

Sister Plot C

Operational Waste Strategy v1.1

May 2025

PREPARED FOR

ID Manchester Ltd and University of Manchester

Operational Waste Strategy v1.1

Prepared By	Emily Ingham
Reviewed By	Leah Stuart
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CONTENTS

CONTENTS.....	1
1. Introduction.....	1
2. National and Local Guidance and Circle Square Experience	2
2.1. Manchester's Core Strategy 2012-2027, Manchester City Council, adopted July 2012...	2
2.2. GD04 Waste Storage and Collection Guidance for New Developments, Manchester City Council, v7, September 2023.....	2
2.3. Policy DC10.1 of Manchester City Council's Unitary Development Plan (UDP).....	3
2.4. Circle Square Experience.....	3
3. Waste Generation	4
3.1. Land Use	4
3.2. Waste Volume Calculation Parameters	4
3.3. Waste Volume per Week.....	4
3.4. Waste Type	5
3.5. Waste Volume by Waste Type	5
3.6. Compaction	5
3.7. Collection Frequency.....	5
3.8. Storage Volume Requirement	6
4. Waste Storage Information	7
4.1. Tenants' Demise and Obligations	7
4.2. Bin Type and Number	7
4.3. Storage Areas for Buildings C1 and C2	7
4.4. Bin Storage Area for Viaduct Units.....	7
5. Waste Collection	8
5.1. Buildings C1 and C2: Service Tunnel	8
5.2. Viaduct Units: Use of Storage Area Adjacent to Existing Car Park	8
6. Waste Destination	9

Appendix A: Circle Square Waste Data

Appendix B: Bin Storage Area Plans

Appendix C: Refuse Vehicle Tracking

Appendix D: MCC Waste Proforma

1. Introduction

Civic Engineers have been engaged by the Applicants (ID Manchester Ltd and the University of Manchester) of Sister Plot C, to produce this Operational Waste Strategy document to accompany the planning application for 68,095sqm office and 7,760sqm of flexible use. For the purposes of this report, assumptions have been made about the use of the flexible uses and their waste storage requirements, based on current architects' proposals.

It is expected that a detailed Waste Management Strategy will be conditioned as part of the planning approval.

This report draws on national and local guidance, as well as operational experience of Bruntwood, who will operate this site, from their Circle Square campus in Manchester.

The report does not cover demolition and construction waste management.

2. National and Local Guidance and Circle Square Experience

2.1. Manchester's Core Strategy 2012-2027, Manchester City Council, adopted July 2012

Policy EN 19 Waste of the Core Strategy addresses how waste should be managed by the Applicants and by waste management site operators.

In terms of Applicants obligations, Policy sets out:

- Applicants must demonstrate the proposed development's consistency with the principles of the waste hierarchy, i.e. (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal).
- Applicants must submit a waste management plan.
- Communities should be encouraged to take responsibility for the waste they create through the provision of accessible facilities.

2.2. GD04 Waste Storage and Collection Guidance for New Developments, Manchester City Council, v7, September 2023

GD04 sets out minimum standards for refuse storage for development, and includes the following requirements:

- Recycling bins must be more conveniently located, or as conveniently located as general waste provision, to encourage recycling.
- Commercial refuse will not be collected by MCC and operators of commercial premises are required by law to enter into a commercial waste agreement with a registered waste carrier for the disposal of their waste.
- All waste must be containerised and stored off the public highway.
- Where waste storage areas are to be visible from the boundary of the property, a sensitively located and designed enclosure should be provided.
- Walkways in bin storage rooms should be at least 1.3m wide.

For planning applications, a Waste Strategy should be produced which should include:

- Estimated volume and type of waste
- Internal and external storage details
- Collection strategy and refuse vehicle routing
- Number and capacity of bins to be provided, and collection frequency

GD04 provides a Proforma which should be submitted with the planning applications, and for Sister Plot C this has been completed and is provided at Appendix D to this document.

Other points to note, relevant to Sister Plot C:

Waste volume is covered in Appendix C of GD04. Relevant to the proposed development are the following parameters:

- Office 2,600l of waste per week per 1,000sqm GIA. 50% general, 50% recycling
- Restaurants 1,500l of waste per week per 20 dining spaces. This has also been applied to café. Recycling rates are variable, and therefore experience from Circle Square has been applied to the proposed development, see Section 2.3.

