



Operational Waste Management Strategy

Mayfield, Phase 1b (Plots J and K)

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Appendix C	Refuse Chute Quad Separator
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1.0 Introduction

This Operational Waste Management Strategy (OWMS) has been prepared by SLR Consulting Ltd (SLR) on behalf of Mayfield Medlock Limited (the Applicant), to support the detailed planning application for the phased redevelopment of land at Mayfield Park (Phase 1b) with two Build to Rent (BtR) residential blocks and commercial / leisure uses at ground floor and lower ground floor levels (the Development).

As with any new development, the construction and occupation of the Development will result in an increase in waste arisings for Manchester City Council (MCC); it is therefore important that a waste management strategy is adopted that aims to manage the waste from the Development in a sustainable manner which minimises and mitigates against the resultant environmental impact.

As a waste collection authority, MCC is responsible for the collection of all local authority collected wastes (including household wastes but excluding commercial wastes) within its area.

It is the Applicant's intention to ensure the waste hierarchy is followed to the highest achievable level for the Development. Suitable refuse collection vehicle (RCV) stopping locations have been identified to enable efficient and effective waste management (residential and commercial wastes) servicing of the Development.

The BtR aspect of the Development will have a strong building management team (BMT) presence throughout its life. One of the duties of the BMT will be waste management.

The OWMS considers all residential wastes and commercial wastes that are anticipated to be generated from the Development once constructed and occupied. The OWMS does not consider the management of waste arising from demolition and construction activities.

1.1 Document Structure

The OWMS is structured to provide:

- an introduction to the Development to provide the context for the document;
- relevant policy and legislation which will have an impact on solid waste management;
- commentary on other instruments and policies specifically targeted at ensuring sustainable and environmentally friendly waste management;
- overview of current arrangements for waste management in MCC with current and historic performance information;
- estimates of the quantities and volumes of waste anticipated to be generated by the occupation of the Development;
- the proposed management methods to be adopted. This includes opportunities for reducing and minimising waste; and
- the management of other waste types that may arise from occupation of the Development including litter, hygiene wastes and landscaping wastes.

A series of Appendices set out additional supporting information.



2.0 The Development Proposals

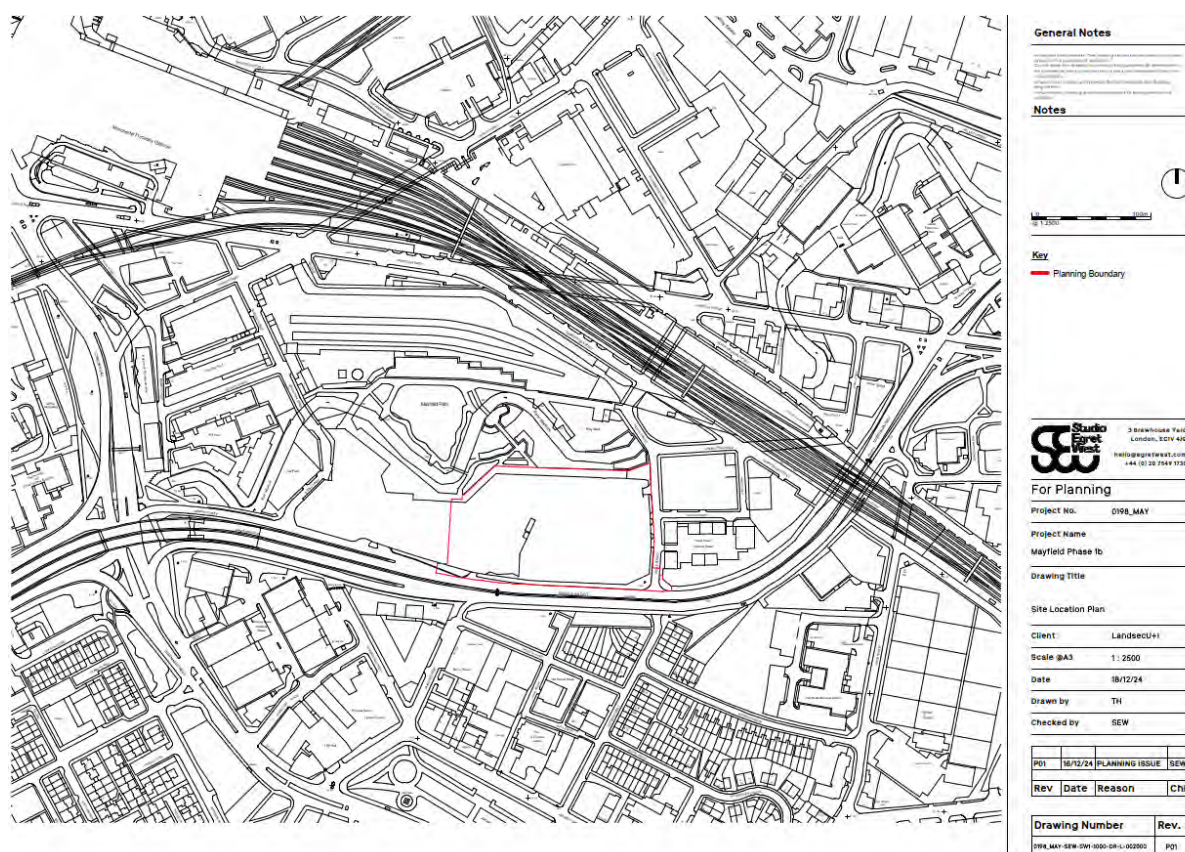
This chapter of the OWMS provides details of the Site and the associated development proposals.

2.1 The Application Site

The Site (as depicted by the red line boundary in Figure 2-1) is located adjacent to the north of the Mancunian Way, to the south of Mayfield Park, to the west of Hoyle Street and to the east of Mayfield Phase 1a, with Baring Street beyond.

There are several main components that make up the public realm, which combine to create a more accessible site, with a route proposed between Plot K and the Republic and between Plots J and K. A new frontage will be created to Mayfield Park.

Figure 2-1: Site Location Plan



2.2 Description of the Development

Phased redevelopment of Mayfield Phase 1b comprising site remediation and reprofiling followed by the erection of two residential blocks (Use Class C3) comprising 879 no. residential units contained within four buildings ranging from 7 storeys to 23 storeys in height (Plot J) and 9 to 28 storeys in height (Plot K), including lower ground and upper ground floor commercial spaces comprising restaurant and / or retail units (Use Class E(b) and/or E(a)), and / or indoor sports facilities (Use Class F2) together with highways works, access, servicing, rooftop plant, cycle parking and back of house, along with delivery of associated public realm and other associated works for each relevant phase.



A brief overview of each plot is provided below, with detailed summaries of the waste management infrastructure within the respective plots provided within Chapter 7.0 (for residential wastes) and Chapter 8.0 (for commercial wastes).

2.2.1 Plot J

Located on the east of the Site, Plot J comprises two buildings on top of a two-storey podium level, with J1 being part 7 (from lower ground) and part 17 storeys (from upper ground) and J2 being part 10 (from lower ground) and part 23 storeys (from upper ground).

Two commercial units are proposed at Lower Ground / Upper Ground Floor levels facing the Mayfield Park. Two retail / restaurant / café / cycle hub units are located at Upper Ground Floor level on the southern frontage.

In total, 385 no. BtR units are proposed in Plot J, with residential amenity and back of house spaces located at Lower Ground and Upper Ground Floor levels.

The proposed Lower Ground and Upper Ground Floor layouts are included in Figure 2-2 and Figure 2-3 respectively. A typical upper floor plan is provided in Figure 2-4.

Figure 2-2: Plot J Lower Ground Floor Layout

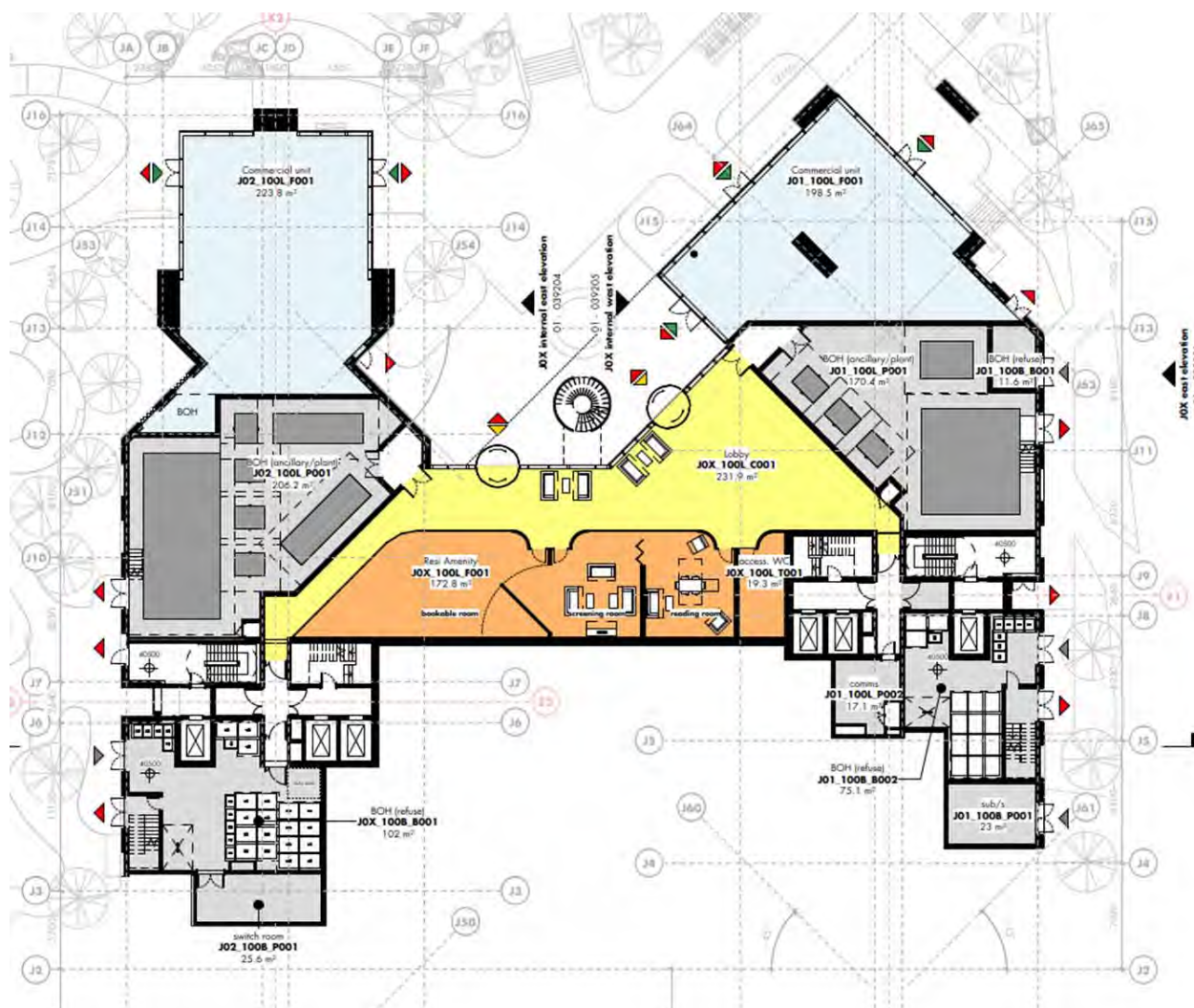


Figure 2-3: Plot J Upper Ground Floor Layout

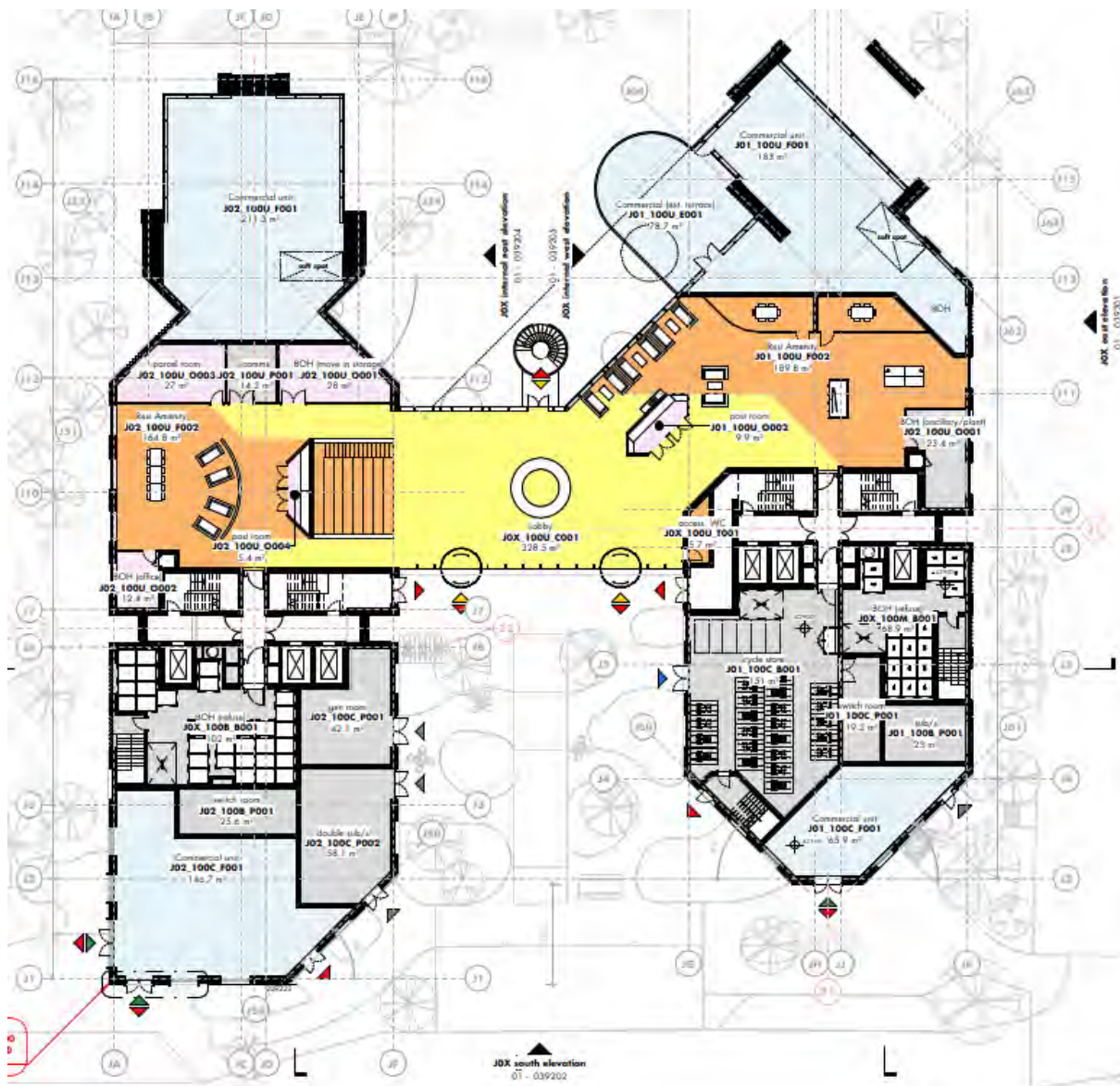
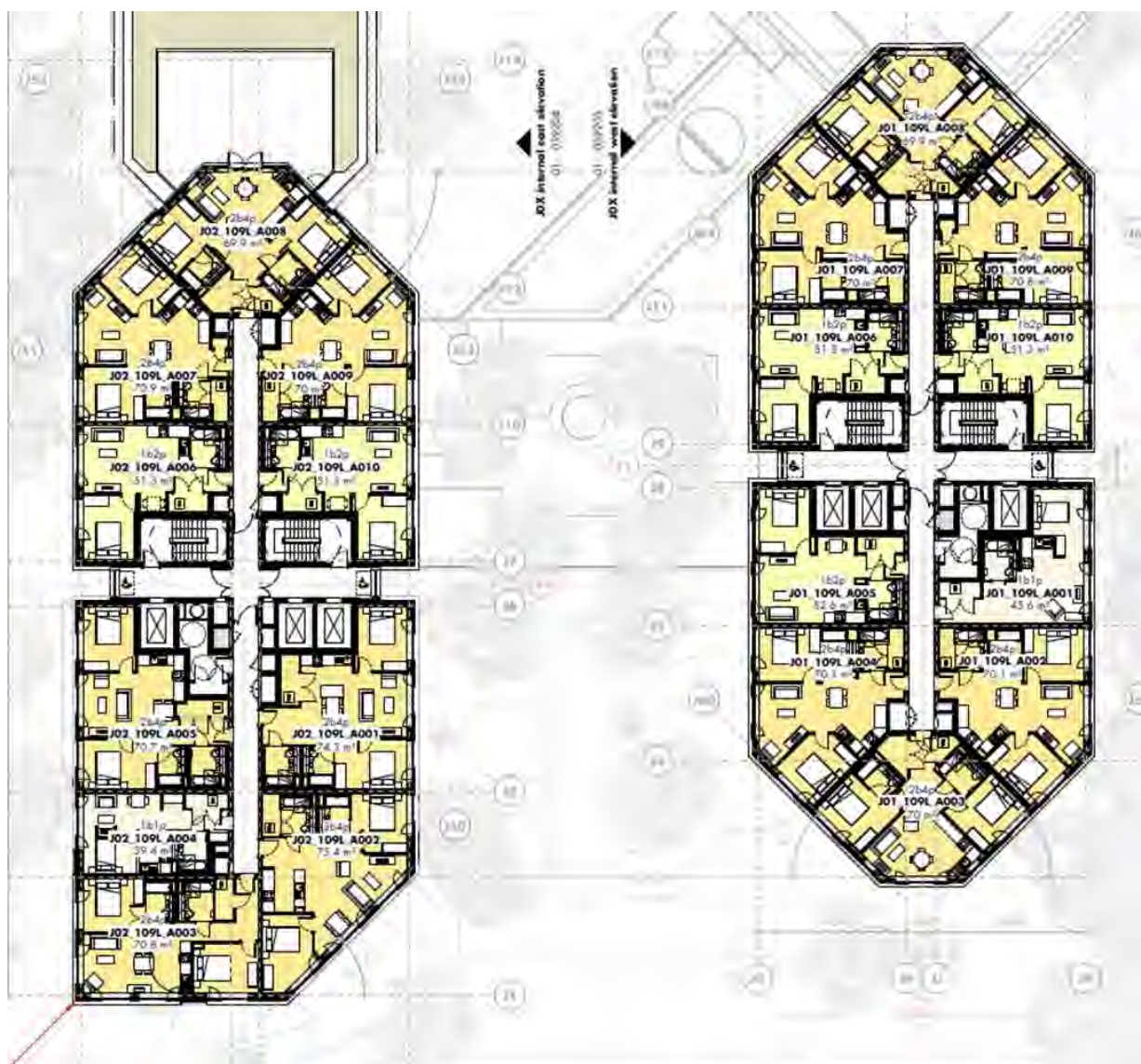


Figure 2-4: Plot J Typical Upper Floor Plan



2.2.2 Plot K

Located on the west of the Site, Plot K comprises two buildings on top of a two-storey lower and upper ground floor, with K1 being part 9, part 28 storeys and K2 being part 11 and part 20 storeys.

