) and they have published guidance on the design and management of buildings to produce waste management strategies that maximise the amount of waste that is recycled. To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection thus reducing the opportunity for spillage.
- 2.2 Central Government's strategy for minimising waste generation and its transfer to landfill is most simply described according the 'Waste Hierarchy' as shown in **Figure 2.1**. Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the management company for the site can help meet the government's aspirations.

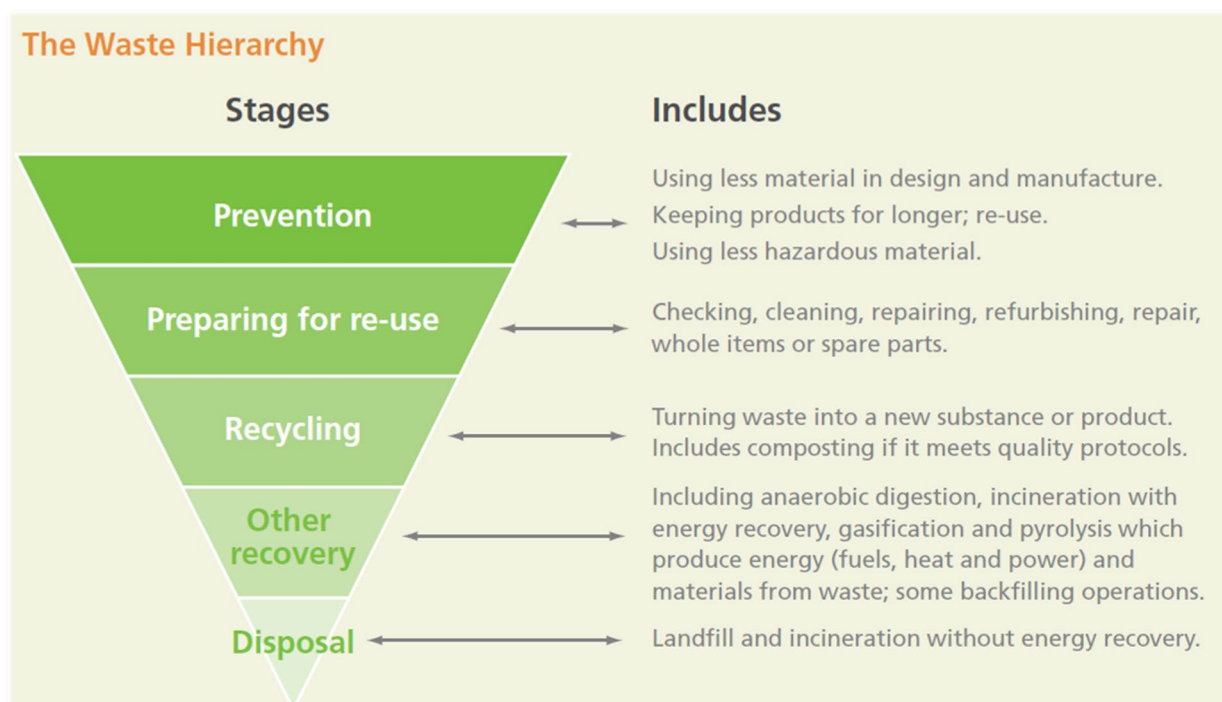


Figure 2.1: Waste Hierarchy

- 2.3 The waste collection would be overseen by the management company for the site, and they would appoint a licenced waste carrier to remove the waste. The management company would have responsibility to ensure the internal and external areas are kept clean and to move the bins in coordination with the occupiers. Refuse store areas would also be subject to appropriate ventilation.

- 2.4 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:
- Adequate means of storing solid waste shall be provided; and
 - Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority.
- 2.5 MCC publishes Guidance on the Waste Storage and Collection (GD04) and the advice in that document has been incorporated into this strategy.

Waste Forecast

- 2.6 MCC rule of thumb for the generation of waste from residential apartments is 110 litres per apartment per week. The Waste forecast for each Building is given in **Table 2.1** overleaf.
- 2.7 The Table also includes a forecast of the recycling rates based on WRAP and other Surveys.
- 2.8 It can be seen that the development will generate 34,980 litres of waste per week.

Bin Storage Requirement

- 2.9 It can be seen in **Table 2.1** that this includes a bin storage area calculation of 0.43 sqm of bin storage space per apartment plus manoeuvring space. Overall a Bin store size of 137sqm plus manoeuvring space is recommended.
- 2.10 It is recommended that this development operates with a weekly collection of waste. This would correspond to a collection of 16 Eurobins of General Refuse and 16 Eurobins of recyclables. We also have 4 x 240litre organic bins for collection.

Waste Management

- 2.11 It is the responsibility of the resident to transfer waste from their apartment or kitchen to the bin store. Colour coded bins will help recycling within the building.
- 2.12 The oversight for waste management would be from the on-site facilities management team for the development. They would ensure that residents are informed about recycling, that the bin stores are kept clean and if there is a need to rotate full bins and present them for filling by residents they will do so.
- 2.13 The bin store will benefit from ventilation, impermeable surfaces and a nearby water tap to assist in cleaning. There is no intention to compact or process the waste on site.
- 2.14 Waste will be collected by a licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way. It is assumed that this site would operate under a council management collection regime.