2.3. Policy DC10.1 of Manchester City Council's Unitary Development Plan (UDP)

This policy outlines specific criteria that the Council considers when evaluating planning applications for food and drink establishments, including restaurants, cafés, and hot food takeaways. The policy stipulates that, in determining such applications, the Council will have regard to:

- The general location of the proposed development, including any reference to the area in other policies in the development plan.
- The effect on the amenity of neighbouring residents, assessing potential impacts such as noise, odour, and general disturbance.
- The availability of safe and convenient arrangements for car parking and servicing, ensuring that the development does not adversely affect traffic flow or parking availability.
- Ease of access for all, including provisions for disabled individuals, to promote inclusivity and compliance with accessibility standards.
- The storage and collection of refuse and litter, requiring adequate facilities to manage waste and maintain cleanliness in the vicinity.

2.4. Circle Square Experience

The operator of the proposed development will be ID Manchester Limited. (ID Manchester Ltd comprises a joint venture of Bruntwood SciTech Ltd partnering with University of Manchester., Bruntwood SciTech Ltd is also the operator of the Circle Square development in Manchester city centre, which is also an office and mixed-use campus.

Circle Square provided a useful precedent from which to draw experience with waste arisings and recycling rates. Information for Circle Square was provided by Bruntwood SciTech Ltd and is summarised in Appendix A, and has been used to support the requirements of GD04 where site specific knowledge is required.

3. Waste Generation

3.1. Land Use

Plot C (Sister) will comprise of 72,928 sqm GEA office accommodation and 7,265 sqm GEA of flexible uses which could be food and beverage/commercial/gym/wellness, as well as 860 sqm community space.

For the purposes of calculating bin storage requirements, the GIA of the development has been used, taking only the GIA of the actual units, as these are the area that will be generating waste. Assumptions for use of the flexible use areas have been taken from architects' proposals.

For the purpose of this strategy, the flexible uses are assumed to be broken down as per development proposals, therefore the assessed quantum of development is as set out in Table 1.

Table 1: Land Use and GIA

Building	Land Use	GIA in sqm
C1	Office	25,125
	Restaurant	451
	Café	829
	Gym	1,904
C2	Office	40,424
	Café	245
VIADUCT	Total (assumed 50:50 café:restaurant)	884
	Café	442
	Restaurant	442

3.2. Waste Volume Calculation Parameters

- For Office, waste generation is 2,600l per 1000sqm of GIA, as per MCC Guidance.
- For café and restaurant space, waste generation is 1,500l per 20 dining spaces as per MCC Guidance, i.e. 75l per dining space.
- The GIA of the café and restaurant have been assumed to be 1/3 back of house (no dining spaces) and 2/3 front of house.
- For cafes, there is assumed to be 1 dining space per 2sqm front of house area
- For restaurants, there is assumed to be 1 dining space per 5sqm front of house area
- For gyms, waste generation is 5l per sqm of GIA, taken from BS5906-2005 for Entertainment Complex/leisure centre

3.3. Waste Volume per Week

The parameters above have been applied to the land uses at Plot C, and weekly waste generation presented in Table 2.

Table 2: Total Weekly Waste Generation

Building	Land Use	GIA in sqm	Covers	Total Weekly Waste (litres)
C1	Office	25,125	n/a	65,325
	Restaurant	451	60	4,510
	Café	829	276	20,725
	Gym	1,904	n/a	9,520
C2	Office	40,424	n/a	105,102
	Café	245	82	6,125
VIADUCT	Café	442	147	11,050
	Restaurant	442	59	4,420

3.4. Waste Type

- Office 50% general 50% mixed recycling as per MCC guidance
- Gym 100% general waste as per BS5906-2005 for Entertainment Complex/leisure centre, noting that gym refuse arisings are relatively low by nature
- For café and restaurant the information from operational experience at Circle Square has been used, presented in full at Appendix A, by volume:
 - 14% General
 - 0.5% Paper/Card
 - 2% Dry Mixed
 - 63% Glass
 - 21% Food

3.5. Waste Volume by Waste Type

The breakdown of waste types above has been applied to the total waste generated by each land use from Table 2 and presented in Table 3.