The Lower Ground Floor of Plot K consists of a retail/restaurant/café unit and a sports and fitness facility. The sports and fitness facility connects to Upper Ground Floor level, which also contains resident amenity and back of house spaces. The southern frontage of Plot K includes 3 No. retail/restaurant/café units. In total, 494 No. BtR units are proposed in Plot K.

The proposed Lower Ground and Upper Ground Floor layouts are provided in Figure 2-5 and Figure 2-6 respectively. A typical upper floor layout is provided in Figure 2-7 below.



Figure 2-5: Plot K Proposed Lower Ground Floor Layout



Figure 2-6: Plot K Proposed Upper Ground Floor Layout

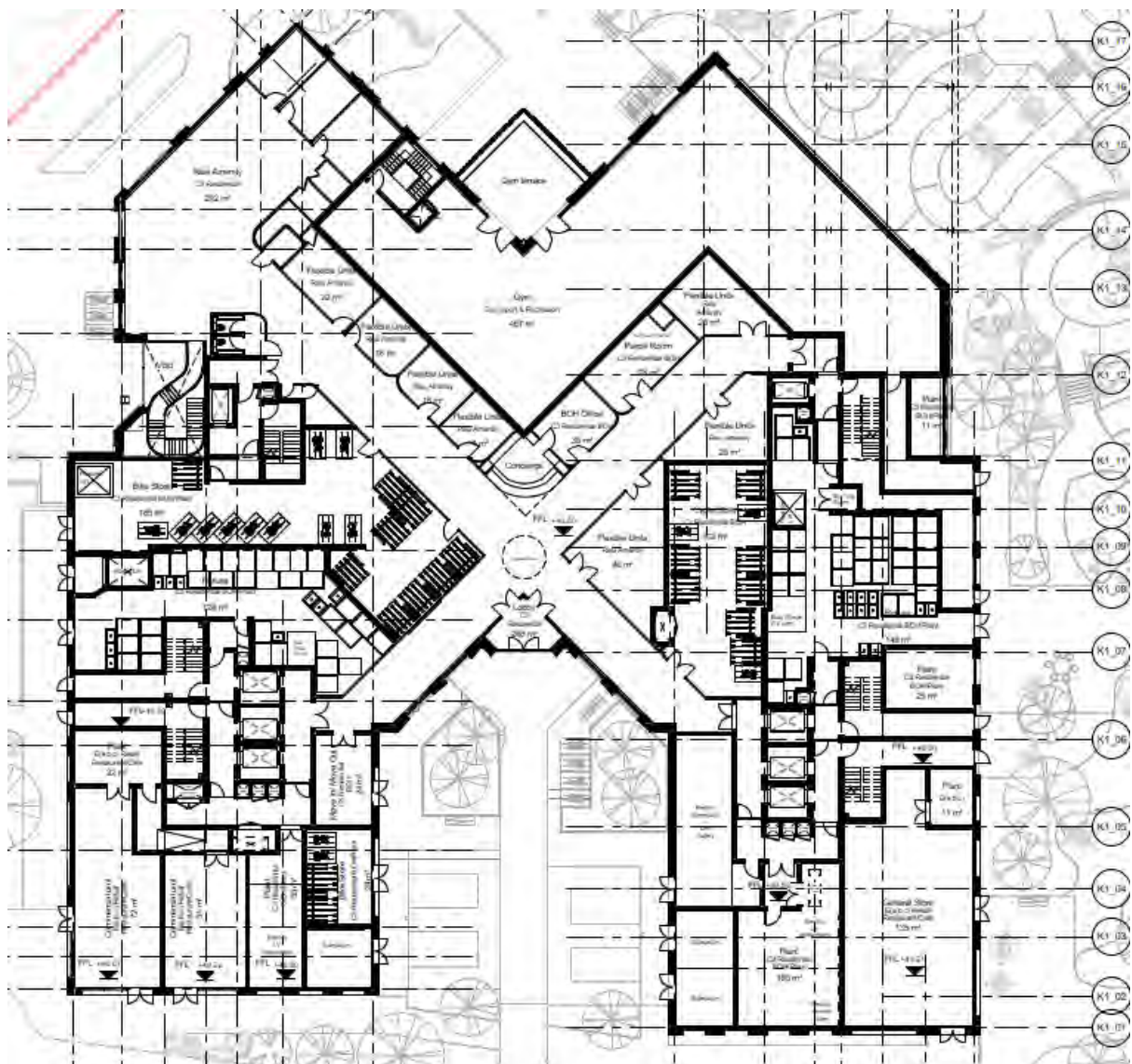
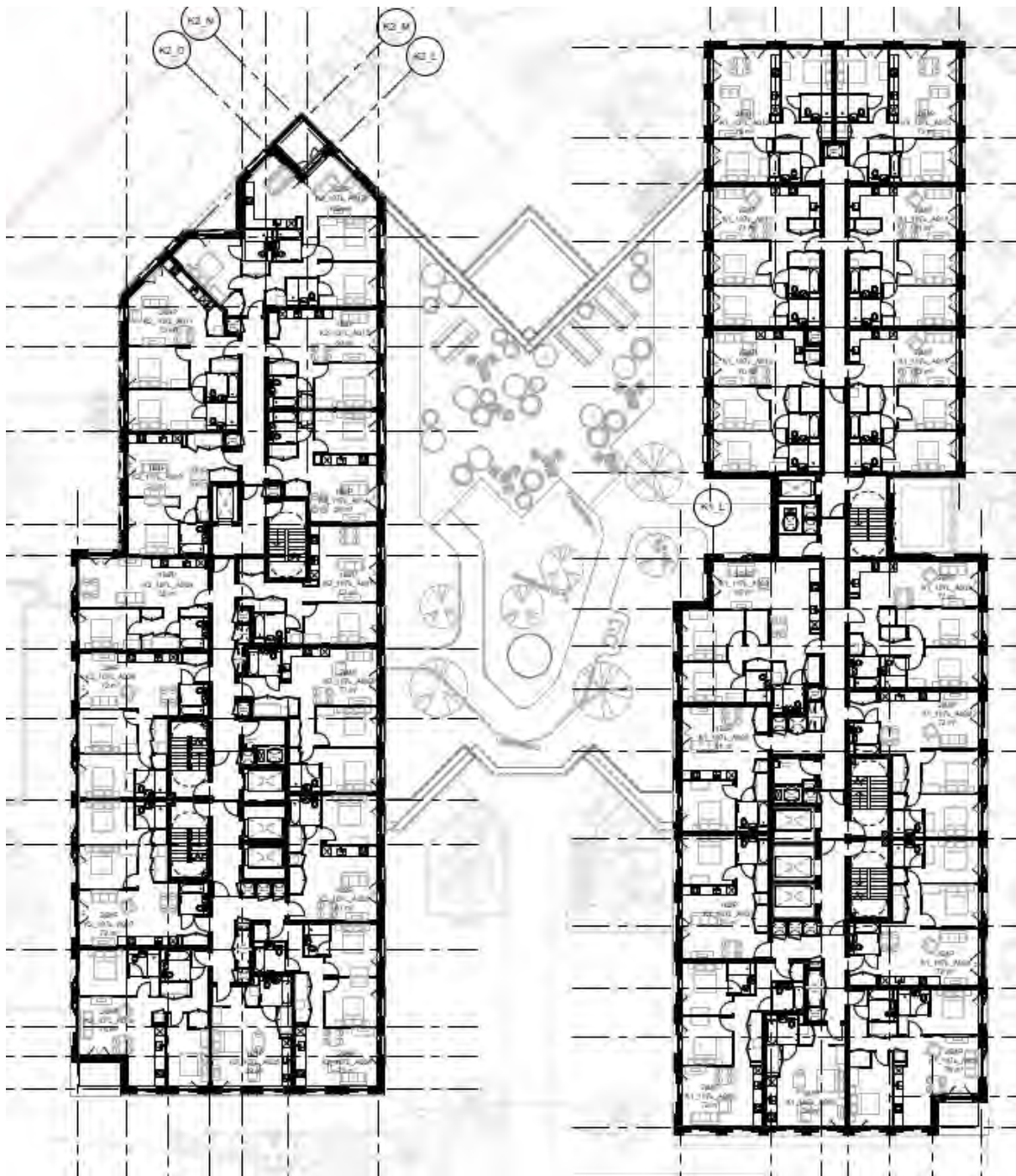


Figure 2-7: Plot K Typical Upper Floor Layout



3.0 Waste Policy Framework

3.1 Manchester City Council Waste Management Strategy and Proforma

MCC has published a Waste Management Strategy¹ for New Developments (2023-2025). The guidance contains the minimum standards for planners, architects, developers and property managers. MCC state that planning applications must include a waste management strategy which includes:

- Estimated volumes and types of waste produced by the development,
- Details of internal and external stores for both waste and recycling, including any plans and designs,
- Location of the proposed collection point and details of the route the collection vehicle will take,
- Details of how waste will be transferred between stores and to the collection location,
- Details of number and capacity of bins proposed and collection frequency.

MCC encourages all new developments to thoughtfully incorporate waste receptacles that promote minimal waste generation and maximum recycling among residents. Design considerations should prioritise locating recycling facilities closer than general waste facilities whenever feasible. If this is not possible, recycling bins should be placed directly beside general waste containers. Residents should have convenient access to recycling options, ensuring they do not need to walk further to dispose of recyclable materials. The Waste Management Strategy document and completed proforma can be found in Appendix A.

3.2 Greater Manchester Combined Authority (GMCA) – Sustainable Consumption & Production Plan

GMCA has a target of a 65% recycling rate for municipal solid waste, no more than 10% to landfill by 2023, and to eliminate all avoidable waste of all kinds by 2050.

At the Green Summit in March 2019, GMCA launched their Environment Plan to be carbon neutral by 2038. GMCA recognised that to build a sustainable city region, they need to work together to promote economic and resource productivity, eliminate waste and increase business opportunities through innovation. The GMCA report 2022-2025 sets out four priority areas:

- Moving to a circular economy,
- Managing waste as sustainably as possible,
- Reducing avoidable food waste, and
- Moving to a sustainable lifestyle.

The priority areas surrounding waste for GMCA is focused on Business Waste, Policy Development & Innovation and Household Waste. The Sustainable Consumption & Production Plan goes into more detail on the challenges GMCA will face when approaching

¹ https://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy_and_proforma



these policies for waste². The document also includes a list of recommendations, some of which are included below:

Managing waste as sustainably as possible:

- To maximise the reduction of waste and reduction of emissions through policy development initiatives,
- The GMCA to work with local collection authorities to evaluate and assess the environmental and financial implications of implementing the requirements of the new Environmental Act, secondary legislation and statutory guidelines,
- Partners across Greater Manchester should collaborate and carry out further research, pilots to drive innovation and explore new ways of working to solve existing challenges, and
- To identify opportunities to develop GM wide recycling collection and disposal solutions for businesses within Greater Manchester.

Reducing avoidable food waste:

- To maximise the reduction of food waste and GHG emissions through policy development initiatives,
- Partners across Greater Manchester should collaborate to create a delivery model to enable Greater Manchester to become a sustainable food city region, and
- Work with key partners to deliver a programme of Greater Manchester wide campaigns focusing on the co-benefits of reducing and then recycling food waste.

3.3 Definitions of Waste

Legal definitions for different waste streams are provided in Table 3-1; some terms listed are not used within this document but are nevertheless included to avoid any confusion or ambiguity. The residential waste arising from the Development will be classified as household waste and wastes from the commercial units will be classified as commercial waste.

Table 3-1: Waste Descriptions

Controlled Waste	Description
Household Waste	Household waste refers to waste collected from domestic, residential properties; it includes household collection rounds, other household collections such as bulky waste collections, waste deposited by householders at household waste recycling centres and recycling points / bring banks.
Municipal Waste	The definition excludes non-domestic properties such as hospitals and nursing homes, residential hostels, residential homes, schools, universities and other educational facilities, caravan sites and campsites, self-catering holiday accommodation, prisons and penal institutions, public halls, royal palaces and premises occupied by charities and used for charitable purposes.
Commercial Waste	Commercial waste comes from premises used wholly or mainly for trade, business, sport, recreation or entertainment, and excludes household and industrial waste.

² <https://democracy.greatermanchester-ca.gov.uk/documents/s21049/21%20SCP%20Plan%202022-25%20Final%20V2.pdf>



Controlled Waste	Description
Industrial Waste	Industrial waste is the waste produced by industrial activity which includes any material that is rendered useless during a manufacturing process such as that of factories, mills, and mining operations.
Construction, Demolition and Excavation Waste	Demolition waste includes unwanted material arising from the demolition or strip out of an existing structure. Excavation waste includes unwanted material resulting from excavation activities such as a reduced level dig and site preparation and levelling, excavation of foundations, basements, tunnels and services trenches, typically consisting of soil and stones. Construction waste is any other unwanted material produced at the construction site.
Green Waste	Green waste refers to biodegradable waste (i.e. waste that can decompose naturally and organically) such as grass cuttings, hedge trimmings or other material.
Food (Catering) Waste	Food (catering) waste is defined as all waste food including used cooking oils originating in restaurants, catering facilities and kitchens (including central kitchens and household kitchens). Where catering wastes are collected separately their management is subject to additional controls (Animal By-product Regulations).
Bulky Waste	The definition of bulky waste is “any article of waste which exceeds 25 kilograms in weight; and/or any article of waste which does not fit, or cannot be fitted into a receptacle for household waste provided in accordance with section 46 of the Environmental Protection Act 1990; or where no such receptacle is provided, a cylindrical container 750 millimetres in diameter and 1 metre in length.”



4.0 Ensuring Sustainable Waste Management

This chapter sets out the concepts and requirements for the sustainable management of waste.

The Applicant wishes to ensure that the methods adopted for managing operational wastes are sustainable and that any negative environmental impact is kept to a minimum. In considering the approach to sustainable waste management, several concepts and assessment methods have been taken into consideration; these are summarised in this chapter.

4.1 Waste Hierarchy

Article 4 of the revised EU Waste Framework Directive (Directive 2008/98/EC) sets out five steps for dealing with waste, ranked according to environmental impact – the ‘waste hierarchy’. Table 4-1 presents the five stages of the waste hierarchy and describes the requirements of each stage. The waste hierarchy set out in the EU Waste Framework Directive is enshrined into domestic legislation for England and Wales through Regulation 12 of the Waste (England and Wales) Regulations 2011.

Table 4-1: Waste Hierarchy

Stages	Requirements
Prevention	Using less material in design and manufacture. Keeping products for longer; re-use. Using less hazardous materials.
Preparing for reuse	Checking, cleaning, repairing, refurbishing, whole items or separating into spare parts.
Recycling	Turning waste into a new substance or product. Includes composting if it meets quality protocols.
Other recovery	Includes anaerobic digestion, incineration with energy recovery, gasification and pyrolysis which produce energy (fuels, heat and power) and materials from waste; some backfilling.
Disposal	Landfill and incineration without energy recovery.

In developing the OWMS, the Applicant has sought to follow the priorities set out in the waste hierarchy such that options for prevention, reuse and recycling are promoted above recovery and that disposal approaches are limited as far as possible.

4.2 Circular Economy

Various national and local governments have declared climate emergencies and all sectors of society have a responsibility to consider how their respective actions can impact upon the global climate. In response, public and private organisations must now consider the impact of their activities and how these can be adapted to support efforts for sustainable growth³.

Operational works provide an opportunity to consider how materials are used. These opportunities can be used as drivers to reduce wastes and associated emissions. The circular economy is an economic system where the very notion of waste is eliminated. The circular economy seeks to maximise the value gained by society from materials and products whilst eradicating the notion of waste entirely.