Table 2.1		St Gabriel's Waste Forecast		vectors.		
Waste Generation & Recycling Rates						
VN222275	21.04.22 v1					
Waste Forecast Based on Area Schedule Rev P05:						
Building 1 - St Gabriel's Chapel						
Dwellings	13					
Weekly Waste Forecast						
GD04 Waste Forecast (110 litres per Apartment per Week)						
= 1430 litres per week						
Waste Generation						
Recycling Streams		General Refuse	Organic	Paper/ Card	Plastic/ Metal/ Glass	Total
* Based on GD04		49%	2%	24%	24%	
Waste Recycling		1100l Eurobin	240 litre	1100l Eurobin	1100l Eurobin	
		699		350	350	1398
			32			32
Building 2 - Woodthorpe						
Dwellings	40					
Weekly Waste Forecast						
GD04 Waste Forecast (110 litres per Apartment per Week)						
= 4400 litres per week						
Waste Generation						
Recycling Streams		General Refuse	Organic	Paper/ Card	Plastic/ Metal/ Glass	Total
* Based on GD04		49%	2%	24%	24%	
Waste Recycling		1100l Eurobin	240 litre	1100l Eurobin	1100l Eurobin	
		2151		1076	1076	4302
			98			98
Building 3 - New Build West						
Dwellings	133					
Weekly Waste Forecast						
GD04 Waste Forecast (110 litres per Apartment per Week)						
= 14630 litres per week						
Waste Generation						
Recycling Streams		General Refuse	Organic	Paper/ Card	Plastic/ Metal/ Glass	Total
* Based on GD04		49%	2%	24%	24%	
Waste Recycling		1100l Eurobin	240 litre	1100l Eurobin	1100l Eurobin	
		7152		3576	3576	14305
			325			325
Building 4 - New Build East						
Dwellings	132					
Weekly Waste Forecast						
GD04 Waste Forecast (110 litres per Apartment per Week)						
= 14520 litres per week						
Waste Generation						
Recycling Streams		General Refuse	Organic	Paper/ Card	Plastic/ Metal/ Glass	Total
* Based on GD04		49%	2%	24%	24%	
Waste Recycling		1100l Eurobin	240 litre	1100l Eurobin	1100l Eurobin	
		7099		3549	3549	14197
			323			323
Total						
Dwellings	318					
Weekly Waste Forecast						
GD04 Waste Forecast (110 litres per Apartment per Week)						
= 34980 litres per week						
Bin Storage Requirement		0.43 sq m per apartment		=	137	sqm
		Plus Manoeuvring Space				
Recycling Streams		General Refuse	Organic	Paper/ Card	Plastic/ Metal/ Glass	Total
* Based on GD04		49%	2%	24%	24%	
Waste Recycling		1100l Eurobin	240 litre	1100l Eurobin	1100l Eurobin	
		17101		8551	8551	34203
			777			777
Bin Storage 1100ltr Eurobins		16		8	8	32
Bin Storage 240ltr bins			4			4

- 2.15 The on-site building management team at St. Gabriel's would bring the bins out to an agreed collection point immediately prior to collection and returned immediately after and to ensure areas are kept clean.
- 2.16 All routes for transferring bins will be step free and will have a minimum width of 1.54m, ensuring adequate manoeuvring space.

3 CONCLUSIONS

- 3.1 This Report has considered the Waste Strategy for a Student Accommodation development at St Gabriel's, Oxford Place, Manchester.
- 3.2 The development is for c. 318 student residences in 4 Buildings.
- 3.3 The report has set out the policy context for waste management and forecast the weekly waste generation and has provided a calculation for the various waste streams generated by the development.
- 3.4 The refuse storage provision is described including the number of bins for each recycling waste stream and how it would be managed on-site to ensure the Bin Stores are kept clean.
- 3.5 Overall, the changes are expected to give rise to a small increase in waste generation due to the extended ground floor commercial unit. This change is marginal and does not significantly change the refuse collection strategy.
- 3.6 Waste will be collected on a weekly basis by a licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way. It is proposed that this is conducted through MCCs council refuse collection scheme.
- 3.7 It is concluded that the forecast deliveries, waste management and refuse collection proposed is appropriate for this scale of development and that servicing, and waste collection can be undertaken in an efficient manner.

Appendix A Accommodation Schedule

BUILDING	TYPE	USE	LEVEL	CLUSTERS	CLUSTER ROOMS	ACCESSIBLE STUDIOS	STUDIOS	ROOMS (CLUSTER + STUDIOS)	AMENITY AREA (m2)	PLANT AREA (M2)	TOTAL GIA (m2)	TOTAL GIA- EXCL ANCILLARY SPACE IN B1 LG (m2)
BUILDING 1 ST GABRIEL'S/CHAPEL	REFURB	Entrance/Plant/Accommodation	Lower Ground/Basement	0	0	0	0	0	297.0	63.0	570.0	475.0
		Accommodation	Ground	0	0	0	8	8	168.0	0.0	559.0	559.0
		Accommodation	01	0	0	0	4	4	0.0	0.0	196.0	196.0
		Accommodation	02	0	0	0	1	1	0.0	0.0	59.0	59.0
		TOTAL FLOORS		TOTAL CLUSTERS	TOTAL CLUSTER ROOMS	TOTAL ACCESSIBLE STUDIOS	TOTAL STUDIOS	TOTAL ROOMS	TOTAL AMENITY AREA	TOTAL PLANT AREA	TOTAL GIA	TOTAL GIA
		4		0	0	0	13	13	465	63.0	1384.0	1289.0
		MIX:			0%	0%	100%	100%				

BUILDING 2 WOODTHORPE	REFURB	Accommodation	Ground	0	0	7	13	20	0.0	0.0	561.0	
		Accommodation	01	0	0	0	20	20	0.0	0.0	562.0	
		TOTAL FLOORS		TOTAL CLUSTERS	TOTAL CLUSTER ROOMS	TOTAL ACCESSIBLE STUDIOS	TOTAL STUDIOS	TOTAL ROOMS	TOTAL AMENITY AREA	TOTAL PLANT AREA	TOTAL GIA	
		2		0	0	7	33	40	0.0	0.0	1123.0	
		MIX:			0%	18%	83%	100%				

BUILDING 3 (NEW BUILD WEST)	NEW BUILD	Entrance/Plant/Accommodation	Ground	3	18	1	5	24	0.0	103.0	802.0	
		Accommodation	01	3	23	0	8	31	0.0	0.0	802.0	
		Accommodation	02	3	23	0	8	31	0.0	0.0	802.0	
		Accommodation	03	3	23	0	8	31	0.0	0.0	802.0	
		Accommodation	04	2	15	0	1	16	0.0	0.0	422.0	
		TOTAL FLOORS		TOTAL CLUSTERS	TOTAL CLUSTER ROOMS	TOTAL ACCESSIBLE STUDIOS	TOTAL STUDIOS	TOTAL ROOMS	TOTAL AMENITY AREA	TOTAL PLANT AREA	TOTAL GIA	
		5	14	102	1	30	133	0.0	103.0	3630.0		
		MIX:			77%	1%	23%	100%				

BUILDING 4 (NEW BUILD EAST)	NEW BUILD	Entrance/Plant/Accommodation	Ground	3	18	2	10	30	0.0	22.0	835.0	
		Accommodation	01	3	21	2	11	34	0.0	0.0	835.0	
		Accommodation	02	3	21	2	11	34	0.0	0.0	835.0	
		Accommodation	03	3	21	2	11	34	0.0	0.0	835.0	
		TOTAL FLOORS		TOTAL CLUSTERS	TOTAL CLUSTER ROOMS	TOTAL ACCESSIBLE STUDIOS	TOTAL STUDIOS	TOTAL ROOMS	TOTAL AMENITY AREA	TOTAL PLANT AREA	TOTAL GIA	
		4		12	81	8	43	132	0.0	22.0	3340.0	
		MIX:			61%	6%	33%	100%				