Table 3: Weekly Waste Volume by Waste Type

Building	Land Use	Total (litres)	General (litres)	Recycling (litres)				Food (litres)
				Paper/ card	Dry mixed	Glass	Total	
C1	Office	65,325	32,663	-	-	-	32,663	n/a
	Restaurant	4,510	637	21	97	2,845	2,963	923
	Café	20,725	2,928	95	445	13,076	13,616	4,241
	Gym	9,520	12,850	-	-	-	-	-
C2	Office	105,102	52,551				52,551	n/a
	Café	6,125	865	28	132	3,864	4,024	1,253
VIADUCT	Café	11,050	1,561	51	237	6,972	7,260	2,261
	Restaurant	4,420	624	20	95	2,789	2,904	904

3.6. Compaction

Compaction options were explored with the Applicants in order to reduce volume and therefore either collection frequency or waste storage space requirement, however, the larger compactors require a head height at collection that is not achievable in the service tunnel, and the smaller ones into which individual eurobins are wheeled, were considered to require too much user input, with the waste storage strategy potentially being compromised by operators not being able to or wanting to compact the waste.

Therefore, no on-site compaction is proposed.

3.7. Collection Frequency

The Applicants have stated that bin collection will take place 3 times per week for all elements within Plot C (Sister), including buildings C1, C2 and the viaduct units.

3.8. Storage Volume Requirement

Storage volume requirement has been calculated by dividing the weekly waste generation by the number of weekly collections, proposed at 3 times per week.

Table 4: Waste Volume Storage Required by Waste Type

Building	Land Use	Total (litres)	General (litres)	Recycling (litres)				Food (litres)
				Paper/ card	Dry mixed	Glass	Total	
C1	Office	21,775	10,888	-	-	-	10,888	n/a
	Restaurant	1,503	212	7	32	948	988	308
	Café	6,908	976	32	148	4,359	4,539	1,414
	Gym	3,173	4,283	-	-	-	-	-
	TOTAL	33,360	16,359	39	181	5,307	16,414	1,721
C2	Office	35,034	17,517	-	-	-	17,517	n/a
	Café	2,042	288	9	44	1,288	1,341	418
	TOTAL	37,076	17,806	9	44	1,288	18,858	418
VIADUCT	Café	3,683	520	17	79	2,324	2,420	754
	Restaurant	1,473	208	7	32	930	968	301
	TOTAL	5,157	729	24	111	3,253	3,388	1,055

4. Waste Storage Information

4.1. Tenants' Demise and Obligations

In the tenants' demise, bins for each required waste type will be accommodated.

For Buildings C1 and C2, operational staff will travel via lift to the lower ground floor, to put bin bags in the bins in the relevant storage area.

For the viaduct units, tenants will take bin bags to the refuse area which will be added to the existing car park accessed from Sackville Street.

Clauses will be written into tenant contracts to ensure that they commit to segregating and sending their waste for recycling.

4.2. Bin Type and Number

All waste will be stored in 1,100l eurobins, except food waste. Food will be in 240l wheelie bins, as any larger than this would be too heavy for operatives to move.

Bin sizes have been taken from Appendix A of the GD 04 Waste Storage and Collection Guidance for New Developments Manchester City Council.

Dividing the storage volume required for each waste type, as set out in Table 4 by the collection frequency, by the bin types as described above, gives the number of bins required in each of the waste storage areas, as presented in Table 5. The only exception is for Building C1 where 27 eurobins are proposed. The above calculations indicate that up to 30 eurobins could be required, however this will be closely monitored by the operator and if additional infill collections are required this will be organised with the appropriate refuse collection service.

Table 5: Number of Bins by Type in each Storage Area

Building	Policy/Guidance 1,100l Eurobins		Proposed Eurobins	Policy/Guidance = Proposed 240l Wheelie bins for Food Waste
	General Waste	Recyclable Waste		
C1	15	15	27 (see note above)	7
C2	16	17	33	2
VIADUCT	1	3	4	4

4.3. Storage Areas for Buildings C1 and C2

A plan of the bin storage areas is shown at Appendix B.