When operational, this Development will seek opportunities to adopt the principles of the circular economy (e.g. exploring opportunities for waste prevention, maximising reuse and

³ <https://watereurope.eu/european-parliament-adopts-resolution-on-the-new-circular-economy-action-plan/>



refurbishing goods once they are no longer required). As a valuable and transformative Development in the community, the Applicant will work to provide a sustainable, resilient and responsible operational development for the local community.

The Applicant will consider the following circular principles in managing the Development once it is operational:

- Incorporating sustainable materials and products that are technically, economically and environmentally practicable alternatives to carbon-intensive supplies.
- Using careful supply estimations to minimise surplus goods. Where surplus goods do arise, seeking to return these to suppliers, utilise these in other operational developments or identify organisations within local communities that can use the product.
- Adopting a modular approach to the design and manufacture of goods used in the operations of the development to minimise wastes and facilitate the ability to undertake repairs opposed to replacement of modules. A modular approach will allow for disassembly and reuse of items.
- Exploring opportunities to lease goods and other equipment. This will eradicate the need to purchase and then manage items.
- Working with local supply chains to minimise greenhouse gas (GHG) emissions in transporting goods to site.
- Sourcing suppliers that share similar values and who demonstrate circular principles in their own operations.
- Working with supply chains and encouraging take-back services that remove packaging, surplus stock and spent items from the Development, to then be reused, recycled or recovered in their own operations.
- Working with local supply chains to identify off-takers that can valorise waste materials arising from the Development to generate new products beyond dry mixed recycling materials.
- Ensuring suitable bin storage is allocated to allow for the appropriate segregation of recyclable materials (including food waste) to push waste which is generated up the waste hierarchy.

The Applicant recognises that the Development can benefit from the application of circular economy principles. As such, they are committed to supporting the local authority toward their carbon and GHG emission reduction goals. As a responsible developer, the Applicant knows the value that a circular economy can bring; environmentally, economically and socially.

4.3 The Carbon Agenda

4.3.1 Climate Change Act and UK Carbon Plan

The Climate Change Act 2008 established a legally binding target to reduce the UK's greenhouse gas emissions by at least 80% below base year levels by 2050. To drive progress and set the UK on a pathway towards this target, the Act introduced a system of carbon budgets which provide legally binding limits on the amount of emissions that may be produced in successive five-year periods, beginning in 2008. The first three carbon budgets were set in law in May 2009 and require emissions to be reduced by at least 34% below base year levels in 2020. The fourth carbon budget, covering the period 2023–27, was set in law in June 2011 and requires emissions to be reduced by 50% below 1990 levels. The fifth carbon budget, covering the period 2028–32, was agreed by the Government in 2016 and



requires emissions to be reduced by 57% relative to 1990 levels. The sixth carbon budget covering the period 2033-37 was set out by the Government in 2021 and defines the carbon budget at 965 MtCO₂e across the period.

The UK Carbon Plan, published in December 2011, sets out the Government's plans for achieving the emissions reductions set out in the Climate Change Act 2008. Chapter 6 of the Plan includes commitments to reducing the carbon emissions from waste management. These commitments include:

- transition to a “zero waste economy”; and
- harnessing energy from waste through anaerobic digestion and Combined Heat and Power.

4.4 Other Sustainable Waste Management Initiatives

4.4.1 Compulsory Recycling

Compulsory recycling can be enforced by local authorities under section 46 of the Environmental Protection Act 1990, as amended by Section 48 of the Clean Neighbourhoods and Environment Act 2005. Although the exact method can vary between councils, it generally means monitoring kerbside recycling schemes and ultimately prosecuting those who do not recycle. This is applicable to residential premises, but similarly commercial waste companies may in the future start checking residual bins. In general recycling bin collections are cheaper than residual bin collections so there is an additional financial incentive for businesses to prioritise recycling.

4.4.2 Variable Charging / Pay As You Throw

Pay As You Throw (PAYT), also known as variable charging, refers to charging households and businesses for the collection, treatment and disposal of their waste. Crucially, it is charged according to the quantity of waste set out for collection, measured by volume, weight, size or number of containers, or a combination of these.

PAYT schemes have been operating in the US and continental Europe for some time. In the UK, existing legislation forbids any sort of charge to be made for household waste collection, but not so for commercial waste, where charges by container size and collection frequency often form the basis of charging (with some operators weighing containers as they are lifted and charging by weight). The Waste Strategy (2007) made provision for a number of PAYT pilot schemes, but no local authorities took up the opportunity. The Coalition Government repealed the legislation permitting this, ensuring that it is off the agenda for some time to come.

Over the life of the Development, the subject of variable charging may be reintroduced onto the political agenda. Should this occur the OWMS for the Development will be reconsidered to determine whether a variable charging approach can be accommodated.



5.0 Manchester City Council Waste Arrangements

This chapter sets out details of the current MCC waste management arrangements and performance.

5.1 Current Waste Management Performance

It is understood that waste and recycling collections within MCC are operated via an in-house council operated service. The MCC Waste Strategy sets out methods by which MCC intends to promote and achieve diversion of waste from landfill and sets targets for household recycling rates (see section 3.0).

Based on Government statistics⁴ (Department for the Environment, Food and Rural Affairs (Defra) waste data reports) MCC's waste performance for the past two years is highlighted in Table 5-1.

Table 5-1 - Current Waste Management Performance

	2021-22	2022-23
Total household waste collected (tonnes)	168,451	161,508
Household recycling, reuse and composting rate (%)	39.7%	38.8%
Proportion of municipal waste diverted from landfill (recovery rate %)	100.0%	100.0%

Historic waste management performance presented in Table 5-2 shows that, over the past 5 years, MCC has experienced declining recycling and composting rates (with slight variations upwards and downwards year on year). MCC per capita household waste arisings are marginally below the England average figure of 294.76kg per person.

Table 5-2 - Historic Waste Management Performance (Household Waste)

	2018-19	2019-20	2020-21	2021-22	2022-23
Household recycling, reuse and composting rate (%)	40.1%	40.4%	36.6%	39.7%	38.8%
Household waste collected per head of population (kg per capita)	283.2	288.4	312.8	305.7	283.7

The number of households in MCC is estimated at 214,700 for 2021⁵; based on household waste arisings of 168,451 tonnes (Table 5-1), this indicates average waste arisings per household of 416kg per annum in 2021/22.

5.1.1 Waste Disposal Arrangements

MCC is a waste collection authority, with the GMCA having responsibility for waste disposal. Approximately 37.6% of MCC LACW (38.8% of household waste) was recycled in 2022-23 with the majority of remaining waste destined for energy recovery. MCC collected 105,221 tonnes of LACW not for recycling in 2022-23. Collected residual waste is transported for energy recovery, with was transported by rail to an Energy from Waste facility in Runcorn (waste is sent to Runcorn from four mechanical treatment and reception facilities across the

⁴

https://assets.publishing.service.gov.uk/media/65e1b9ec3f6945001103606d/LA_and_Regional_Spreadsheet_2022-23_for_Web_revised.ods

⁵ https://www.manchester.gov.uk/info/500388/census_2021/8622/census_2021_-_overview#:~:text=The%20census%20recorded%20214%2C700%20households%20in%20Manchester.



GMCA area). Some of the residual waste from GMCA is sent to the Raikes Lane Energy from Waste Facility.

5.2 Manchester City Council Residential Waste Collection Services

MCC, as a Waste Collection Authority, provides waste management collection services to residential properties. Residents receive regular waste collection services free of charge (albeit the costs for this service are funded from council tax payments).

Residential waste collection is provided by MCC via a kerbside collection service.

The standard waste management offering for blocks of flats from MCC is as follows:

- Mixed Pulpables (paper, cardboard,) collected in blue bins;
- Co-mingled (glass, cans and plastics) in brown bins;
- Residual waste (all remaining items which cannot be recycled) collected in black bins; and
- Food & Garden Waste (properties with gardens) in green bins.

MCC also offers a bulky waste collection service for items too big for bins and for those who cannot access the household waste recycling centre. This service is ad-hoc and booked / scheduled through Contact Manchester.

MCC does not have a trade waste team who collect commercial wastes. As such, businesses are required to contract waste management services from a private sector waste management company, who is suitably licensed.

5.3 Standard Waste Management Collection Frequency

Residential waste collection is provided by MCC and as such MCC determines the volume requirements which must be accommodated in new developments (see next section regarding the waste management design guide) and the frequency of service provided.

MCC's current standard frequency of service for purpose built flats is a fortnightly collection for all four material streams.

Commercial waste collection is a paid for service and therefore the number of bins and frequency of collection can be decided on by the business in consultation with the waste management collection provider, in order to meet the business waste volume and type requirements.

5.4 Waste Management Design Guide

The majority of local authorities publish a document titled "waste management design guide for developers and architects" or similar. This document sets out the waste management provision that should be incorporated within new developments at the design stage to ensure compliance with local authority expectations.

MCC also publish a Domestic Waste and Recycling Service Standard, which is provided in Appendix B. The MCC waste management design guide document (included in Appendix A) requirements are summarised in the following sections.

5.4.1 Residential Premises with Communal Refuse Facilities

For residential units, the waste management design guide includes a calculation for waste storage volume allocation. For high rise apartment developments, a floor space of 0.43m² is to be provided per apartment for the placement of bins. Allocated space for refuse must also



include extra space for residents to access each container and for staff to manoeuvre each container for collection.

The design guide sets out the required bin volumes in litres (L) to facilitate the storage and collection of residential wastes. Specifically, bin volume requirements are defined for communal residential refuse bins, as follows:

- Recyclables (Mixed & Pulpable) – 1100L bins per 20 units; and
- Residual Waste – 1100L bins per 10 units; and
- Food Waste – 240L bins per 24 units; and
- Garden Waste (If applicable) – 240L Bins

5.4.2 Storage for Bulky Wastes

The MCC waste management design guide does not specify an area requirement for bulky waste storage for high rise residential properties, however, the Applicant has included areas for bulky waste storage within their designs (see sections 7.3.1, 7.5.4, and 7.6.4 for further details).

5.5 Consultation with the Waste Officer

SLR contacted the MCC Waste Management team in February 2024 to seek clarity on a number of points regarding the waste management provision in the Development.

Communications with the Waste Officer were via e-mail only, as MCC do not offer detailed consultation on schemes until a planning application is submitted.

The key feedback received from the MCC Waste Officer (through e-mails) are summarised below:

- The correct waste management design guide was being referred to.
- Although changes to waste volumes may occur as a result of Simpler Recycling, the design guide volumes should be used.
- Required waste volumes will not be modified for developments with high proportions of studio and 1 bedroom units. The waste management design guide volumes must be accommodated.
- Compaction of any waste streams is not acceptable.
- Residents can access a MCC bulky waste collection. Although MCC do not specify an area to be assigned for bulky waste, they would welcome a defined space in the development.
- Developers can pay for more frequent waste collections, however the space within the development must be able to accommodate the requirements of the waste design guide and a MCC standard fortnightly collection service.

The OWMS (and building designs) have therefore been developed in line with the MCC waste management design guide and the feedback as set out above from the MCC Waste Officers.



6.0 Waste Profile Estimates

6.1 Estimates of Waste Arisings

Set out below is an estimate of the likely mass of waste that could be generated from the Development. The calculations are based upon the accommodation and area schedules for the Development, and information on waste arisings per household from the MCC waste data for 2022-23.

Table 6-1 and Table 6-2 present an annual and weekly summary of total estimated refuse (including recyclables, food waste and residual waste) for residential sources and separately an estimate of the commercial waste arisings.

Table 6-1: Estimated Annual Waste Arisings from the Development

Source	Annual Waste Arisings (t)
Residential	599.9
Commercial	271.9
Total (Plot J + Plot K)	871.7

Table 6-2: Estimated Weekly Waste Arisings from the Development

Source	Weekly Waste Arisings (t)
Residential	11.5
Commercial	5.2
Total (Plot J + Plot K)	16.8

Based on current MCC waste data approximately 19.1% of household waste arisings (by mass) are captured as dry recycling (the residential units will not produce green waste which accounts for the further 19.6% to reach the overall circa 38.8% recycling/composting rate identified in Table 5-1). Applying the current MCC recycling performance, circa 114.9 tonnes per year (~2.2 tonnes per week) of the anticipated residential waste arisings could be segregated as dry recyclables.

It should be recognised that MCC Waste Strategy and GMCA targets seek to increase recycling performance considerably above existing performance levels. Applying the MCC and GMCA recycling targets for 2030, a 65% municipal recycling rate, circa 389.9 tonnes per year (~7.5 tonnes per week) of the anticipated Development waste arisings could be targeted for collection as dry recycling or food waste. It should be recognised that to increase recycling rate to the 65% target for properties without gardens could be more challenging.

The Applicant will ensure that effective systems are put in place and subsequently maintained and managed to allow and encourage residents and other users of the buildings to segregate recyclables and food waste in preparation for collection.

Recycling performance is a function of waste composition, behavioural patterns, awareness raising and recycling systems available to participants. The Applicant will monitor and review the recycling performance to ensure that the correct number of containers and service collection frequencies (within the limitations of the MCC provision) are implemented for the residential generated waste. In accordance with the GMCA and MCC targets, the scheme



will have a vision to target recycling rates of 65% municipal waste, and the Applicant will work with MCC to encourage residents to recycle.

6.1.1 External Influences on Waste Arisings

There are a number of factors that will affect waste arisings and participation levels, many of which are outside of the Applicant's direct control, for example:

- growth in the economy;
- change in real price charging for 'goods';
- proportion of product weight that ends up as waste;
- proportion of total weight (of product plus packaging) that is made up of packaging;
- socioeconomic factors and preferences; and
- product obsolescence (e.g. consumer goods such as electronics and clothes).

Obsolescence defines the length of time consumers keep products before disposing of them. This has a significant impact on the amount of waste generated; by definition the longer people retain items, the less waste there will be. For many goods (perishables, drinks, newspapers) the life cycle is largely constant, remaining unchanged over time. However, consumer goods (electronics, clothing) are designed with a finite life and the trend appears to be towards higher rates of obsolescence and replacement. However, this trend could be slowed or reversed with the 2050 carbon target, the extended producer responsibility, the right to repair rules (implemented from summer 2021), and the drive that all businesses should take to a more circular economy.

It is expected that the Applicant and BMT will prioritise promotion of recycling as set out in this strategy. However, external factors may influence the ability to achieve high levels of recycling diversion. Where particular factors are identified as having a detrimental impact, mitigation steps should be introduced (for example, by modifying information and/or awareness raising activities).



7.0 Residential Waste Management

This chapter sets out proposals for the management of residential waste arisings from the Development.

7.1 Waste Minimisation

Waste minimisation (prevention and reuse) is at the pinnacle of the waste hierarchy, it is principally aimed at reducing the quantity of waste that is generated.

In order to reduce the volume of waste produced by residents, the Applicant will adopt a comprehensive approach to waste minimisation that will encourage residents to adopt practises that avoid generating waste or reuse unwanted items which would otherwise become waste.

Waste minimisation is defined as including the following activities:

- waste prevention – any action to limit waste;
- waste reduction – any action that avoids unnecessary waste arising through consumer choice and control of access to waste management services;
- reuse – any activities that enable a product to be used again thus prolonging its lifespan; and
- home and community composting – reduction in the quantity of organic waste that the local authority is obliged to collect and manage.

Waste minimisation does not include recycling, as waste intended for recycling still requires collection and management. There are however a number of barriers to achieving effective waste minimisation, including:

- a greater focus on recycling due to mass-based performance reporting and local authority league tables;
- attitudinal barriers;
- a lack of consensus on the scope and definition of waste minimisation;
- lack of education and awareness of waste minimisation; and
- unlike recycling, it is very difficult to quantify waste minimisation and there is very limited methodology in place for measuring the performance of waste minimisation campaigns.

Through either working directly with MCC or utilising resources produced by MCC, the Applicant will work with MCC to seek to overcome these potential barriers and implement a successful waste minimisation and community led waste minimisation scheme approach that helps reduce the quantity of wastes that must be ultimately collected and managed elsewhere.

The following elements will be considered as part of the Applicant's waste minimisation approach:

- issuing advice on waste minimisation as part of the Residents' Welcome Pack;
- supplementing the advice given in the Welcome Pack with regular promotional activities using notice boards and paperless promotional methods such as websites / apps;
- encouraging use of reusable shopping bags;
- encouraging community events such as "book swaps";
- encouraging reuse of unwanted items by promoting local "freecycle" campaigns;



- ensuring that all residents are aware of the Mailing Preference Service and other similar means of reducing the quantity of unwanted junk mail;
- working with local shops and businesses on paperless methods of promoting their businesses to reduce the quantity of junk mail and circulars; and
- working with local businesses to reduce the amount of packaging used to protect goods.

The list above is not exhaustive but provides an indication of the types of activity that the Applicant could introduce to promote prevention and reuse concepts. Likewise, residents will be encouraged to propose community-led waste minimisation schemes which could be implemented within the residential buildings of the Development.

7.2 Communications (including Monitoring and Reporting)

Effective communication with residents will be essential to the success of waste prevention and recycling programmes. All communication activity will be conducted in accordance with best practice principles.

The Applicant intends to create a communications programme to ensure that all residents are informed about the approach to waste minimisation and waste management in the Development. The communication programme will be regularly reviewed and adapted where necessary to promote effective engagement.