SIDE-WIDE SUMMARY TOTALS:

BUILDING	TYPE	USE	LEVEL	TOTAL CLUSTERS	TOTAL CLUSTER ROOMS	TOTAL ACCESSIBLE STUDIOS	TOTAL STUDIOS	TOTAL ROOMS	TOTAL AMENITY AREA	TOTAL PLANT AREA	TOTAL GIA	TOTAL GIA
BUILDINGS 1 AND 2	REFURB	ALL	ALL	0	0	7	46	53	465.0	63.0	2507.0	2412.0
BUILDINGS 3 AND 4	NEW BUILD	ALL	ALL	26	183	9	73	265	0.0	125.0	6970.0	6970.0
ALL	ALL	ALL	ALL	26	183	16	119	318	465.0	188.0	9477.0	9382.0

AMENITY (m2) PER ROOM:1.5

EXTERNAL PLANT/REFUSE/CYCLE ENCLOSURES:

Plant / Refuse / Cycles Enclosure		Ancillary	Ground							113.0	290.0	
No. Of Cycles:											154	

- NOTES:
1. St. Gabriels Plant Space Increased to include moved Generator

1. All figures are indicative, and subject to change in line with design development and coordination.

2. Site-wide and building totals exclude external plant/refuse/cycle enclosure figures.

3. Figures based on initial scheme design.

4. The architect accepts no responsibility for decisions, commercial or otherwise, made on the basis of this information.

5. Total building GIA figures include amenity and plant area totals, which are also scheduled separately for information.

Appendix B Scheme Layout Plans

BUILDING 03:

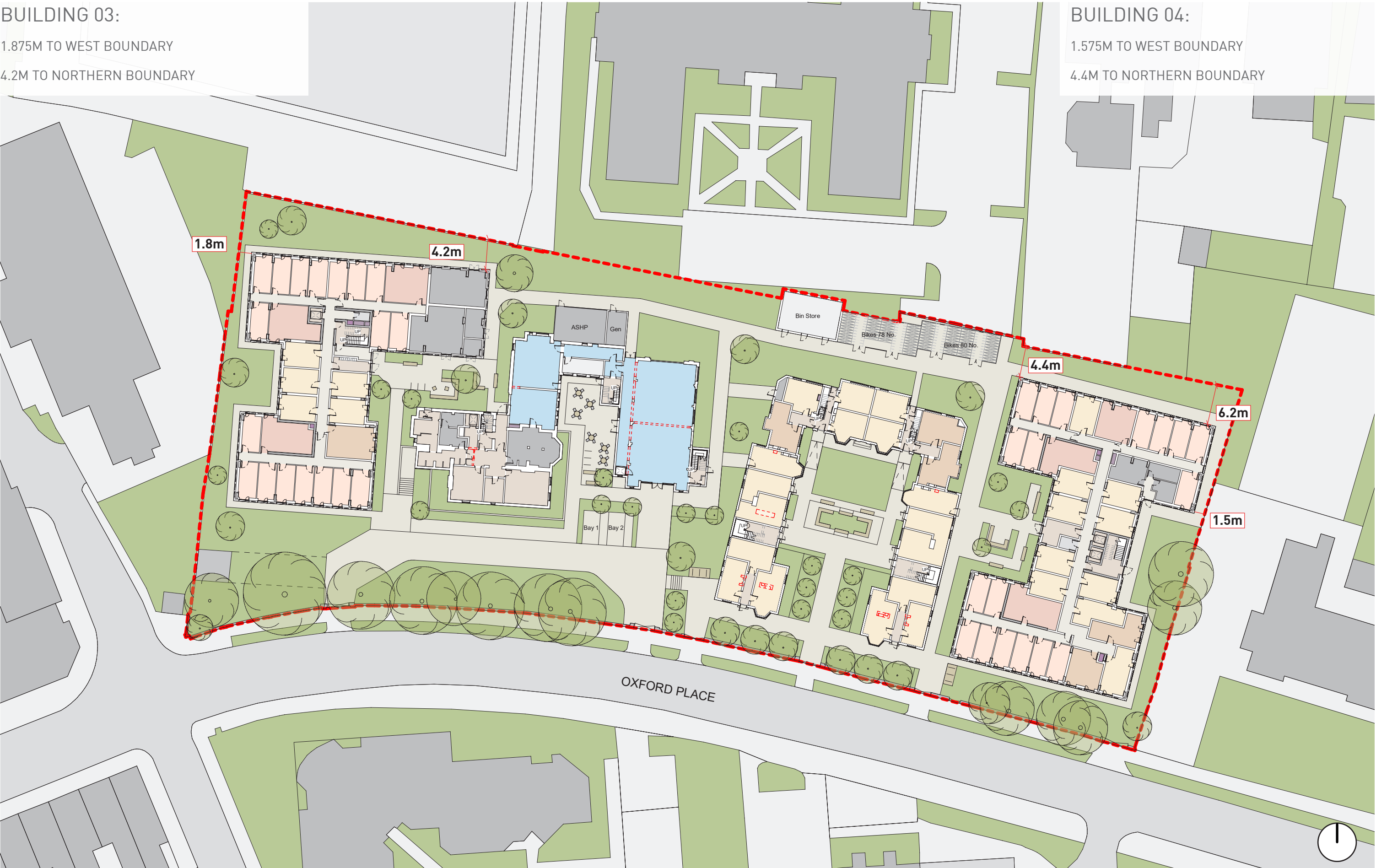
1.875M TO WEST BOUNDARY

4.2M TO NORTHERN BOUNDARY

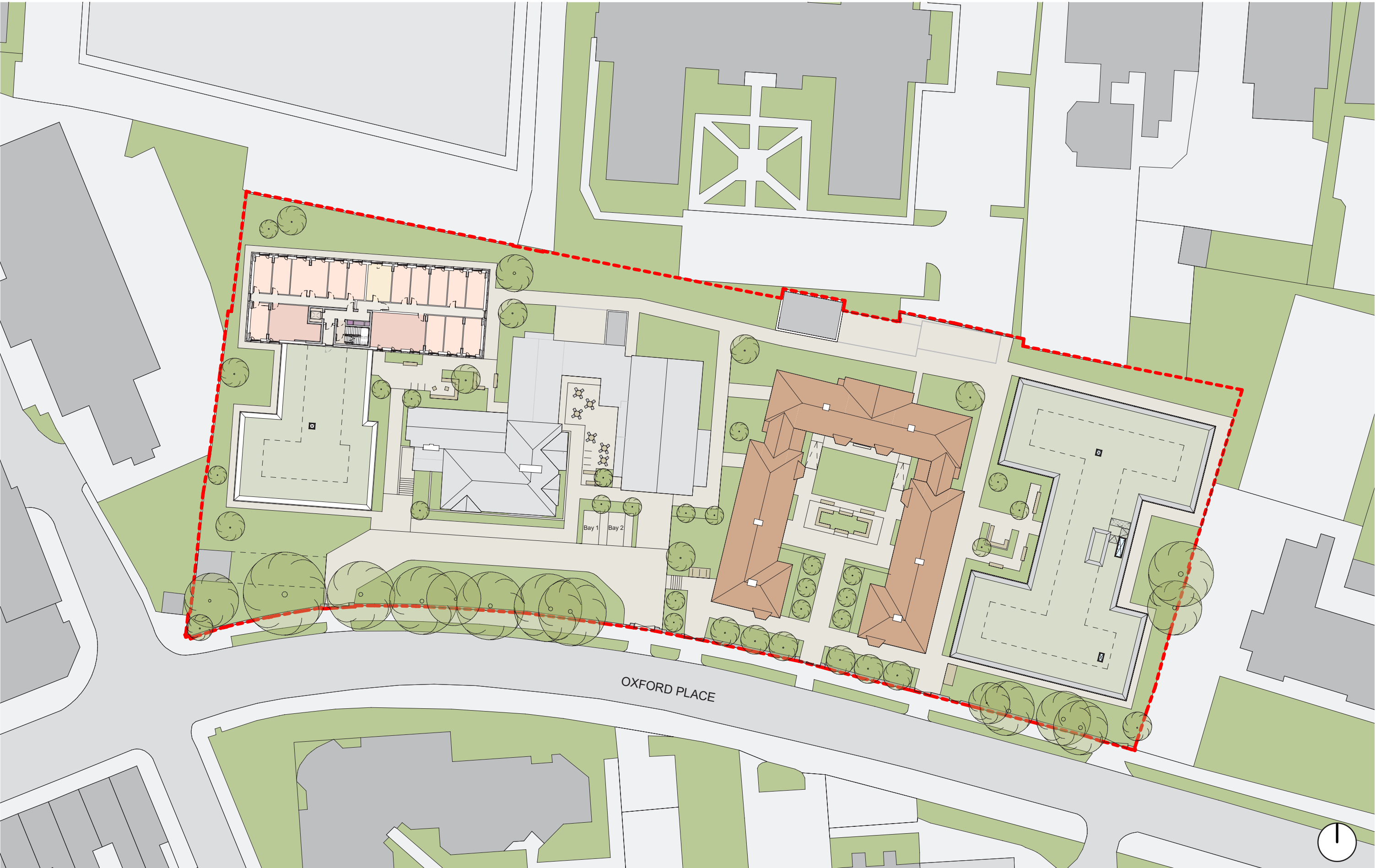
BUILDING 04:

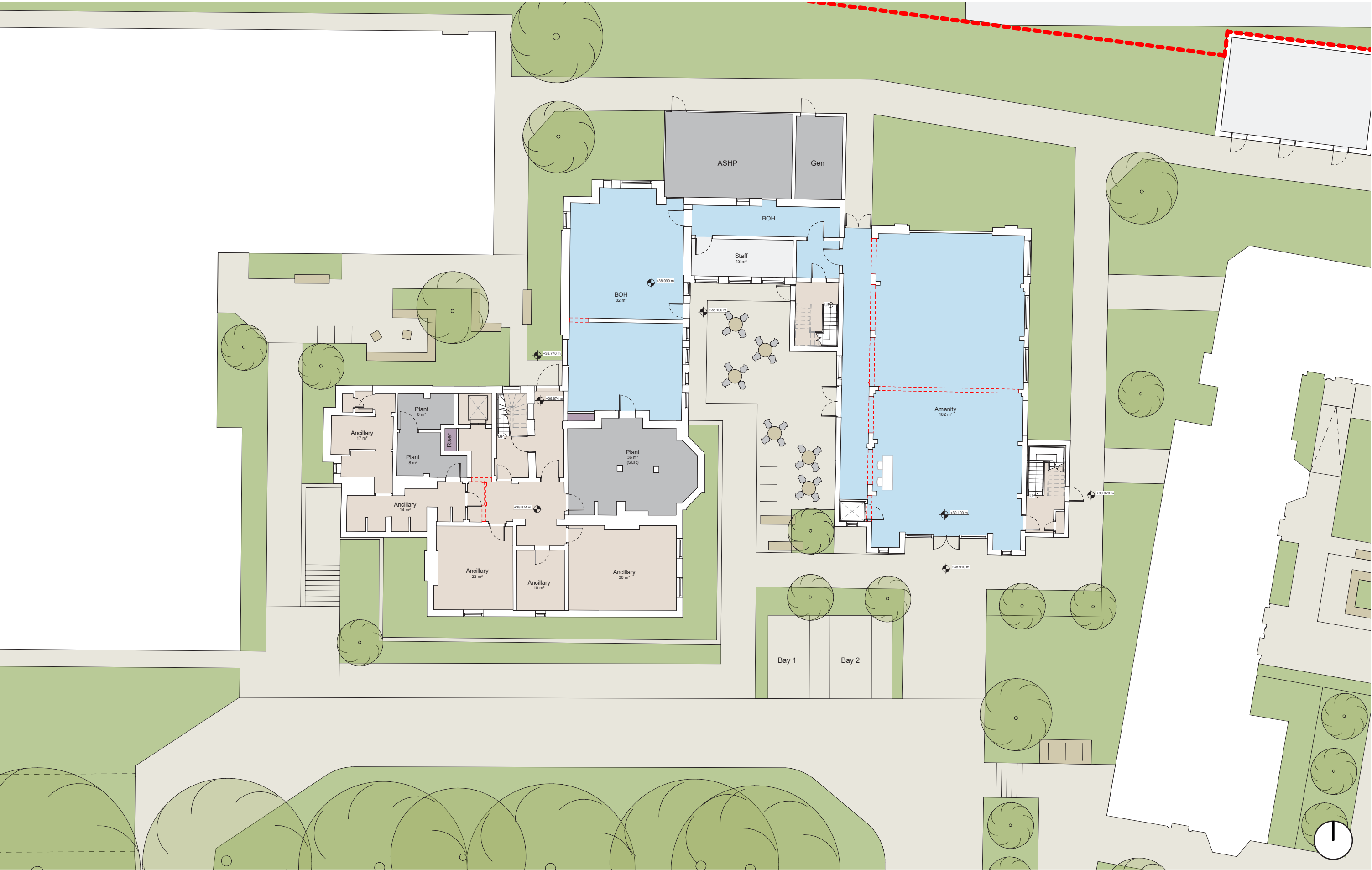
1.575M TO WEST BOUNDARY

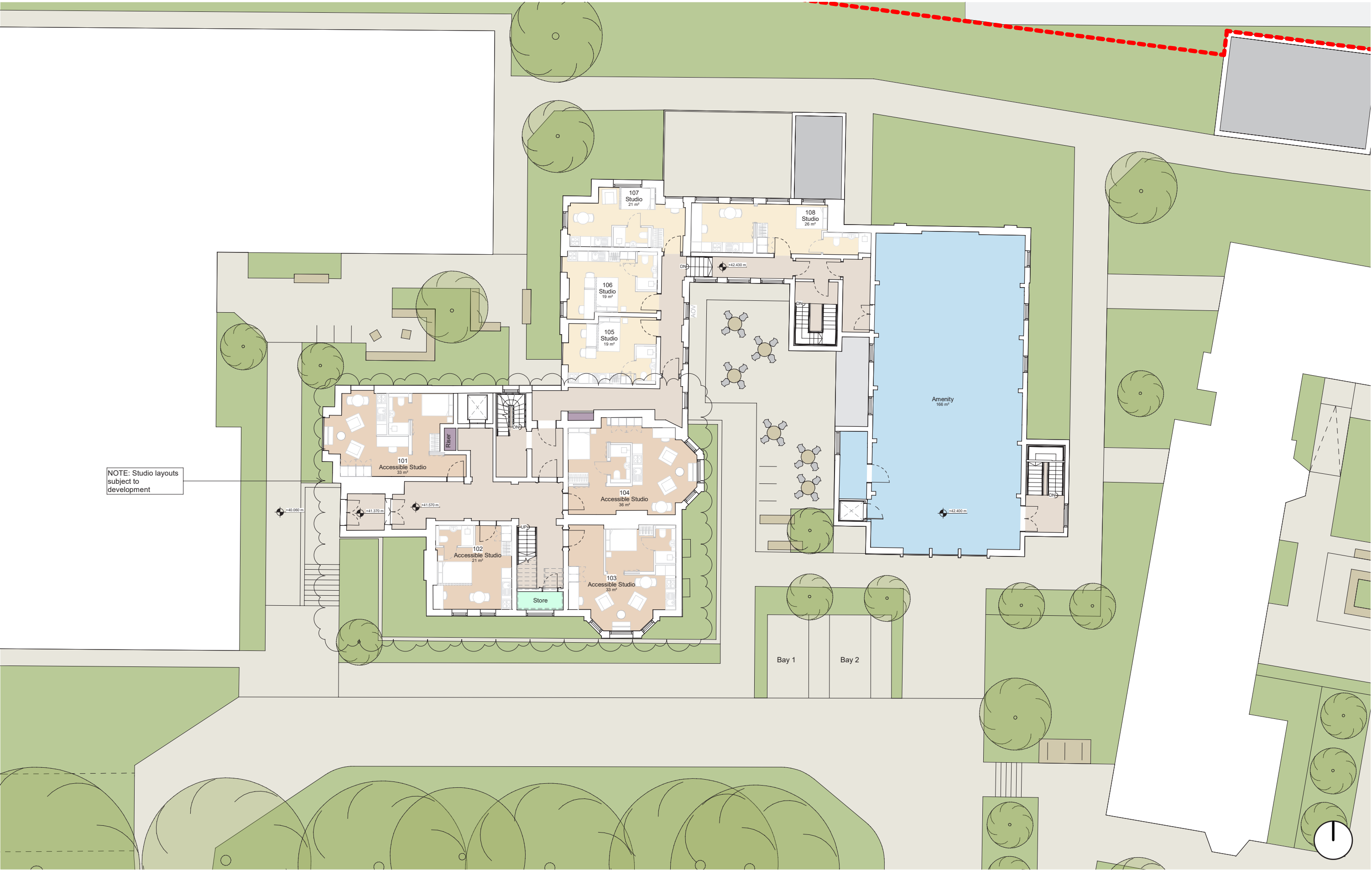
4.4M TO NORTHERN BOUNDARY

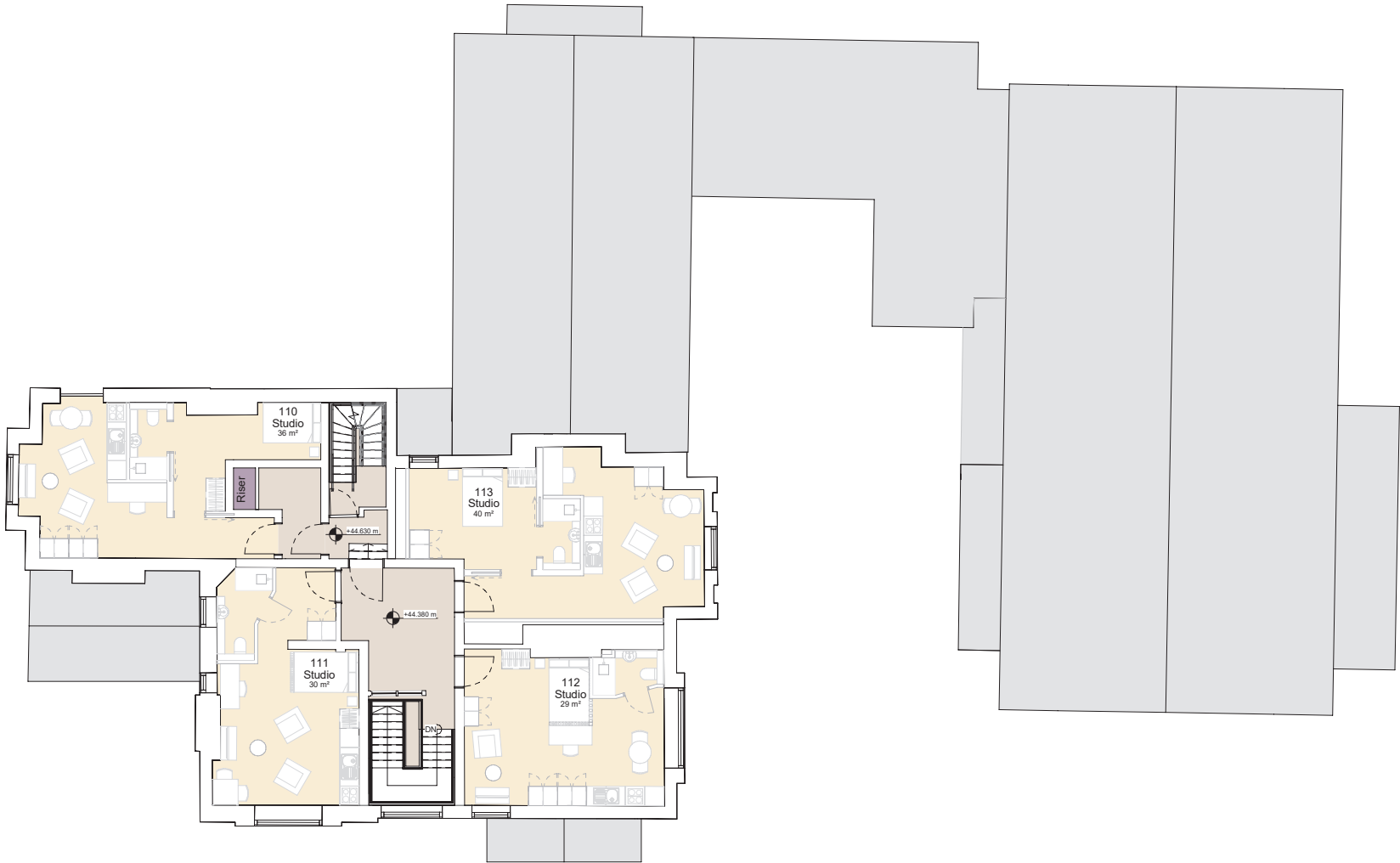


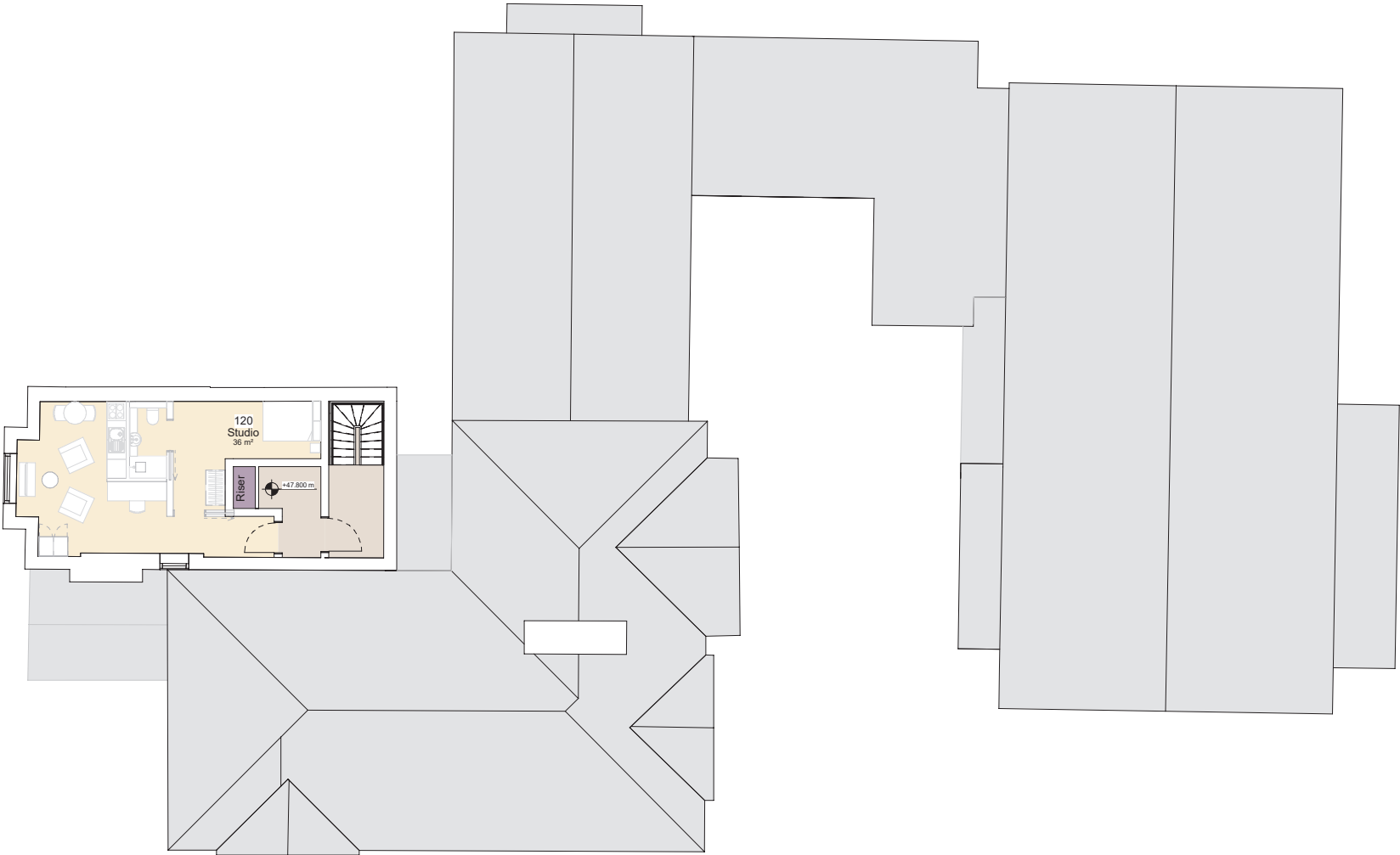


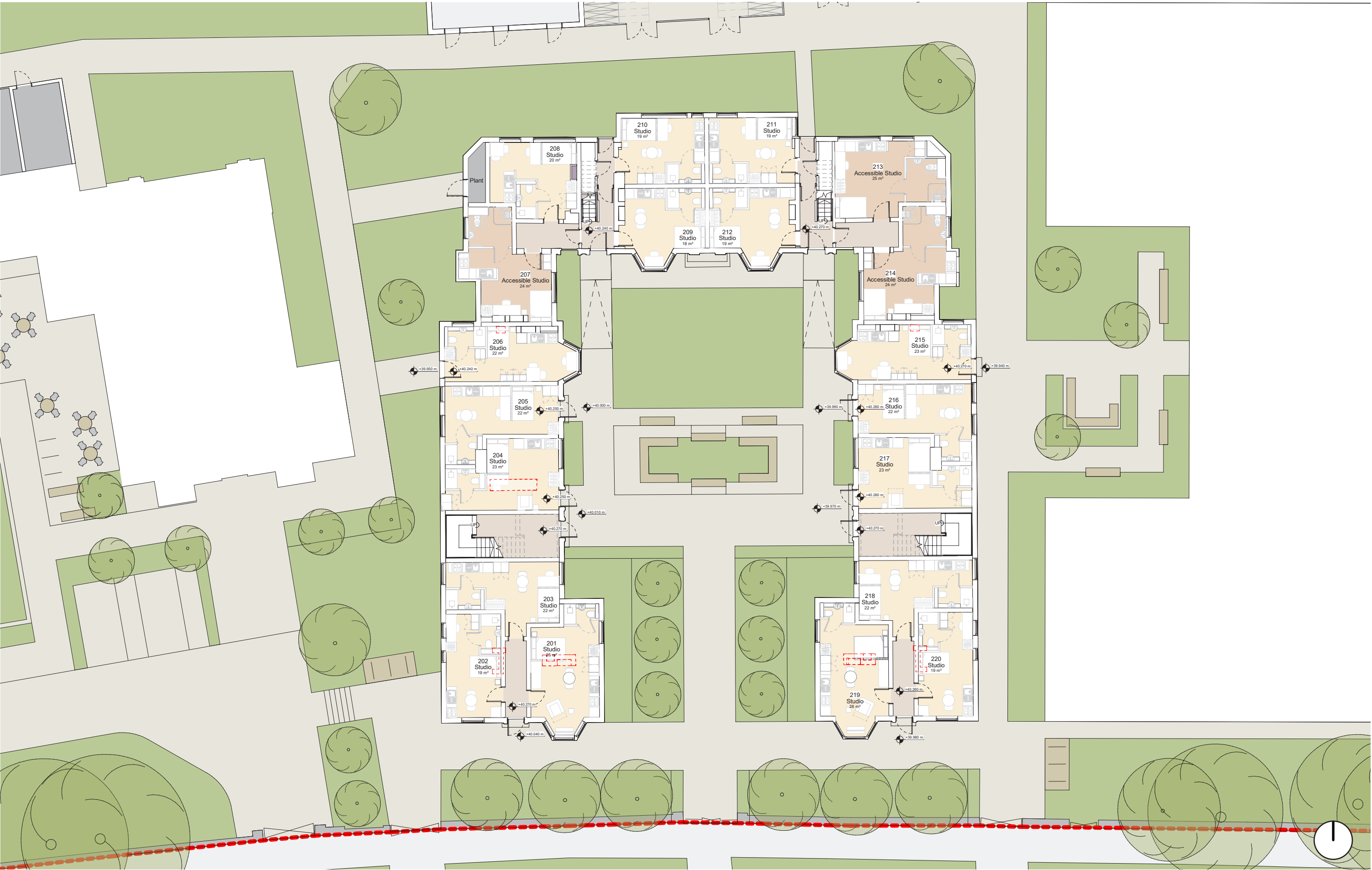


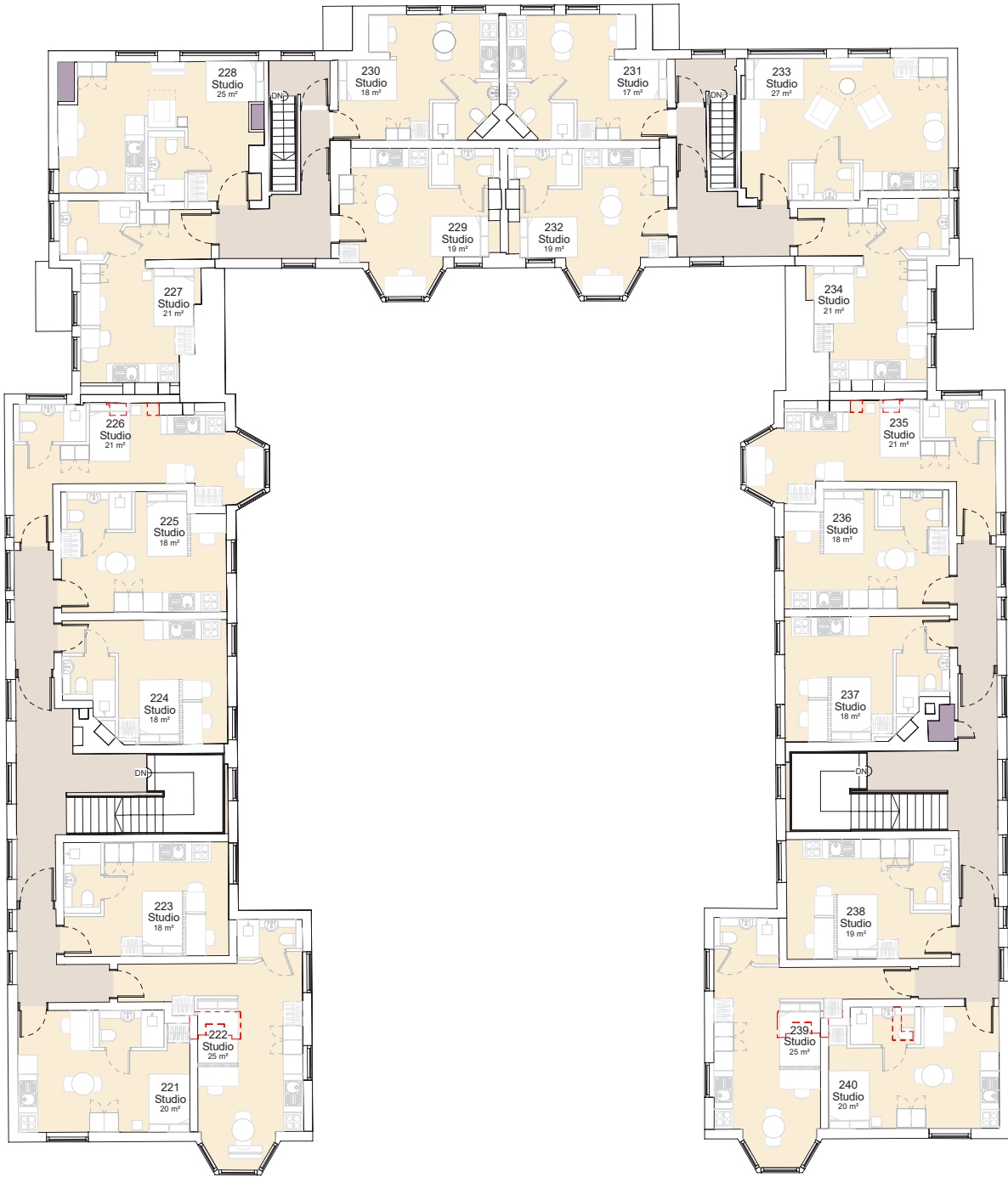












Appendix C Waste Pro-Forma

Appendix E

Proforma for Planning Applications



MANCHESTER
CITY COUNCIL

Planning Application - Waste Management Strategy

Planning Application Number:

Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	Not applicable for this application.	Not applicable for this application.
Pulpable Recycling	140 / 240	Not applicable for this application.	Not applicable for this application.
Mixed Recycling	140 / 240	Not applicable for this application.	Not applicable for this application.
Garden Waste	140 / 240	Not applicable for this application.	Not applicable for this application.
Food Waste	-	Not applicable for this application.	Not applicable for this application.