Buildings C1 and C2 have separate, dedicated waste stores at Lower Ground Floor. The provision of bins has been informed by this strategy and is as per the provision set out in Table 5.

1.3m walkways are provided between rows of bins, in accordance with the requirements of GD04.

4.4. Bin Storage Area for Viaduct Units

The existing secure storage area adjacent to the car park at the north west of IDM, north of the viaducts, will be used to store bins for the viaduct units. This is shown on the plans at Appendix B.

5. Waste Collection

Bins will be collected every 3 days, or more frequently if indicated by monitoring, as set out in 4.2

As the development is commercial, MCC refuse vehicles will not attend site. Therefore to select an appropriate refuse vehicle to track, information was obtained from the Circle Square development, and the larger of these vehicles used in the tracking analysis, which was the Mercedes Econic, with specification of this vehicle included at Appendix C.

5.1. Buildings C1 and C2: Service Tunnel

For Buildings C1 and C2, refuse collection vehicles will enter the service tunnel via London Road and Mill Lane. Entry to the service tunnel will be restricted, with refuse operatives being admitted entry beyond the barriers on Mill Lane. The access control is located such that refuse vehicles awaiting admittance will not cause queuing on London Road.

The refuse collection vehicle will pull into one of the larger servicing bays in the service tunnel. Plans showing the service routing, access control location, and vehicle tracking analysis are presented at Appendix C.

5.2. Viaduct Units: Use of Storage Area Adjacent to Existing Car Park

For the viaduct units, the refuse vehicle will utilise an existing vehicle entrance from Sackville Street at the west end of Altrincham Street, which connects into an existing car park north of the viaduct.

The vehicle will then leave via the existing car park exit.

Refuse vehicle tracking is shown at Appendix C for the same vehicle as above.

6. Waste Destination

As per the Circle Square development, all waste will be transferred to a Materials Recovery Facility. From there all recyclable content will be sent to recyclers; and food and general waste will be used in an Energy from Waste facility.

Appendix A: Circle Square Waste Data

Waste Stream	Initial Destination	Process Destination	Tonnage	Recycled	Recovered	Waste (kg)	Bin Type	Weight Limit (1100L)	Total Binloads
General Waste	Materials Recovery Facility	Energy from Waste	10.98	1.1	9.88	10980		70	157
Paper/Cardboard	Materials Recovery Facility	Recycler	0.58	0.47	0.12	580		46	13
Dry Mixed Packaging	Materials Recovery Facility	Recycler	2.35	1.53	0.82	2350		46	51
Glass*	Materials Recovery Facility	Recycler	1.02	1.02	0	1020		70	15
Food*	Materials Recovery Facility	Energy from Waste	0.64	0	0.64	640		70	9
Total						15570			244

*240L Bins

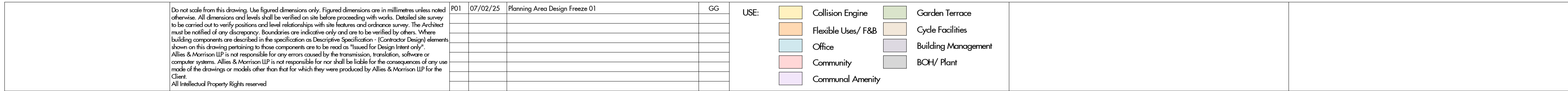
Waste Stream	Waste Tonnage/Month				% of Total Waste			
	February	March	April	Total	February	March	April	Total
General Waste	16.3975	15.8	10.98	43.1775	89%	77%	71%	79%
Paper/Cardboard	0.25	0.57	0.58	1.4	1%	3%	4%	3%
Dry Mixed Packaging	0.9975	3.218	2.35	6.5655	5%	16%	15%	12%
Glass*	0.715	1.04	1.02	2.775	4%	5%	7%	5%
Food*	0.08	0	0.64	0.72	0%	0%	4%	1%
Total	18.44	20.628	15.57	54.638	100%	100%	100%	100%

Office	Retail
92%	8%
86%	6%
3%	0%
13%	1%
	5%
	1%
92%	8%

Unit	Total Area (m2)	Waste (L)					
		Total	General	Paper/Card	Dry Mixed	Glass	Food
Total Size	36,301	97,980	77428	2511	11774	4976	1291
Retail	2999	6310	891	29	136	3981	1291
Office	33,302	91670	77886	2525	11843	995	0