Where possible, the Applicant will work with MCC to create Development specific guidance which includes information regarding the appropriate segregation of waste and use of the bulky waste storage area. It is anticipated that there will be a strong BMT presence in the Development plots, therefore, attitudes and behaviours of residents can be monitored on a frequent basis allowing for communication materials to be updated and distributed appropriately.

The management team presence will also enable residents to ask for assistance with bulky waste or raise directly any other concerns or queries that they have regarding waste disposal. This availability of staff to ask in real time is likely to be more successful than residents being required to enquire about concerns or issues over a website or e-mail.

7.3 Anticipated Waste Types Generated

All residential units are expected to generate the following types of waste:

- Co-mingled recyclables (plastics, glass and cans);
- Mixed pulpable recyclables (paper / cardboard)
- Food waste; and
- Residual waste.

Segregation within homes is most likely to be via kitchen located integrated multi-compartment bins, aligned to the four separate waste streams above. The general approach to resident interface with the building waste management systems are described in section 7.4.

Bulky waste will be generated by residents on an ad-hoc basis, and the amount of bulky waste is likely to vary across the proposed residential buildings, dependent upon the unit and tenure type (see 7.3.1 for further details).

A tailored approach has been adopted by the Applicant for developing the waste management strategy, covering the four regularly collected waste streams as well as bulky waste. Plot J proposals are set out in Section 7.5, and Plot K proposals are set out in Section 7.6.



7.3.1 Bulky Waste

Where BtR units are fully or part furnished, the solution will involve a managed solution whereby the waste item is removed by the party delivering the new item; thus, removing a requirement for temporary storage of the bulky waste item. Where a large proportion of the BtR units will be fully or part furnished, it is anticipated that bulky waste arisings will be minimal.

Residents will, from time to time, generate bulky waste items. The definition of bulky waste is “any article of waste which exceeds 25 kilograms in weight; and/or any article of waste which does not fit or cannot be fitted into a receptacle for household waste provided in accordance with section 46 of the Environmental Protection Act 1990; or where no such receptacle is provided, a cylindrical container 750 millimetres in diameter and 1 metre in length”.

Should a resident produce an item of bulky waste, it is anticipated that the BMT will be required to support residents with bulky waste disposal. This support could be limited to the direction of where to place the items (including the unlocking and opening of the bulky waste storage area) or the actual movement of the bulky waste items from the residential unit (which may help to limit damage to hallway walls/carpets, doors and lifts). The actual building management team involvement will be driven by the building management strategy and servicing cost allocation.

Common examples of bulky waste items produced by residential dwellings include, but are not limited to:

- Mattresses;
- Bed frames;
- Chest of drawers and wardrobes;
- Televisions;
- Fridges and freezers; and
- Washing machines and tumble dryers.

The quantum and frequency of bulky waste generation is difficult to predict and will vary depending on whether residential units are rented furnished, part furnished or unfurnished. MCC provide a bulky waste collection service for residents (see Section 5.2 for full service details), which is an ad hoc collection service (as opposed to the regular bin collections for recyclables, food waste and residual wastes from residents).

Bulky items can be scheduled for removal by MCC (or a third-party private sector company). The exact resident / BMT interface is to be confirmed; however it is anticipated that residents will arrange a collection with MCC and then liaise with the BMT by contacting the concierge regarding an item of bulky waste for removal.

The MCC guidance document does not define the amount of floorspace to be assigned for the temporary storage of bulky waste items whilst awaiting collection. Bulky waste requirements were queried during e-mail communications with the waste officer, and although there are no fixed space requirements the waste officer confirmed they would welcome a designated bulky waste store within the development design.

7.4 Resident Waste Management Interface and General Operational Philosophies

A common approach to the waste management interface for residents and general BMT operational philosophies has been designed for Plots J and K. These principles are summarised below with further Plot specific approaches and information provided in Sections 7.5 and 7.6 for Plot J and K respectively.



In order to facilitate a practical waste collection service, the Applicant will work with the Council to implement an OWMS that is compliant with the Council's guidance with regards to effective waste storage capacity.

As a BtR development, the resident interface and resident experience is an important aspect for consideration. The Applicant has a preference for refuse chutes within the Development. Refuse chutes accepting multiple material streams are a modern and convenient waste management solution, especially for tall building developments.

Each refuse chute will be fitted with a quad-separator system at the respective chute discharge point. The quad-separator system allows four different material streams to be collected via a single refuse chute. Users press the button for the required material type on the hopper plate face, once the separator unit (at the discharge point) is in position for the material being deposited by the user, the hopper door is unlocked for the user. Doors on all other floor levels are locked in order to prevent material contamination. The hopper door system controls the size of the waste bags and materials that can be deposited within the refuse chutes.

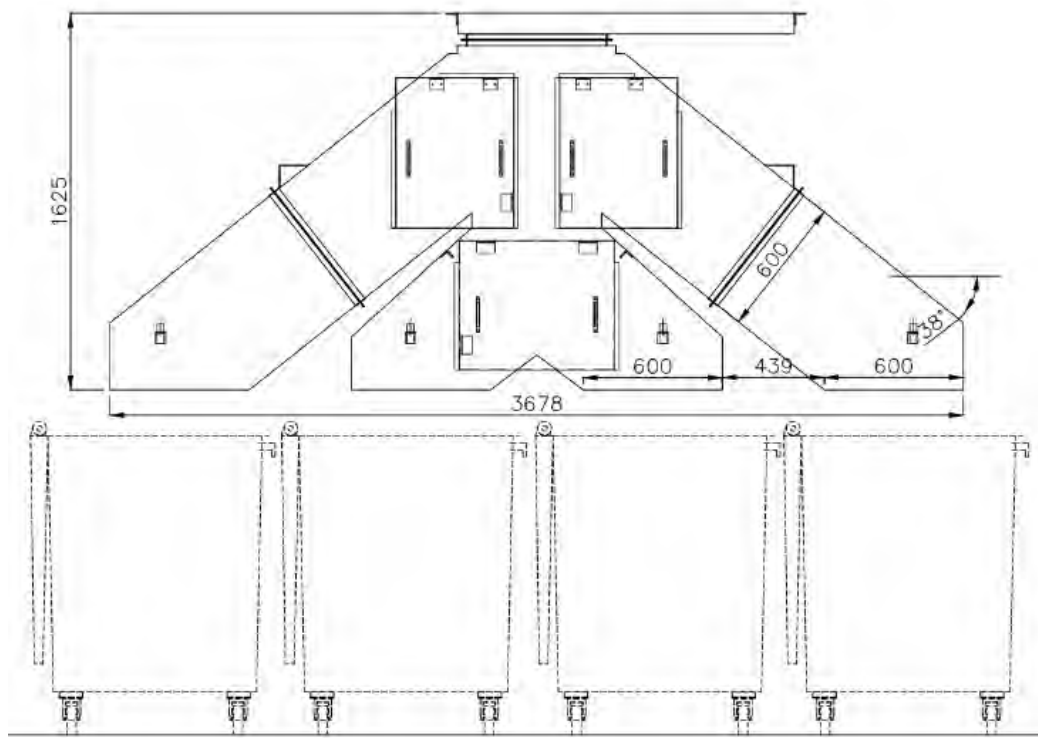
Figure 7-1 below includes photos of an example resident refuse chute access system and hopper door opening. Note the photo relates to a tri-separator (collecting three material streams) as opposed to the proposed quad separator (which can manage four material streams), however the principle is the same. Figure 7-2 provides a schematic of the quad-separator system which will be located in the refuse chute rooms at the chute discharge points. Quad separators can either be in-line or in a square formation. Appendix C includes a full size version of this drawing by chute manufacturer Hardall of the quad separator system with dimensions.



Figure 7-1 Example Refuse Chute Access Arrangements Located at Each Resident Floor Level, User Instructions and Hopper Door Opening (note for indicative purposes, the proposed scheme to be quad system)



Figure 7-2 Schematic of Quad-Separator System Located in Refuse Chute Room (note for indicative purposes, the proposed scheme may utilise square formation)



The Development will have a strong building management team presence throughout its life; which is an important aspect of the BtR offering. One of the duties of the building management team will be waste management, with a consolidated solution involving bulk communal collection of wastes via the refuse chute system. Sufficient resources will be assigned to address all waste management duties for the residential aspects of the Development.

The building management team will be required to monitor bin fullness levels under each refuse chute to ensure that bin capacity is always available to residents. Bin fullness checks could be via scheduled walk arounds with visual checks and / or using smart logistics and technology (bin fill sensors) or supportive technology such as CCTV in the refuse chute rooms.

When a bin is full, the building management team will be required to temporarily isolate the refuse chute whilst they remove the full bin and replace it with an empty bin. In a refuse chute room with good space allocation for bin exchange and storage of empty bins this process should take less than 30 seconds. Once the empty bin is placed under the chute the refuse system can be reactivated.

7.4.1 Large Items of Cardboard

Refuse chutes are not suitable for large items of cardboard. The hopper door opening (and larger chute diameter) helps to avoid potential blockage issues associated with unfolding cardboard within the refuse chute. To minimise the risk of refuse chute blockages, the parcel rooms will have bins or cages for the deposit of large cardboard items by residents. The BMT will move the cardboard to the refuse rooms and place it within the pulpables recycling bins.

7.5 Plot J

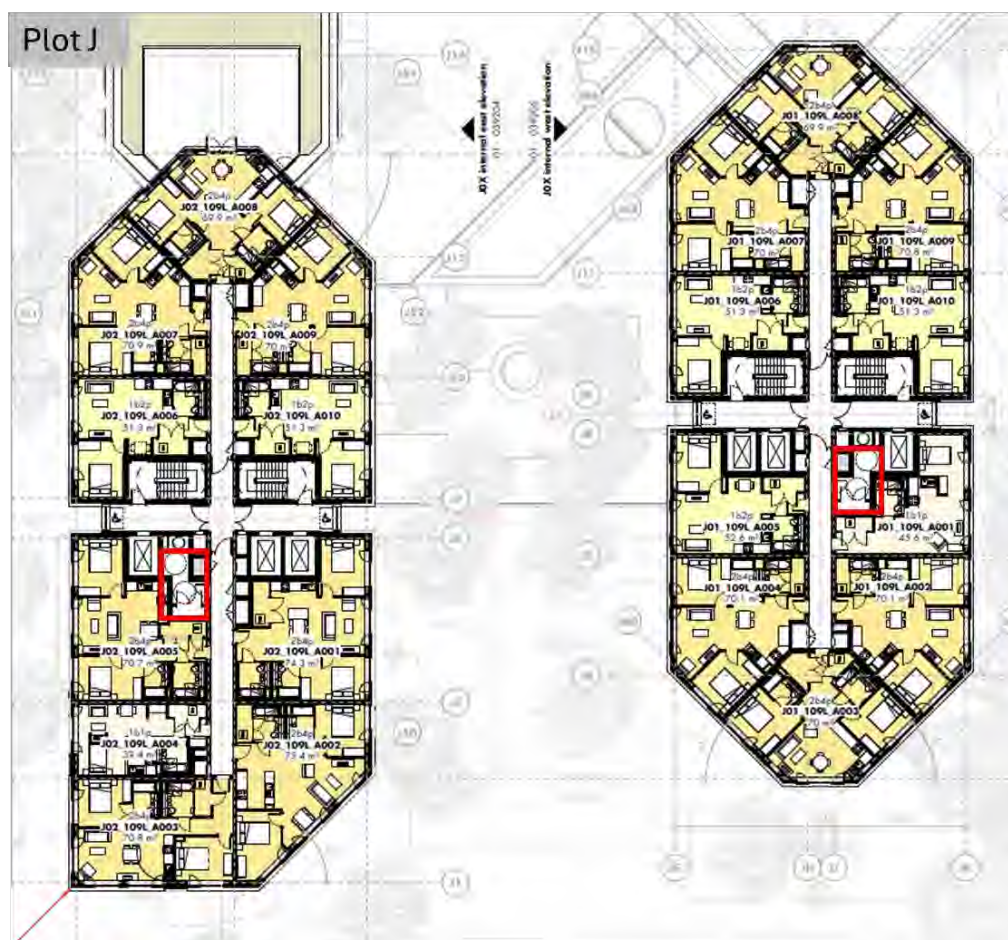
As detailed in Section 2.2.1, Plot J will comprise 385 No. BtR residential units. The majority of units will be 1-2 bed apartments, with a smaller number of 3 bed apartments.

7.5.1 Plot J Resident Access to Waste Management Services

There is 1 No. refuse chute in each block (J1 & J2), as shown in Figure 7-3 where the refuse chute room is outlined with red squares. Resident access is available at each floor level providing a very convenient waste management provision to all residents.



Figure 7-3 Refuse Chute locations in Plot J



Refuse chute discharge locations are located on the Lower Ground Floor level for both blocks J1 & J2.

Refuse chutes are suitable for day-to-day wastes generated by residents. Refuse chutes are not suitable for large pieces of cardboard or bulky waste items. Bulky waste management is discussed in Section 7.5.4.

7.5.2 Plot J Operational Philosophies and Performance Monitoring

Full bins will be stored within the Lower Ground level refuse rooms (which also contain the refuse chute discharge points) and the Upper Ground level refuse rooms. A platform lift is located in each block which provides access between the two floors. Combined, these refuse stores ensure that the volume requirements of MCC for the standard fortnightly waste collection service are achieved.

The building management team will transport the full bins (using a pedestrian assisted tug where required) to temporary holding areas adjacent to the loading bays to await collection and emptying by MCC refuse crews. Please refer to Section 7.6.2 for further details of the pedestrian assisted tug and its storage location in Plot K.

Illustrative refuse journey diagrams are included in Figure 7-4 and Figure 7-5 showing (blue lines) how the BMT will be required to move bins to / from the refuse stores and the temporary bin holding areas for final collection by the MCC collection crews.