High Rise Apartment Developments

	Yes/ No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	137 sqm

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate
For Calculations See Overleaf

Has / will a contract be obtained with a licensed waste carrier?	Yes
--	-----

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	N/A
---	-----

Internal Stores (Residential and Commercial)

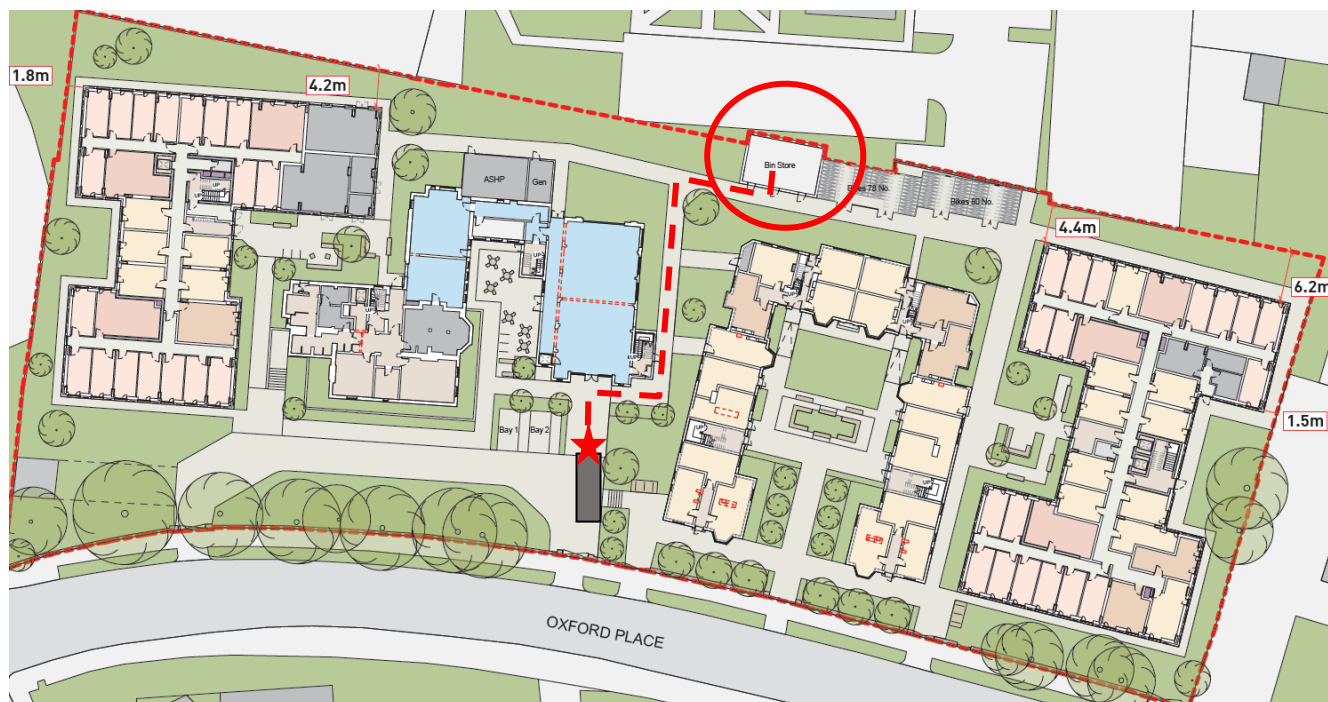
Please provide details of internal stores / segregation of waste and recycling.

Residential Waste The Proposed Recycling Waste Calculations are given below.						
Dwellings	318					
Weekly Waste Forecast GD04 Waste Forecast (110 litres per Apartment per Week) = 34980 litres per week						
Bin Storage Requirement		0.43 sq m per apartment Plus Manoeuvring Space		=	137 sqm	
Recycling Streams * Based on GD04	Waste Recycling	General Refuse	Organic	Paper/ Card	Plastic/ Metal/ Glass	Total
		49%	2%	24%	24%	
		1100l Eurobin	240 litre	1100l Eurobin	1100l Eurobin	
		17101		8551	8551	34203
			777			777
	Bin Storage 1100ltr Eurobins	16		8	8	32
Bin Storage 240ltr bins		4			4	

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

The Bin Storage area is a separate bin store located on the ground floor as indicated below including the transfer route to the Bin Collection point (starred).



Ensure all bins in the store are accessible

The refuse store will be accessible by residents.

Y

The bin storage area includes space for maneuvering and the doors are designed to be wider than the 1.3m minimum.

Ensure recycling facilities are as easy to access as general refuse

Y

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation

The bin store will be ventilated and open to the movement of air.

Hygiene

The refuse store will be finished in a material that is impervious and easily kept clean.

Overall waste management would be undertaken by the on-site staff member/management company who would monitor the cleanliness on a regular basis and would ensure that all areas of the site are kept clean as required.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident/ management company.

Residents will transfer waste from their apartment to the bin store. The On Site Buildings Management would oversee the collection of waste and monitor how full the bins are.

The on site management would transfer the bins to an agreed collection point (as shown starred above) and will return the bins to the bin store immediately after collection has taken place. This would be under the direction of the on site Building Manager.

Please ensure that you have attached:

Detailed plans of waste stores	Y
Location plans showing stores	
Location plans showing the proposed collection point and the route the collection vehicle will take	Y

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments.

Contact

London

Network Building,
97 Tottenham Court Road,
London W1T 4TP.
Tel: 020 7580 7373

Bristol

5th Floor, 4 Colston Avenue,
Bristol BS1 4ST
Tel: 0117 203 5240

Cardiff

Helmont House, Churchill Way,
Cardiff CF10 2HE
Tel: 029 2072 0860

Exeter

6 Victory House,
Dean Clarke Gardens,
Exeter EX2 4AA
Tel: 01392 422 315

Birmingham

Great Charles Street,
Birmingham B3 3JY
Tel: 0121 2895 624

Manchester

Oxford Place, 61 Oxford Street,
Manchester M1 6EQ.
Tel: 0161 228 1008

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