Unit	Total Area (m2)	Waste (%) - from table above					
		Total	General	Paper/Card	Dry Mixed	Glass	Food
Total Size	36,301	100.0%	79.0%	2.6%	12.0%	5.1%	1.3%
Retail	2,999	100.0%	14.1%	0.5%	2.1%	63.1%	20.5%
Office	33,302	100.0%	85.0%	2.8%	12.9%	1.1%	0.0%

Appendix B: Bin Storage Area Plans



Allies and Morrison LLP 85 Southwark Street London SE1 0HX telephone 020 7921 0100 facsimile 020 7921 0101 email studio@alliesandmorrison.com	Sister Manchester Plot C : SISCO-AAM-ZZ-ZZ-ME-AR-00002	S0
	Proposed Lower Ground Floor Plan GENERAL ARRANGEMENT SISCO-AAM-ZZ-LG-DR-AR-06099	Status
A&M JOB No. 19171 02	SCALE 1: 200 @A1 1: 400 @A3	P01
		Revision

Appendix C: Refuse Vehicle Tracking



STANDARD NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS.

2. THIS DRAWING SHOULD NOT BE SCALED.

3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.

4. ALL DISCREPANCIES SHOULD BE REPORTED TO C.A./E.A. PRIOR TO THE COMMENCEMENT OF WORKS.

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KEY:

FRONT MOVEMENT

BODY ENVELOPE

CHASSIS ENVELOPE

REVERSE MOVEMENT

BODY ENVELOPE

CHASSIS ENVELOPE

COLUMN PROTECTION ZONE

500mm CLEARANCE ZONE

NOTES:

500mm OFFSET PROVIDED FROM WALLS FOR CLEARANCE ZONE

300mm OFFSET PROVIDED FROM THE FACE OF CIRCULAR COLUMNS FOR CLEAR SPACE AND PROTECTION INSTALLATION, WITH AN ADDITIONAL 100mm FOR PROTECTION'S WIDTH