Figure 7-4 Illustrative Refuse Journey Diagram Block J1 Refuse Store

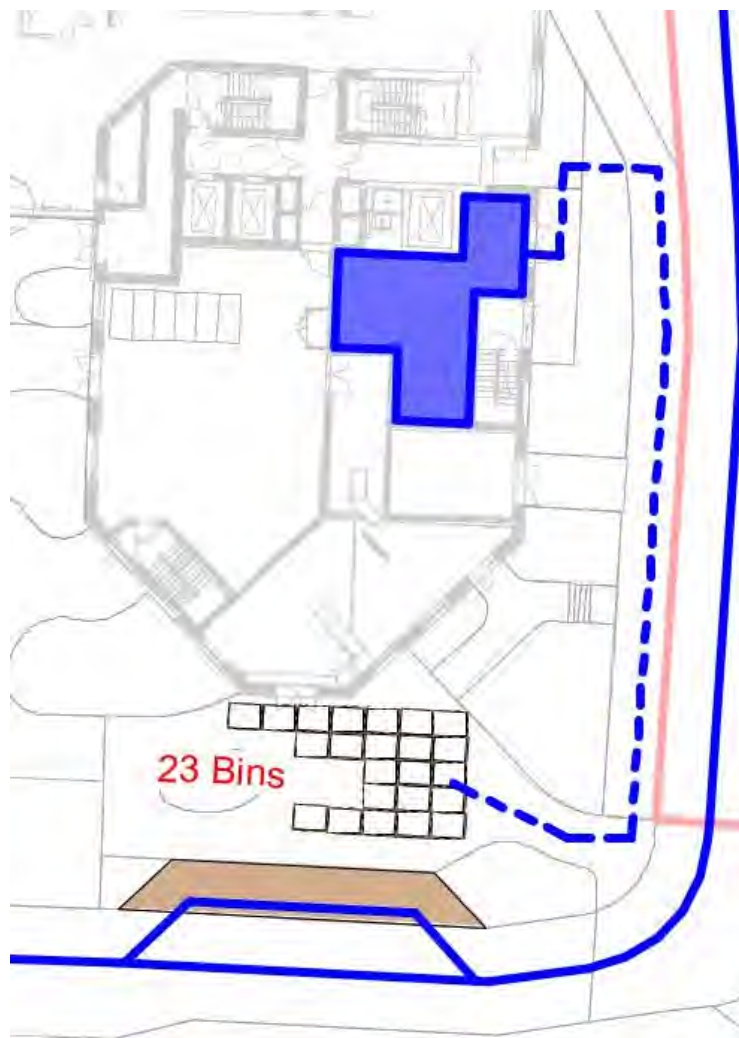


Figure 7-5 Illustrative Refuse Journey Diagram Block J2 Refuse Store

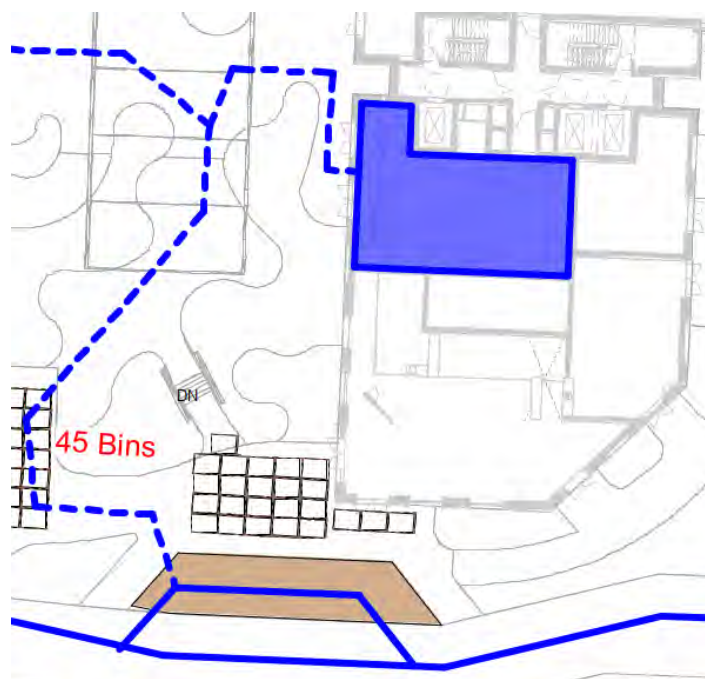
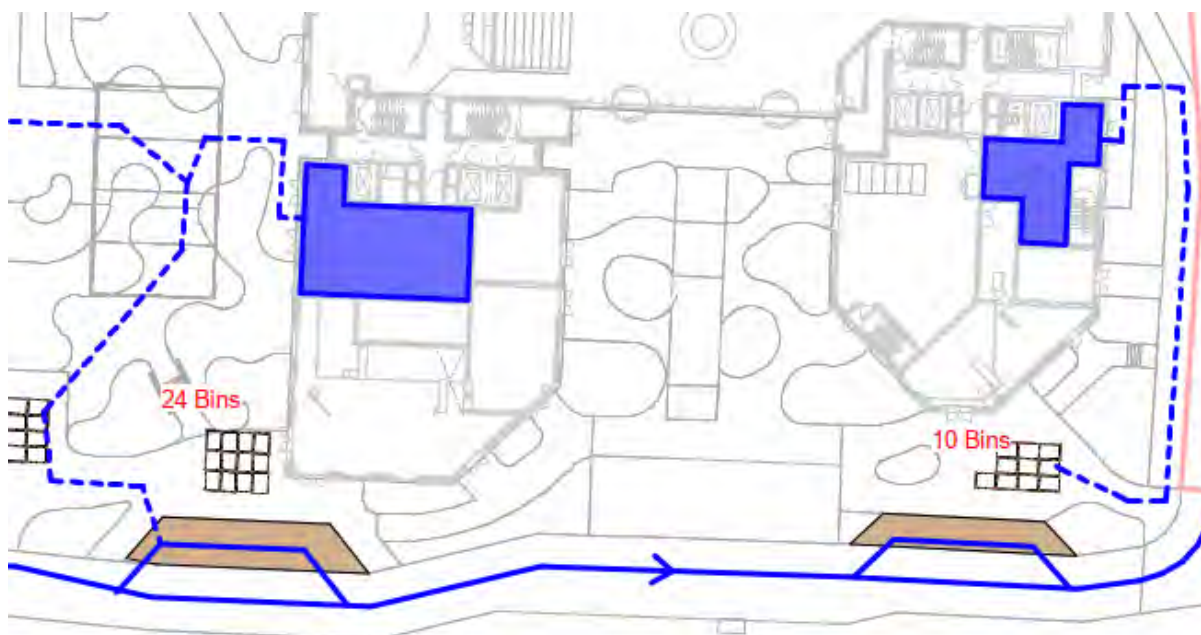


Figure 7-4 and Figure 7-5 above also shows the temporary bin locations for collection based on a fortnightly collection service frequency. Figure 7-6 illustrates the reduced space required for temporary bin storage, where the applicant will pay for an additional collection, and thus obtain a weekly collection service. It is the intention of the Applicant to pay for an additional collection per fortnight of all material streams.

Figure 7-6 Temporary Storage of Bins for Collection Based on a Weekly Collection Service Frequency



Where required, a pedestrian assisted tug will be used to support the BMT with bin journeys that have longer distances.

MCC operates a fortnightly collection service as standard, and as such the Development designs have allocated sufficient space to accommodate the appropriate number of bins for



the fortnightly collection service. The applicant's aim is to pay for an additional collection per fortnightly cycle for each waste material stream, such that collections become weekly.

However, as a conservative position and to align with MCC waste design guide requirements, the design drawings and bin number schedules accommodate a fortnightly service.

7.5.3 Plot J Storage Volumes

The MCC waste management design guide and Waste Officer feedback were utilised to calculate the number of bins required to comply with the MCC waste design requirements. Bins will need to be temporarily removed from the refuse room during collection periods, though this will likely be for a short time, with the efficient collaboration of the BMT and the MCC refuse collection crews.

Calculated bin numbers and refuse room designs are based on fortnightly collections for all waste streams (recyclables (pulpable and separate comingled streams), food waste and residual waste), working on the basis of the standard fortnightly collection provided by the MCC residential waste team. As previously mentioned, the Applicant's intent is to pay for an additional collection therefore resulting in a weekly collection service. A summary of the calculated bin requirements, for the MCC fortnightly service, is presented below in Table 7-1.

In addition to the MCC bin number requirements (below), an additional bin per material stream per refuse chute has been included within the designs. This is to ensure that there is waste management provision during MCC collection periods.

Table 7-1: Plot J Total Calculated Residential Bin Numbers by Material Stream to Comply with MCC Volume Requirements

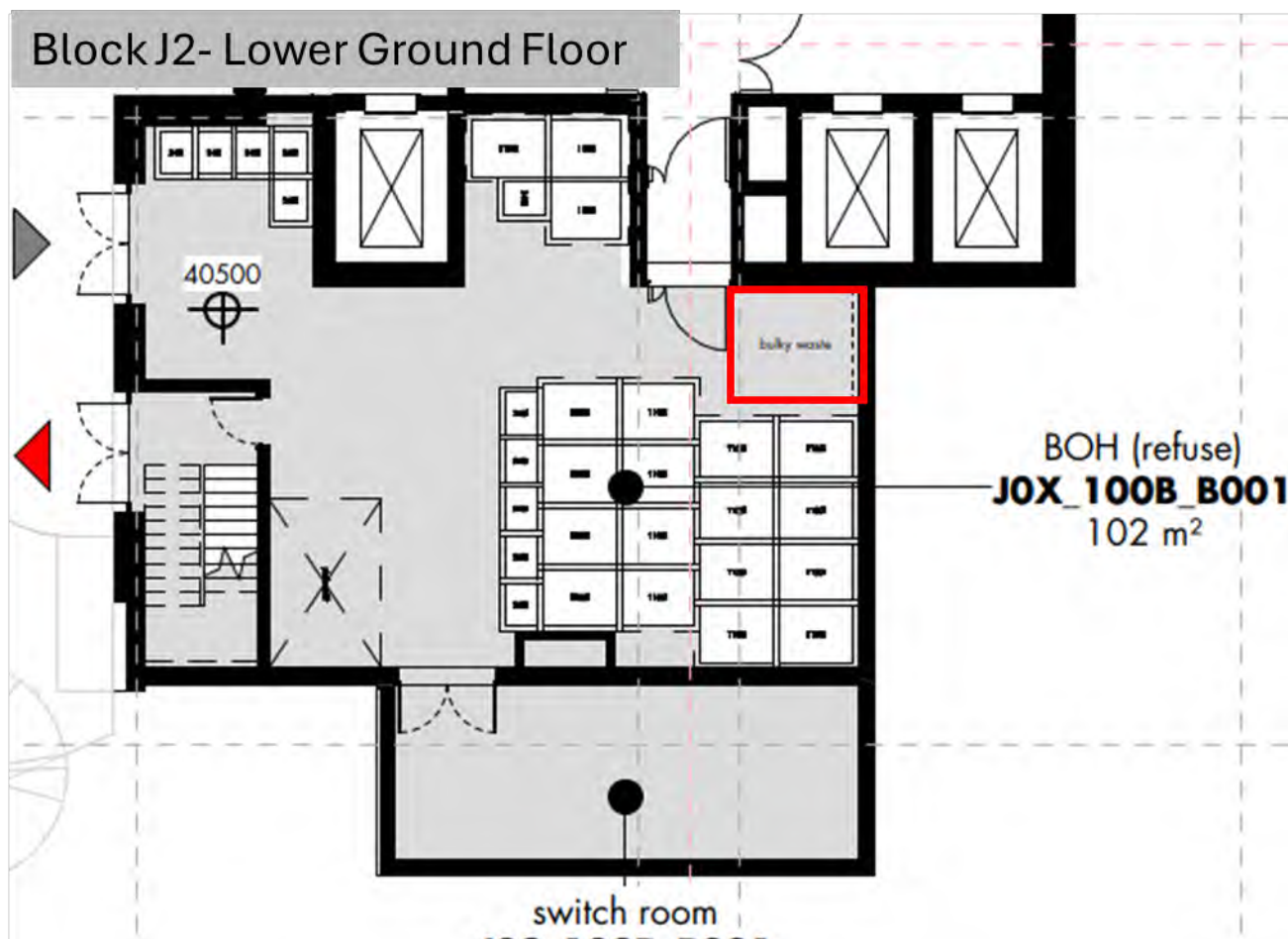
	Residual Waste	Pulpable Recycling	Comingled Waste	Food Waste
Frequency of Collection	Fortnightly	Fortnightly	Fortnightly	Fortnightly
Container Size (litres)	1100	1100	1100	240
Number of Containers Required	39	20	20	17

7.5.4 Bulky Waste

A bulky waste storage area for Plot J has been defined in the block J2 refuse store on the Lower Ground Floor, illustrated by the red box on Figure 7-7 below. The refuse room will be locked, to ensure resident access is controlled by the BMT and to avoid misuse of the area.



Figure 7-7 Bulky Waste Store Area in Block J2



7.6 Plot K

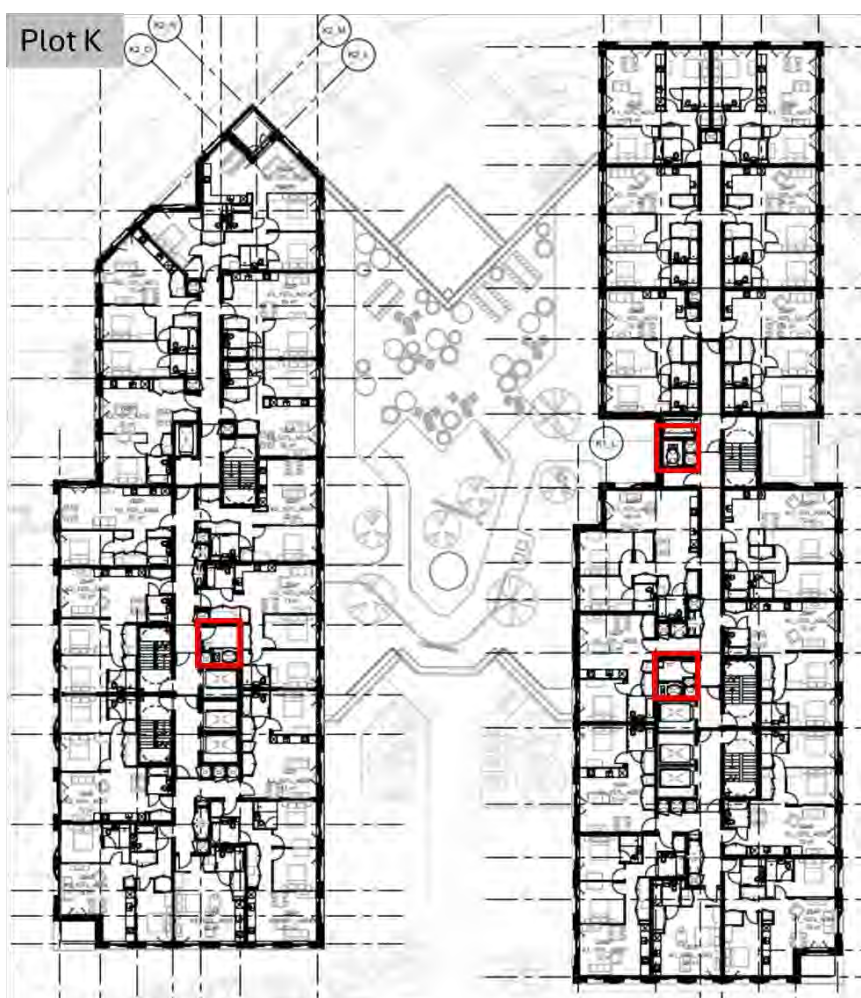
As detailed in Section 2.2.2, Plot K will comprise 494 No. BtR residential units. The majority of units will be 1-2 bed apartments, with a smaller number of 3 bed apartments.

7.6.1 Plot K Resident Access to Waste Management Services

Three refuse chutes are included in Plot K; 2 no. refuse chutes in block K1 and 1 no. refuse chute located in block K2 as shown in Figure 7-8, outlined with red squares. Two refuse chutes are located in block K1 due to resident walking distances in the lower residential levels. From Level 10 a single refuse chute is available in block K1. Resident access is available at each floor level providing a very convenient waste management provision to all residents.



Figure 7-8 Refuse Chute Locations in Plot K



Refuse chute discharge locations are located on the Upper Ground Floor level for both blocks K1 & K2.

Refuse chutes are suitable for day-to-day wastes generated by residents. Refuse chutes are not suitable for large pieces of cardboard or bulky waste items. Bulky waste management is discussed in Section 7.6.4.

7.6.2 Plot K Operational Philosophies and Performance Monitoring

Full bins will be stored within the Upper Ground Floor refuse rooms (which also contain the refuse chute discharge points) with further additional areas designated for bin storage being located on Upper Ground Floor Mezzanine for block K1 and the Lower Ground Floor for block K2. The K1 additional bin storage area will be accessible via a platform lift, whereas the block K2 additional bin storage is accessible via the adjacent goods service lift. Combined these refuse stores ensure that the volume requirements of MCC for the standard fortnightly waste collection service are achieved.

The BMT will transport the full bins (using a pedestrian assisted tug where required) to temporary holding areas adjacent to the loading bays to await collection and emptying by MCC refuse crews.

Illustrative refuse journey diagrams are included in Figure 7-9 and Figure 7-10 showing (blue lines) how the BMT will be required to move bins to / from the refuse stores and the temporary bin holding areas for final collection by the MCC Collection Crews.



Figure 7-9 Illustrative Refuse Journey Diagram Block K1 Refuse Store

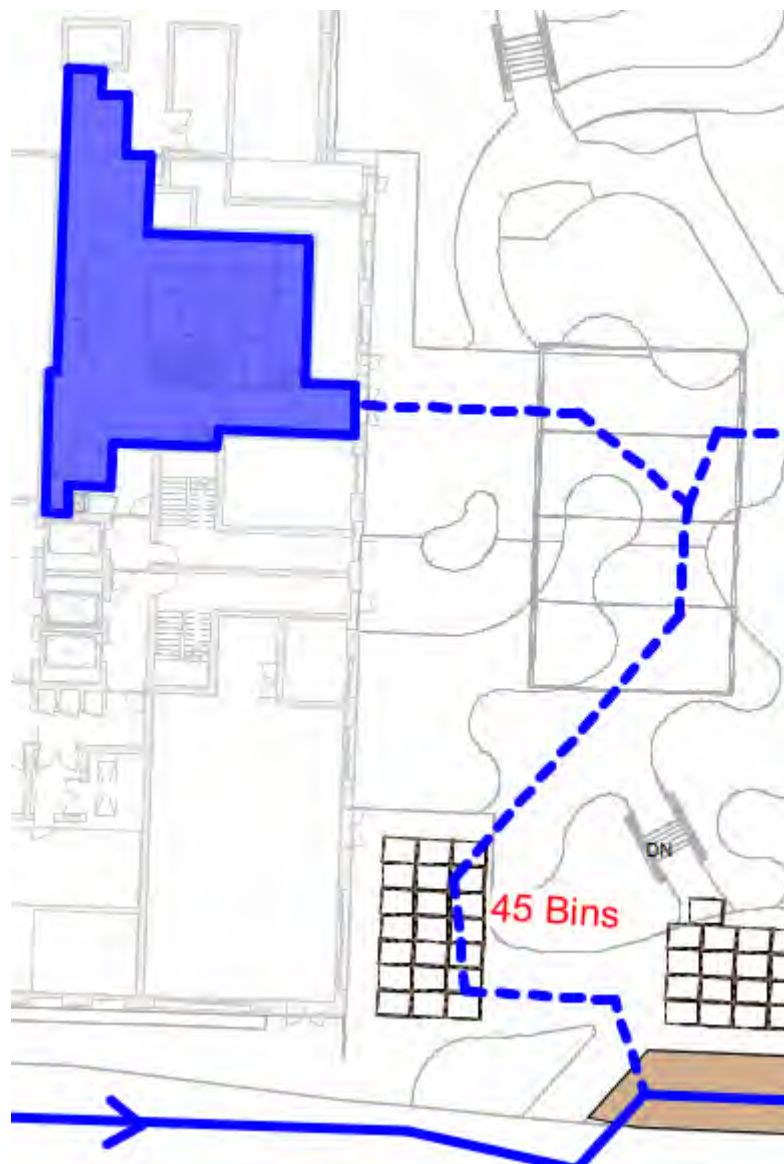


Figure 7-10 Illustrative Refuse Journey Diagram Block K2 Refuse Store

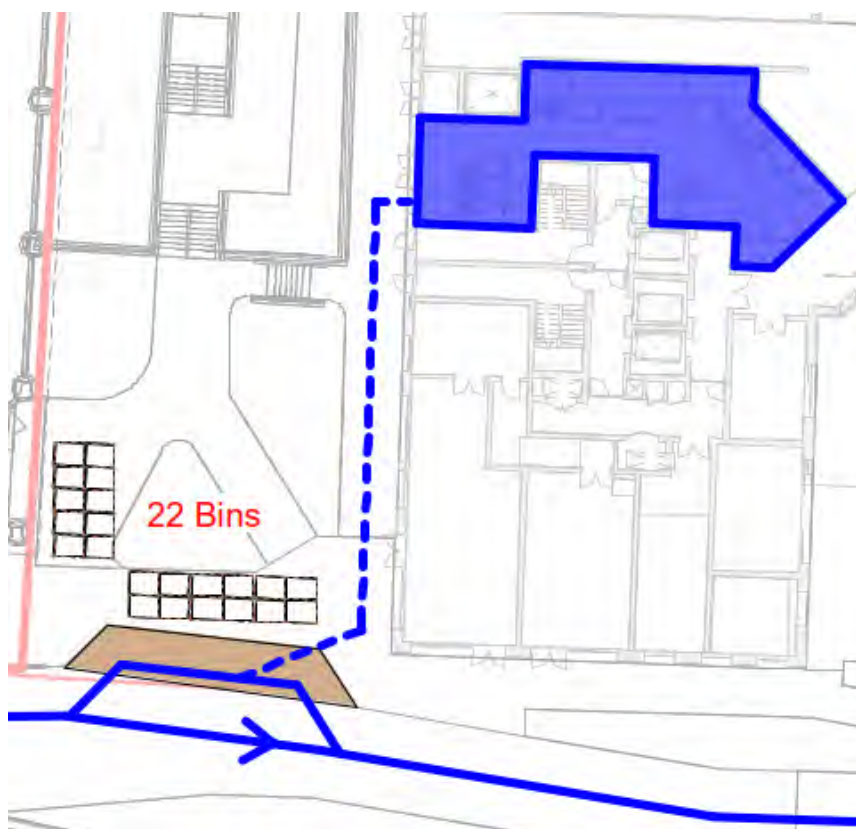


Figure 7-9 and Figure 7-10 above show the temporary bin locations for collection based on fortnightly collections, Figure 7-11 illustrates the reduced space where the Applicant will pay for an additional collection, and thus obtain a weekly collection service. It is the intention of the Applicant to pay for an additional collection per fortnight of all material streams.

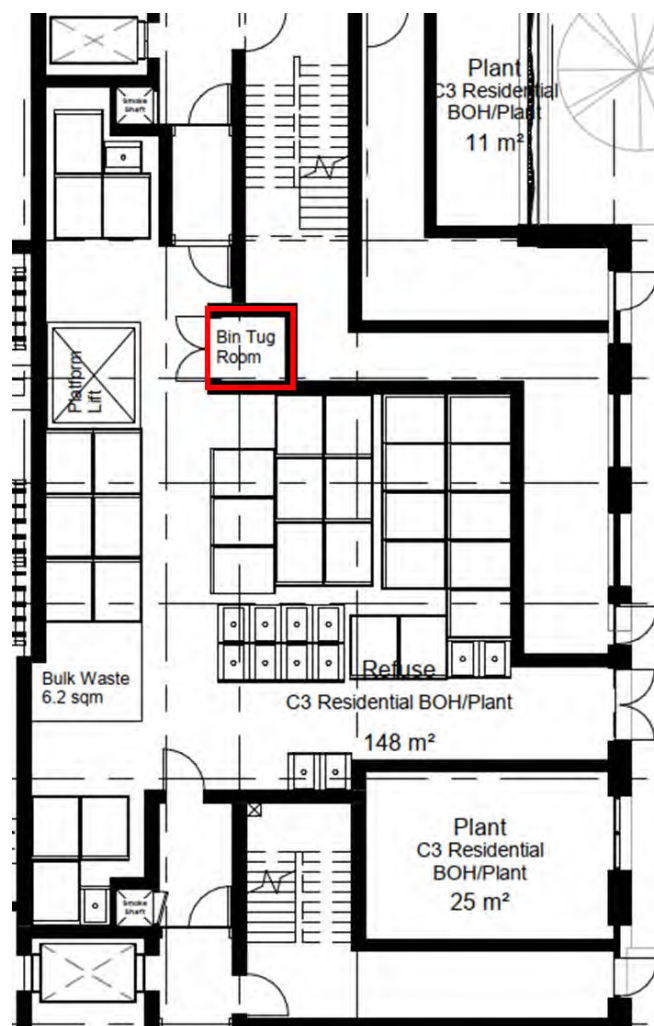
Figure 7-11 Temporary Storage of Bins for Collection Based on a Weekly Collection Service Frequency



Where required, a pedestrian assisted tug will be used to support the building management team with bin journeys that have longer distances. Tugs can be used to move multiple bins at one time (typically 3 or 4 bins can be moved together, however it is weight based depending on the tug manufacturer / model); the limiting factor on the number of bins connected is likely to be any corners on the corridor / walking route and the ability for the tug and bins to navigate the corner.

Where tow tugs are utilised, specially adapted wheeled bins with tow hooks will be required. Due to the distance from the refuse rooms (in both Plot J and K) to the temporary bin holding areas, tugs are recommended. As such, a bin tug storage and charging location has been included in the Development designs, and this is located in Plot K as illustrated in Figure 7-12.

Figure 7-12 Location of the Tug Storage Room within Plot K



MCC operates a fortnightly collection service as standard, and as such the Development designs have allocated sufficient space to accommodate the appropriate number of bins for the fortnightly collection service. The Applicant's aim is to pay for an additional collection per fortnightly cycle for each waste material stream, such that collections become weekly.

However, as a conservative position and to align with MCC waste design guide requirements, the design drawings and bin number schedules accommodate a fortnightly service.

Block K1 has a platform lift which accesses a mezzanine level, Figure 7-13 shows the additional storage of bins which are required for fortnightly collections in the mezzanine



level. Block K2 has additional storage located on the Lower Ground floor which is accessed via the Commercial Waste lift from the two sets of double doors on the left hand side of the Ground Floor refuse room as seen in Figure 7-14.

Figure 7-13 Block K1 Ground Floor Refuse Room with Platform lift (Left Image) & Mezzanine Refuse Room (Right Image)

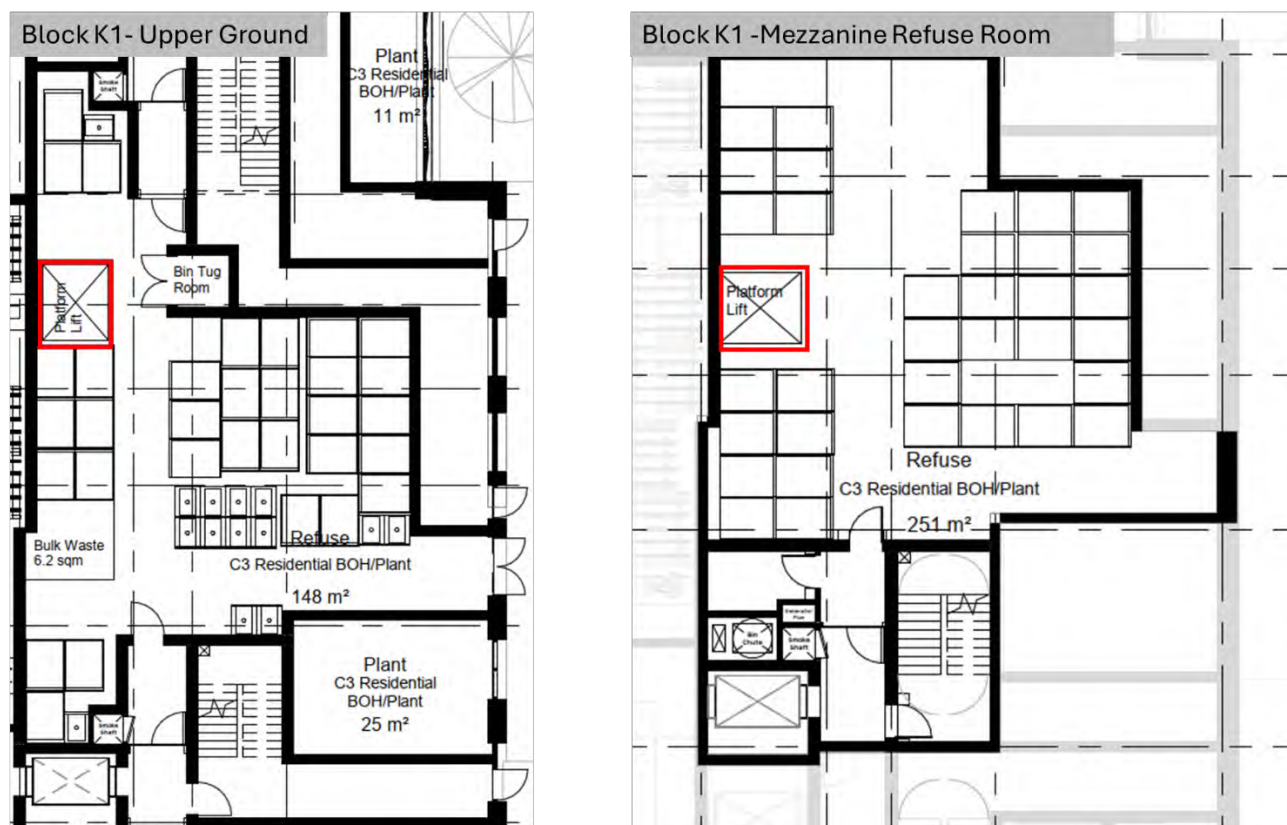
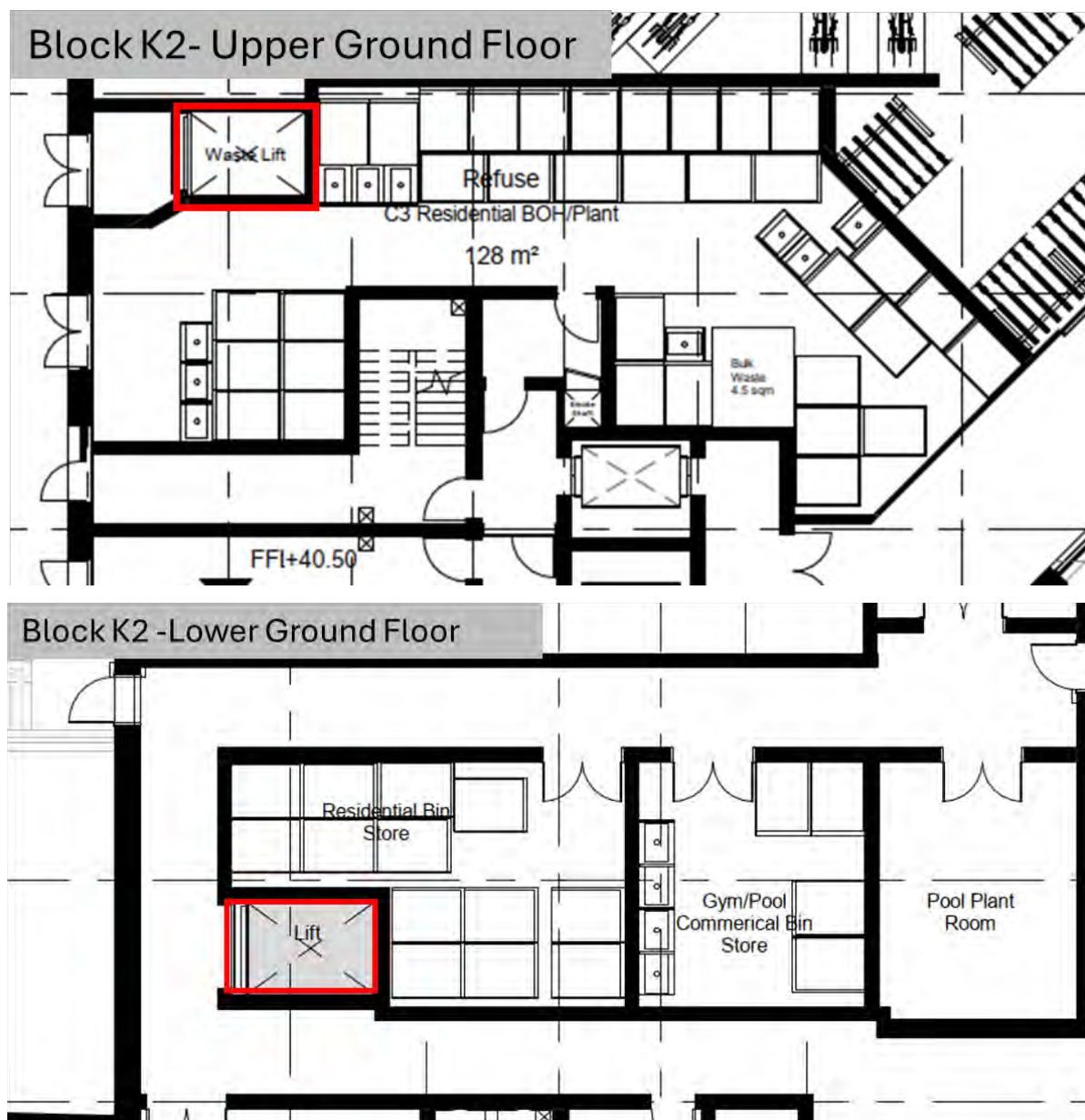


Figure 7-14 Block K2 Ground Floor Refuse Room with Commercial Waste Lift (Top Image) & Lower Ground Refuse Room (Bottom Image)



7.6.3 Plot K Storage Volumes

MCC waste management design guide and Waste Officer feedback were utilised to calculate the number of bins required to comply with the MCC waste requirements. Bins will need to be temporarily removed from the refuse room during collection periods, though this will likely be for a short time, with the efficient collaboration of the BMT and the MCC refuse collection crews.

Calculated bin numbers and refuse room designs are based on fortnightly collections for all waste streams (recyclables (pulpable and separate comingled streams), food waste and residual waste), working on the basis of the standard fortnightly collection provided by the MCC residential waste team. As previously mentioned, the Applicant's intent is to pay for an additional collection therefore resulting in a weekly collection service. A summary of the calculated bin requirements is presented below in Table 7-2.



In addition to the MCC bin number requirements, provided below, an additional bin per material stream per refuse chute has been included in the designs. This is to ensure that there is waste management provision during MCC collection periods.

Table 7-2: Plot K Total Calculated Residential Bin Numbers by Material Stream to Comply with MCC Volume Requirements (Fortnightly Collections)

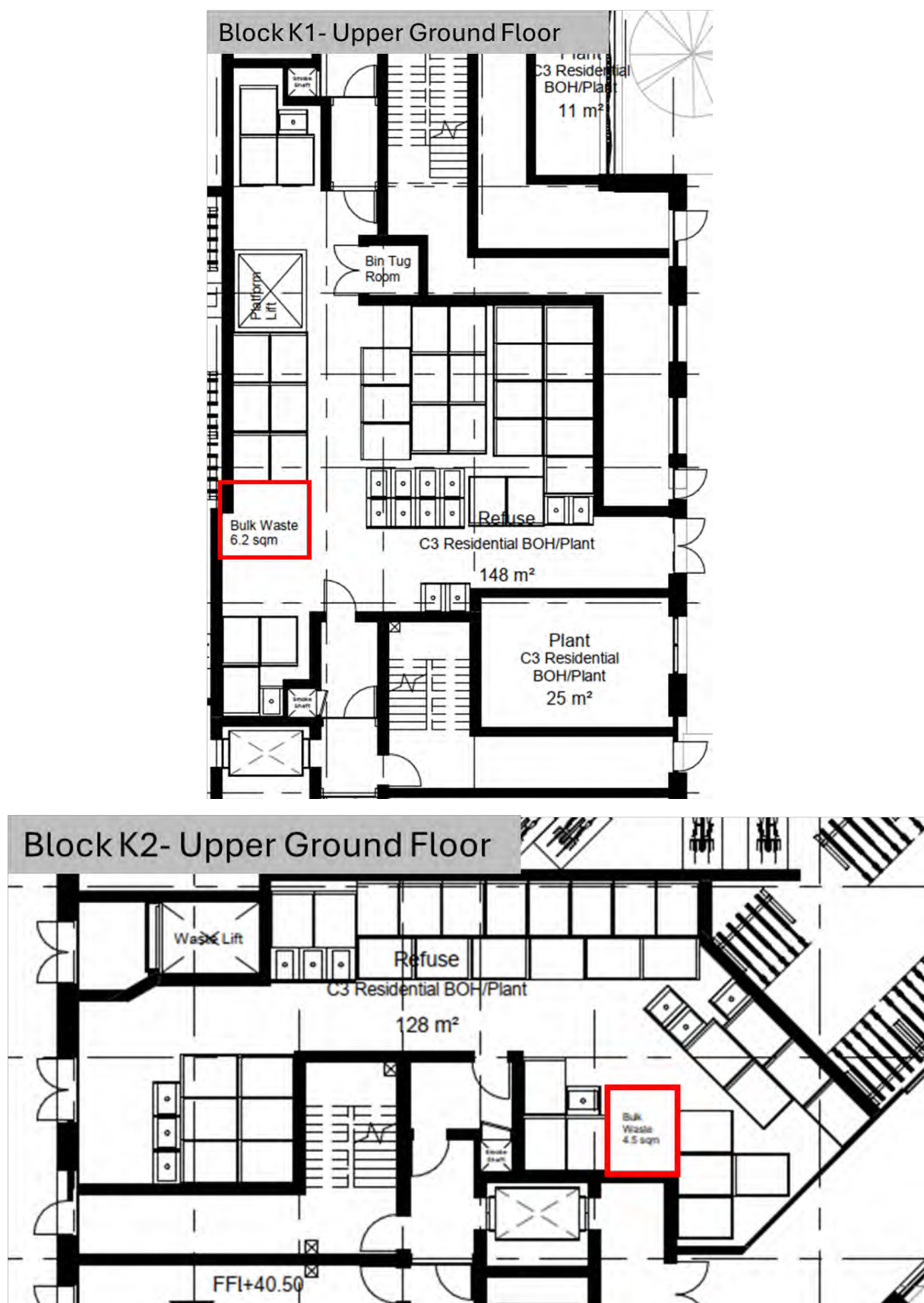
	Residual Waste	Pulpable Recycling	Comingled Waste	Food Waste
Frequency of Collection	Fortnightly	Fortnightly	Fortnightly	Fortnightly
Container Size (litres)	1100	1100	1100	240
Number of Containers Required	50	25	25	21

7.6.4 Bulky Waste

Bulky waste store areas are provided within both block K1 and K2 refuse stores, illustrated by the red boxes in Figure 7-15 below. The refuse waste rooms will be locked, to ensure resident access is controlled by the BMT and avoids misuse of the area.