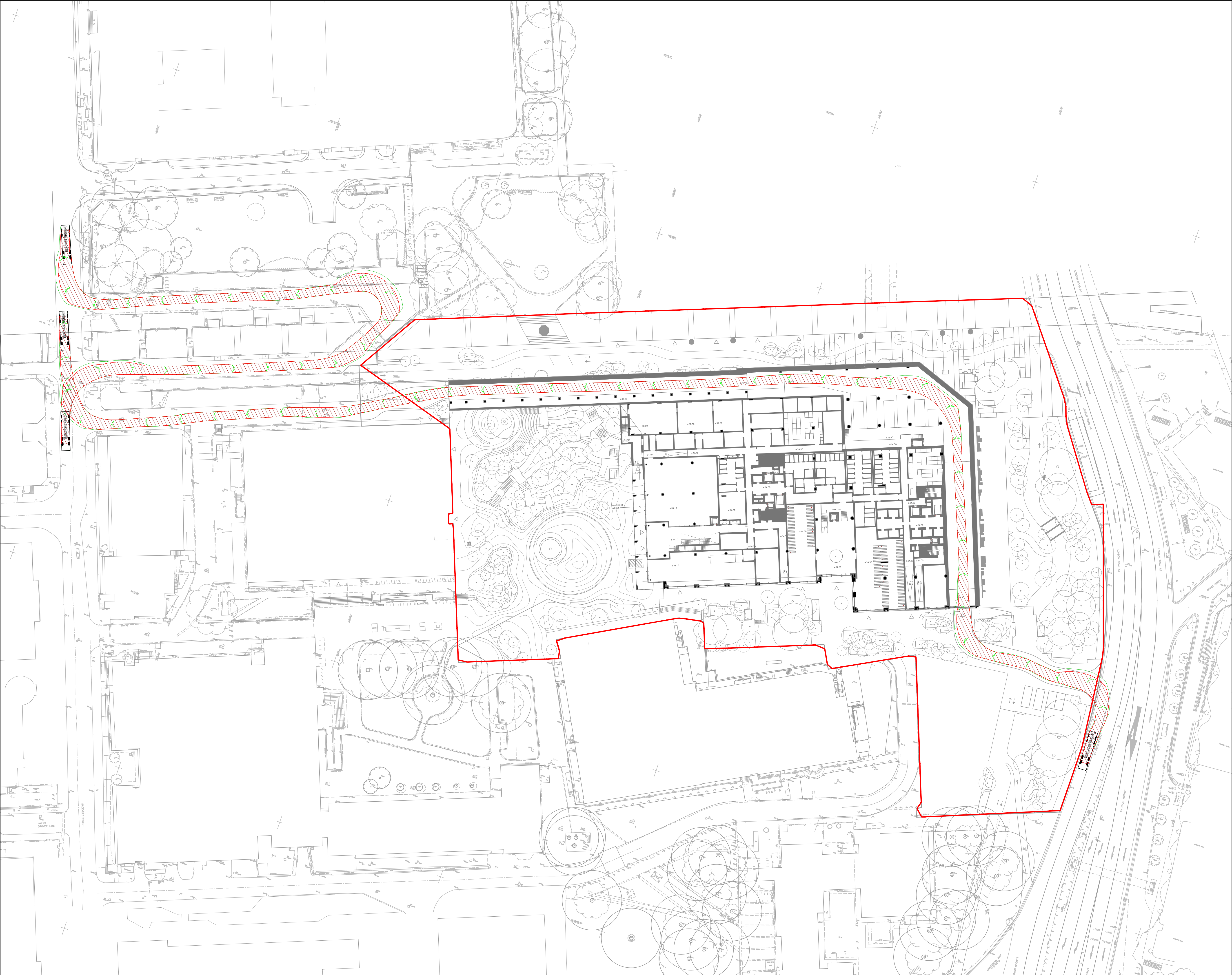
THE VEHICLE MOVEMENT ENVELOPES SHOWN ARE GENERATED USING AUTODESK VEHICLE TRACKING SOFTWARE AND ARE INDICATIVE ONLY. THE ENVELOPES SHOWN DO NOT MAKE ALLOWANCE FOR DRIVER ABILITY, GRADIENTS AND ALTERNATIVE VEHICLE SPECIFICATIONS.

Copy Of Mercedes 11.5m Econic (2.49m Wide)

Overall Length	11.500m
Overall Width	2.490m
Overall Body Height	2.490m
Min Body Ground Clearance	0.302m
Track Width	2.490m
Lock to lock time	4.00m
Wait to Wait Turning Radius	11.250m

22.04.25	P01	ISSUED FOR INFORMATION	NL	EI
DATE	REV	DESCRIPTION	DRAWN	CHKD
<div><h1>CIVIC</h1><h2>ENGINEERS</h2><p>civicingengineers.com</p></div>				
PROJECT				
SISTER - PLOT C MANCHESTER				
TITLE				
SWEPT PATH ANALYSIS REFUSE VEHICLE SERVICE TUNNEL				
DRAWING STATUS				STATUS CODE
FOR INFORMATION				--
CE PROJECT No.	SCALE @ A1	DATE CREATED	DRAWN	CHECKED
2750-01	1:200	APR'25	NL	EI
DRAWING No.				REV
2750-CIV-00-ZZ-S-C-00007				P01

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KEY

- RED LINE BOUNDARY
- CHASSIS ENVELOPE
- BODY ENVELOPE
- CHASSIS ENVELOPE (REVERSE)
- BODY ENVELOPE (REVERSE)

VEHICLE PARAMETERS

Copy Of Mercedes 11.5m Econic (2.45m Wide)
Overall Length 11.500m
Overall Width 2.450m
Overall Body Height 3.740m
Min Body Ground Clearance 0.352m
Track Width 2.450m
Lock to lock time 4.09s
Wall to Wall Turning Radius 11.250m

22.04.25	P01	FIRST ISSUE	NL	EI
DATE	REV	DESCRIPTION	DRAWN	CHKD

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PROJECT

SISTER - PLOT C

TITLE

SWEPATH ANALYSIS
REFUSE VEHICLE SERVICING

DRAWING STATUS					STATUS CODE	
INFORMATION					-	
CE PROJECT No.	SCALE @ A1	DATE CREATED	DRAWN	CHECKED		
2750-01	1:500	APR'25	NL	EI		
DRAWING No.					REV	
2750-CIV-00-ZZ-S-C-00008					REV	P01