Figure 7-15 Bulky Waste Store Area (Block K1 Top Image, Block K2 Bottom Image)



8.0 Commercial Waste Management

This chapter sets out proposals for the management of commercial waste for both plots (J and K).

The Development includes a mix of commercial uses, as outlined in section 2.2. Waste arising from these commercial units will be classified as commercial waste and thus will require separate management to the above mentioned residential waste arisings from the BtR aspect of the Development. Refuse stores for commercial wastes will be completely separate from residential refuse rooms.

The following waste streams are expected to arise, and be managed within the bin sizes listed, from the commercial units:

- Recycling – 1100L bin;
- Food Waste – 240L bin; and
- Residual waste – 1100L bin.

The bin sizes set out above have been used in all of the commercial bin volume requirement calculations, these are typical bin sizes used within commercial waste collections. However the commercial refuse storage areas will have flexibility to manage different sized bins if required.

Plots J and K are designed to be self-sufficient in terms of commercial waste management, with collection of bins from temporary storage locations or direct from the commercial units.

8.1 Plot J

Plot J includes four commercial units, in addition to the BTR residential units. The Commercial units are situated as follows:

- Two Commercial Units at the Lower Ground Floor connecting to the Upper Ground Floor level, and
- Two Commercial Units at the Upper Ground Floor (Cycle Hub/Coffee Shop, Retail/Restaurant/Café & other Commercial Units). With the Retail/Restaurant/Café unit in Plot J2 connecting to the mezzanine level.

Typical waste generation factors for Food and Beverage (F&B) and Retail units were applied to the commercial unit areas to estimate the quantum of commercial wastes anticipated to arise. Conservatively, the use of F&B waste generation factors is a worst case scenario. The calculated commercial waste bin numbers for Plot J are provided in Table 8-1 below.

Table 8-1: Plot J Commercial Bin Requirement

Frequency of Collection	No. of 1100L Residual Bins	No. of 1100L Recycling Waste Bins	No. of 240L Food Waste Bins
1x per week	4	6	11
2x per week	2	3	6
3x per week	2	2	4

Plot J includes one commercial refuse room (located in block J1 Lower Ground Floor, the North East of the Plot) as shown by the red outline in Figure 8-1 below, which is for the temporary storage of bins whilst awaiting collection from the commercial units which face



The commercial waste contractor will collect bins from the loading bays, as shown by Figure 8-2 below.

Typically, commercial collections offer flexibility as it is a paid for service. Ultimately the waste collection arrangements (bin sizes, numbers of bins, collection frequency) will be subject to agreement with the commercial unit tenant and the appointed commercial waste contractor.

Figure 8-1: Plot J Commercial Temporary Refuse Store

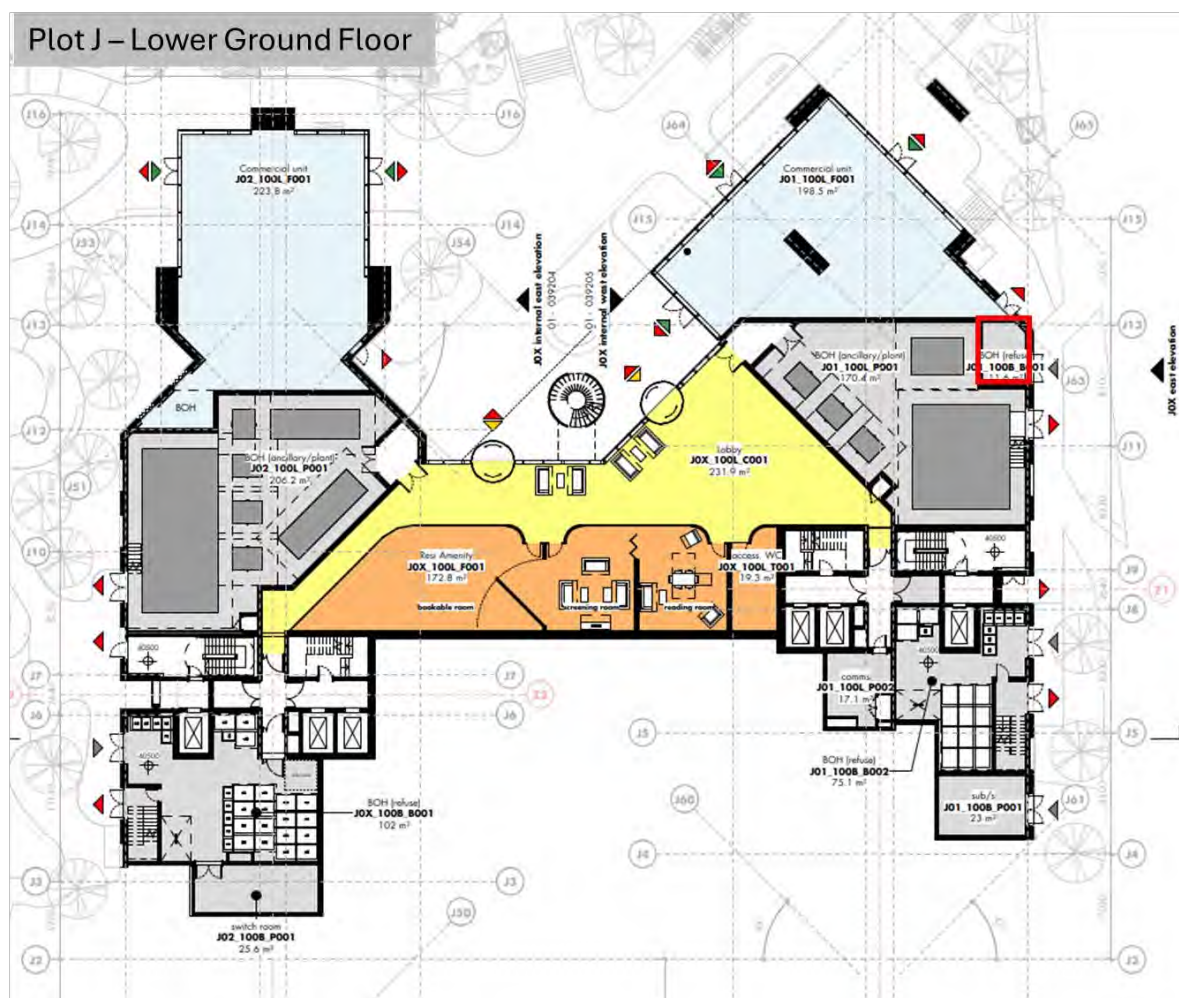
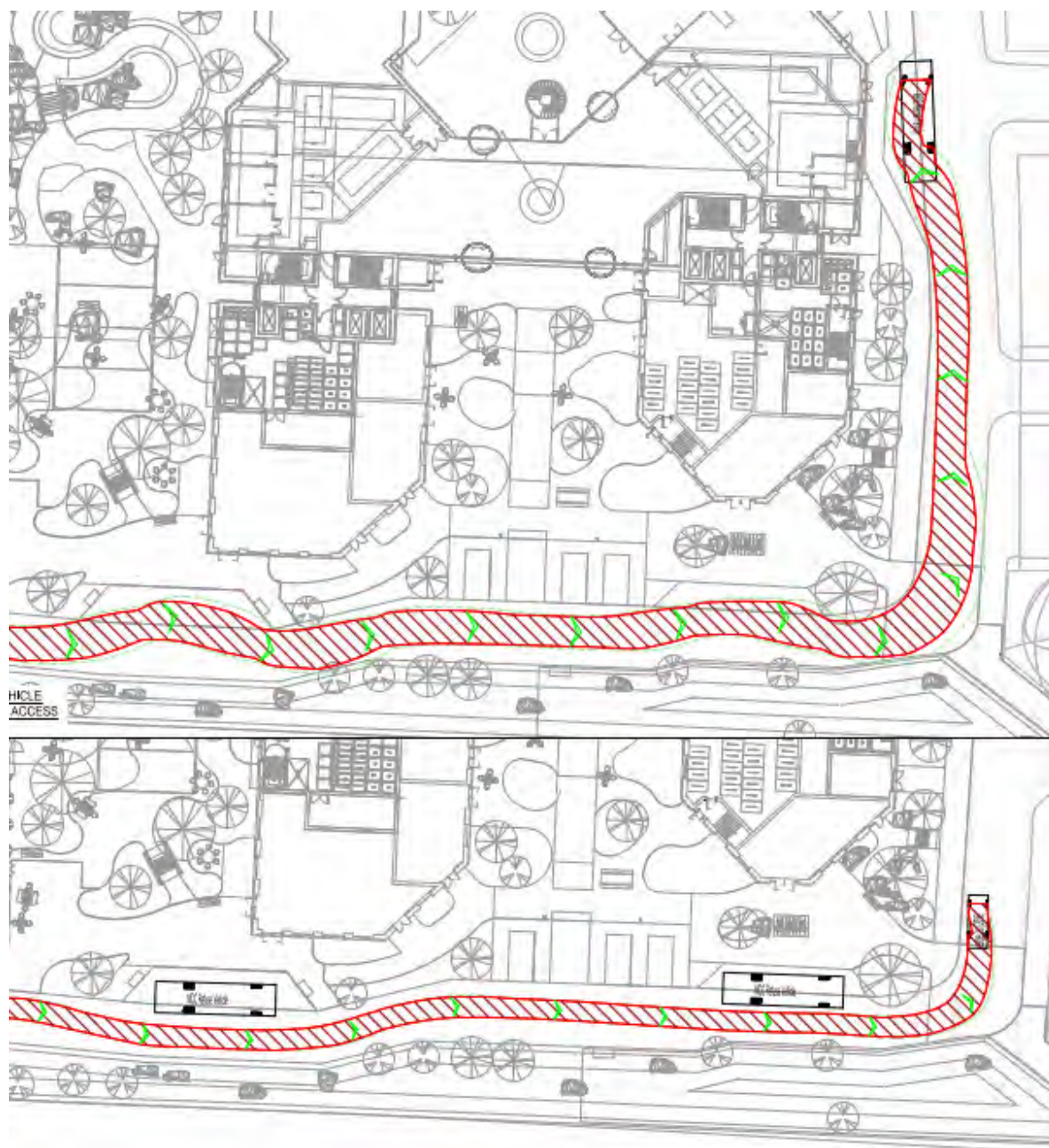


Figure 8-2: Plot J Commercial Refuse Collection RCV Access and Stopping Locations



8.2 Plot K

Plot K includes two commercial units, in addition to the BTR residential units. The Commercial units are situated as follows:

- Two Commercial Units at the Lower Ground Floor (Sports & Recreation and Retail / Restaurant / Café), with the Sports & Recreation unit connecting to the Upper Ground floor, and
- Three Commercial Units at the Upper Ground Floor (Retail / Restaurant / Café).

A typical waste generation factor for Leisure and Entertainment was applied to the Sports & Recreation floor spaces and F&B unit factor was applied (as a worst case waste generation)



for the remaining commercial unit areas to estimate the quantum of commercial wastes anticipated to arise. The calculated required commercial bin numbers for Plot K are provided in Table 8-2 below.

Table 8-2:Plot K Commercial Bin Requirement

Frequency of Collection	No. of 1100L Residual Bins	No. of 1100L Recycling Waste Bins	No. of 240L Food Waste Bins
1x per week	6	7	10
2x per week	3	4	5
3x per week	2	3	4

Plot K includes two separate commercial refuse rooms (one for each commercial unit on the Lower Ground Floor) as shown by the red outlines Figure 8-3 below. Both of these refuse rooms have been sized adequately to allow for the separate collection of recyclables, food waste and residual waste, based on two collections per waste stream per week. However, as a paid for collection waste service the frequency of collection can be increase thus bin numbers can be reduced as required. The remaining commercial units on the Upper Ground will store their waste in their own demise.

It is envisaged that the commercial tenants on the Upper Floor will move their bins from the 3 commercial units to the south, to the loading bays adjacent to the units (as is the case with Plot J). On the Lower Ground floor the commercial tenants will move their bins by using the Service lift (which goes to the Upper Ground level) and then move the bins to the western most loading bay for collection, as shown by Figure 8-4 below.

Typically, commercial collections offer flexibility as it is a paid for service. Ultimately the waste collection arrangements (bin sizes, numbers of bins, collection frequency) will be subject to agreement with the commercial unit tenant and the appointed commercial waste contractor.