Appendix D: MCC Waste Proforma



Appendix E - Waste Management Strategy (v7.00 from September 2023)

Planning Application Number: **TBC**

Date Submitted: **May 2025**

Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	Yes / No (delete as appropriate)
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	

Low Rise Domestic – **N/A**

Waste Types	Capacity required (litres)	Number of bins required (per household)	Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these)
General refuse	140 standard / 240 in certain circumstances	1 x wheeled bin (possibly more for HMO)	
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	

High Rise Apartment Developments – N/A

<p>0.43m² has been provided per apartment for the containers, with extra space for residents to access each container and space for staff to manoeuvre each container for collection.</p> <p>(different for purpose-built student accommodation – see guidance)</p>	<p>Yes / No (delete as appropriate)</p> <p>How many of each container do you plan to provide?</p> <p>_____ x general refuse x 1100 litre (based on 110 litres per apartment)</p> <p>_____ x pulvable Recycling x 1100 litre (based on 55 litres per apartment)</p> <p>_____ x mixed recycling x 1100 litre (based on 55 litres per apartment)</p> <p>_____ x food waste x 240 litres (based on 10 litres per apartment)</p> <p>_____ x garden waste (if applicable) x 240 litres</p>
<p>Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?</p>	<p>Yes / No (delete as appropriate)</p>

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

<p>NOTE THAT ALL CALCULATIONS ARE PROVIDED IN ACCOMPANYING WASTE STRATEGY.</p> <p>General Waste - 31 no. 1,100l eurobins</p> <p>Dry recycling (include material type details) – 33 no. 1,100l eurobins</p> <p>Food Waste - 13 no. 240l wheelie bins</p> <p>Industrial Waste -</p> <p>Other –</p>

<p>Has / will a contract be obtained with a licensed waste carrier?</p>	<p>Yes / No (delete as appropriate)</p>
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Mixed Use Developments

Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store? N/A	Yes / No (delete as appropriate)
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Internal Stores (Residential and Commercial)

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

Internal bin storage areas will allow for the separation of recyclable and non-recyclable waste. More detail is provided in the Waste Strategy

Storage Areas for Waste Containers (Residential and Commercial)

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

Bin stores are shown on plans appended to the Waste Strategy

Ensure all bins in the store are accessible yes	☐
Ensure recycling facilities are as easy to access as general refuse yes	☐

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

Ventilation –

C1 and C2, stores are in the service tunnel at lower ground level:

Due to the location of the waste stores (lower ground floor, i.e. basement) there are two ventilation scenarios.

General Ventilation Mode

- Dedicated extract fan – exhaust via louvre to high level of service tunnel
- Make-up air transferred direct to space via transfer duct from louvre at high level in service tunnel
- Extract & supply louvres to be separated to prevent recirculation and achieve BREEAM criteria (>6m separation)
- 6 air changes per hour.
- Negatively pressurised (supply/extract = 85%).
- Fire dampers in compartment lines

Smoke Extract Ventilation Mode

- As lower ground floor is considered a basement from a fire perspective smoke extract will need to be provided
- LGF smoke extract system (extract and make-up air) will connect all rooms in basement that require smoke extract for code compliance (and as recommended by fire engineer)
- 10 air changes per hour.
- Negatively pressurised (supply/extract = 85%).
- Fire rated duct work

- Smoke zone control will be achieved via a single smoke control damper installed on a branch taken from the basement smoke extract system of the lower ground floor

Viaduct units: screened external compound, no mechanical ventilation required.

Hygiene – the bin storage areas will be part of the regular cleaning schedule of the development.

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

Refuse collection personnel will enter the waste stores and move the bins to the vehicle stopping point.

Please ensure that you have attached:

The required attachments are provided as Appendices to the Waste Strategy

Detailed plans of bin stores yes	☐
Location plans showing stores yes	☐
Location plans showing the proposed collection point and the route the collection vehicle will take (please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing) yes ☐	

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023

CIVIC