Figure 8-3: Plot K Lower Ground Floor Commercial Units and Refuse Rooms

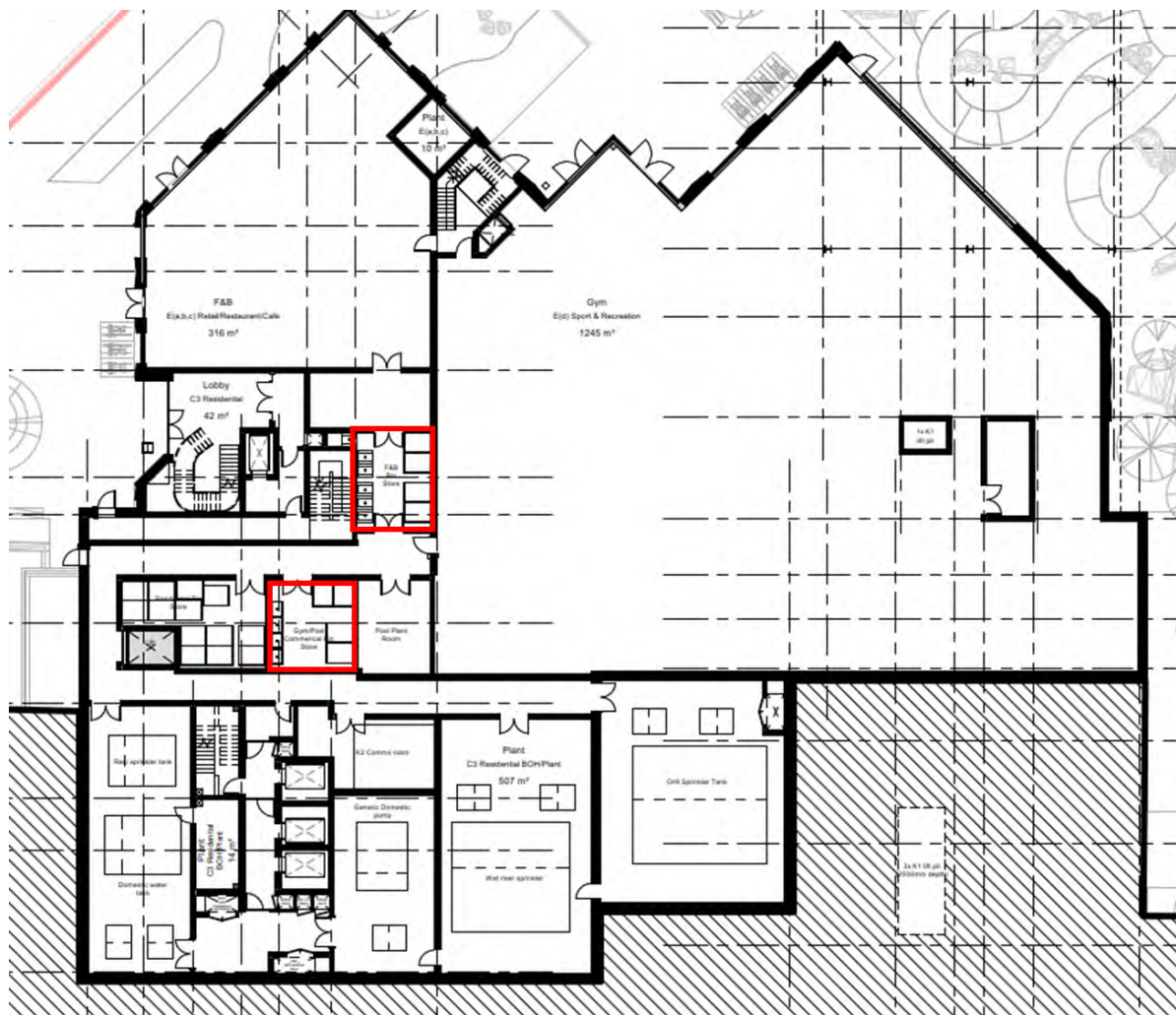
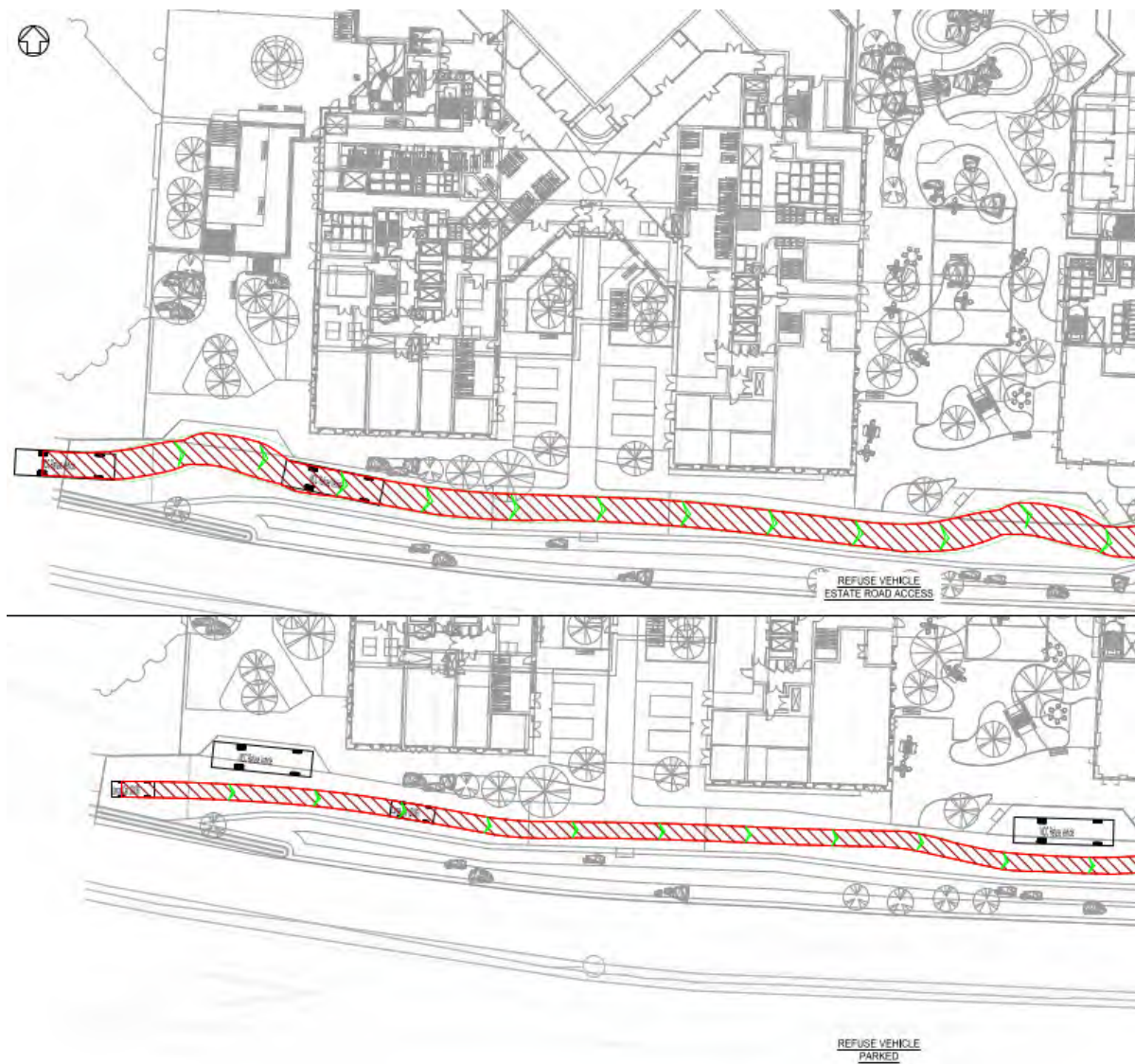


Figure 8-4: Plot K RCV Stopping Locations for Bin Collection



9.0 Other Waste Considerations

The OWMS for the Development addresses the key sources of waste generation. Other considerations associated with operational waste management are discussed below.

9.1 Public Realm Litter Bins and Recycling

In due course it is suggested that discussions are held with the MCC Waste Officer to discuss potential requirements or recommendations (from an MCC perspective) for litter and “on-the-go” recycling bin provision in the public realm areas of the Development.

It is envisaged that discussions would agree the strategic placement of bins within the external public realm, for managing “on-the-go” wastes. The bin fullness levels would be monitored by the estate management team and accordingly bins emptied and waste managed by the estate management team (ensuring wastes will be put into the respective recyclable and residual containers).

It is in the Applicants interest to provide a comprehensive waste management solution for wastes from the public realm to ensure the spaces remain attractive high quality spaces for users. Solutions which have already been applied in Mayfield Park will be incorporated into the public realm around Plot J and K.

9.2 Hygiene Wastes

Toilet facilities, outside of those in private residential units, across the Development will require the provision of hygiene waste bins (and nappy bins where appropriate).

The collection of hygiene wastes from these communal toilet facilities will be via a specialist hygiene waste company with removal of wastes directly from the toilet facilities by the specialist company.

It is recommended that a single specialist hygiene waste contractor is selected to service both Plot J and K (and ideally the broader Mayfield estate); this will ensure that the number of vehicles accessing the site to provide this service are minimised.

9.3 Landscape Wastes

Where contractors are employed to carry out landscaping works (within individual plots or the public realm areas) the Applicant / BMT / estate management team will ensure that contracts specify that all green and landscaping wastes are removed from the site by the contractor and sent for offsite composting or a similar beneficial activity (e.g., chipping).



10.0 Conclusion

This OWMS sets out a number of guiding principles to ensure that waste arising from the Development is managed in a sustainable manner, with minimal impact on the environment.

The waste management strategy developed for the project is considered to give due consideration to the sources and types of operational wastes likely to be generated by the redevelopment of land at Mayfield Phase 1b, Manchester.

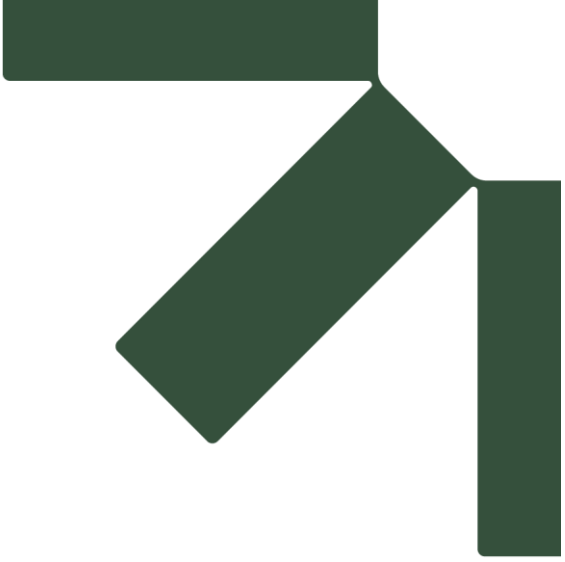
The space assigned for waste management within each plot should align with (or exceed) Waste Officer anticipated requirements and MCC waste management design guidance documents (where appropriate). Currently MCC require a minimum of fortnightly collections for all waste streams but will accept developers organising a paid service for more frequent collections. The Applicant intends to implement more frequent waste collections in order to improve the operability of the buildings and reduce the total number of receptacles placed in public spaces on collection days. Operational efficiency will also improve as it will reduce the total amount of time RCVs need to be on site during each visit, as there will be less bins required to collect on a weekly collection basis.

The future management and movement of wastes has been given consideration and the location of refuse rooms / stores (with respect to user (BMT) access and vehicle stopping locations) has been considered within the limitations of other back of house space requirements and general Site constraints.

Bin presentation for MCC waste collection crews via temporary bin storage locations has been refined and optimised to be as efficient as possible. The BMT will move the full bins from refuse rooms to the temporary bin storage locations which are adjacent to the loading bays. Once MCC has emptied the bins, the BMT will move the bins back to the respective bin stores.

Detailed calculations and space planning have been undertaken for Plots J & K based on the design drawings, numbers of residential units and commercial unit areas (and their anticipated use). Significant effort has been placed around BMT and commercial tenant access to refuse rooms / stores, and the location of the refuse rooms / stores with respect to wider Development Site and RCV access and stopping locations.





Appendix A MCC Waste Management Strategy and Proforma

Mayfield, Phase 1b (Plots J and K)

Prepared for Applicant: Mayfield Medlock Limited

SLR Project No: 402.065198.00001

December 2024

GD 04

Waste Storage and Collection Guidance for New Developments
Manchester City Council
Version: 7.00

Waste, Recycling and Street Cleansing Team
Last updated: September 2023

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Scope and Purpose

Scope of this Guidance:

This guidance contains minimum standards for planners, architects, developers and property managers to assist in planning and designing systems for the storage and collection of refuse, and for recycling facilities in domestic and commercial properties.

Document:

Author	Hannah Brodie
Approved by	Sam Davies
Issue date	September 2023
Review date	September 2025

Introduction

This document is a practical guide to minimum standards for planners, architects, developers, and property managers to assist in planning and designing systems for the storage and collection of refuse, and for recycling facilities in domestic and commercial properties. It is part of an evolving process to develop best practice guidance for the design and management of buildings in Manchester and should be read within the context of other Council policies and legislation.

Throughout this Guide, the term “development” includes any new, extended or altered building, any redevelopment, and any change of use or conversion of existing buildings.

Following the guidance in this document is intended to help you to produce successful waste management strategies and will also assist in complying with Building Regulations Approved Document H (as amended 2013) entitled ‘Drainage & Waste Disposal’.

Developments should provide safe and convenient facilities for residents to recycle and dispose of their waste.

Details of the location, volume, management and collection arrangements for domestic and non-domestic waste and recyclable materials must be submitted as part of planning applications proposing new and additional dwellings or new or additional commercial floor space together with changes of use. No development shall take place until details of the siting and means of enclosure for refuse bin storage areas have been submitted to and approved in writing by the Local Planning Authority together with a waste management strategy. The bin stores facilities and strategy shall then be provided in accordance with the approved details prior to the first occupation or use of the development and retained thereafter.

For further detail on the City’s Waste and Recycling Services – This should be read in conjunction with the Waste and Recycling Service Standard found on the Council website.

The City encourages all new developments to carefully consider the provision of waste receptacles that encourage residents to waste as little as possible and recycle everything that they can.

This requires considering in the design for all developments and wherever practicable, the proximity to recycling facilities should be closer than the proximity of the refuse facilities. If this is not possible then the recycling facilities should be located alongside the residual waste containers. Residents should not be inconvenienced by having to walk further to deposit their recyclable waste.

Planning Applications

Planning applications for all new developments, conversions and changes of use must include a waste management strategy. This strategy must include:

- Estimated volumes and types of waste produced by the development,
- Details of internal and external stores for both waste and recycling, including any plans and designs,
- Location of the proposed collection point and details of the route the collection vehicle will take,
- Details of how waste will be transferred between stores and to the collection location,
- Details of number and capacity of bins proposed and collection frequency.

A form to complete and submit with planning applications can be found in Appendix E

Internal and External Segregation and Storage of Waste

To encourage occupants to recycle waste, internal storage areas should be designed into new residential developments and individual units of commercial development. This will enable occupants to segregate their waste into refuse and recyclables, and store it temporarily, until it can be transferred to the external bins. Consideration must be given to providing adequate internal storage space within the dwelling for residents to store refuse and recycling separately

It is particularly important that the right number and size of refuse and recycling containers are provided for the various types of developments. Guidance on the size of storage areas, and the number of refuse and recycling containers required is detailed in Appendix D. It is also important to consider that any side waste may not be taken, and overflowing bins will be the responsibility of the managing agent to deal with.

Under Section 46 of the 1990 Environmental Protection Act the Council can stipulate for any domestic premises the type and number of refuse containers required, including separate containers for recyclable waste.

Low Rise Domestic Developments

Table 1 showing the containers required for the storage of waste by type and capacity

Waste type	Column 1 Refuse	Column 2 Food & Garden waste (Properties with gardens)	Column 3 Food Waste (Properties without gardens)	Column 4 Mixed Pulpables (Paper / cardboard)	Column 5 Co-mingled (Glass / cans / plastics)
Container type	Wheeled Black bin	Wheeled Green bin	Separate Green food caddy	Wheeled Blue bin	Wheeled Brown bin
Capacity	140 or 240 litres	240 litres	23 Litres	240 litres	240 litres

Each individual household must be able to contain a minimum area that would house 4 x 240L bins externally, within the curtilage of the development. Any storage area must be made of a hard impervious surface which can be washed down to remove any residue within the boundary of the property.

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).

The dimensions for the above receptacles can be found in Appendix A. The Council can supply these bins upon request. A charge will be made for the administration and delivery of these. Bin specification can be provided upon request if the developer wants to procure their own units.

Storage areas

Waste storage areas should be identified on plans.

The containers described above should be accommodated within the curtilage of the development.

Containers should have designated storage areas that are sensitively located and designed. Where the storage area is to be visible from the boundary of the property, an enclosure for the containers should be provided. The design of this must be agreed with the Local Planning Authority and should be consistent with security guidance provided by 'Secured By Design'

Container storage areas should ideally be located in a position within 10m of an external door, which is accessible to disabled people. They should be convenient for the householder to present containers to the kerbside for collection without excessive level distances (no

greater than 30m). For guidance on improving access for disabled people please refer to [Design For Access2](#)

Householders are required to present their bins to the kerbside on collection day and return them to the storage area, as soon as possible following collection. There should be clear access from the storage area to the kerbside to enable this.

The collection vehicles used by Manchester City Council, and our contractors, are described in Appendix B. New developments and their access roads should be designed to accommodate these vehicles and allow them to collect containers directly from the kerbside. Plans should be included that show the proposed route of the collection vehicle around the site, including access to the proposed collection point(s). A clear management plan for the management of waste within high rise developments should be carefully considered and agreed at the planning stage.

Bulky Waste

Manchester City Council offers a collection service for the removal of bulky household refuse (e.g., fridges, furniture, mattresses, IT (Information Technology) equipment etc) from residential properties.

Collection must be arranged with Contact Manchester online or over the phone. If a collection cannot be arranged, the householder will remain responsible for the proper handling and disposal of all items. Contact details for Contact Manchester are available in Section 10.

Housing Extensions

Where an extension to an existing property is proposed, this may result in the removal of existing storage, typically to the rear or side of a property. This is acceptable provided that an alternative storage area within the curtilage of the development is designated as part of the proposed development, in line with the above guidance.

Converted Housing Developments

The Council is most concerned that the appearance and character of housing areas are not damaged by the inappropriate siting of refuse bins and refuse storage areas to the front of terraced houses and/or within public view. Such prominently sited refuse storage areas are not compatible with the Council's desire to upgrade the image of the area and therefore open storage of refuse bins, or stores to contain such bins, should not be sited within the front garden or other parts of the front of the property.

Where houses are converted to flats, refuse bins should be stored at the side or rear, within the curtilage of the property, in suitably designed areas with sufficient storage to accommodate the refuse and recycling of all of the occupiers of the flats.

All flats should have access to the refuse storage area and have a clear route for presenting them for collection from the kerbside.

High Rise Domestic Developments

Calculating the area and provision required for waste and recycling containers in high rise blocks

For each apartment developers need to provide 0.43m² of space.

The space provided needs to be able to accommodate multiples of the containers required as listed in Appendix A. Space to manoeuvre and access containers individually must also be provided. The plan will need to show how these can be manoeuvred by building staff to be presented for emptying, and all bins can be accessed by residents.

For example

A building with 100 flats would need at least 43m² of space for 22 x 1100 litre containers and 5 x 240 litre bins, plus the space required to manoeuvre and access all of the containers individually. This is based on 110 litres per apartment for general waste, plus at least 55 litres per apartment for pulpable recycling and at least 55 litres per apartment for comingled recycling. Food waste is based on 10 litres per apartment.

The 4 waste streams would need to be easily accessible by residents.

Calculating the area and provision required for waste and recycling containers in purpose-built student accommodation

For each bedroom, we recommend developers need to provide 0.23m² of space.

The space provided needs to be able to accommodate multiples of the containers required as listed in Appendix A. Space to manoeuvre and access containers individually must also be provided. The plan will need to show how these can be manoeuvred by building staff to be presented for emptying, and all bins can be accessed by residents.

For example

A building with 100 single-occupancy rooms would need at least 23m² of space for 11 x 1100 litre containers and 2 x 240 litre bins, plus the space required to manoeuvre and access all of the containers individually. This is based on 55 litres per room for general waste, plus at least 22 litres per room for pulpable recycling and at least 22 litres per room for comingled recycling. Food waste is based on 5 litres per room.

The 4 waste streams would need to be easily accessible by residents.

If you are considering alternative waste and recycling arrangements, please contact the Local Planning Authority before your plans are submitted.

Dimensions of containers

The dimensions for the containers required are listed in Appendix A.

Waste container compatibility

Developers will be required to purchase bins for residential waste from either Manchester City Council or its chosen contractor or supplier. The compatibility of the container with the refuse collection vehicles must be checked with the council before containers are purchased from any supplier other than the council. The collection frequency and total number of containers the council will empty should also be checked with council before containers are purchases from any other supplier.

Storage areas for waste containers

Where appropriate, an internal access door from the residential part of the development should be provided to allow residents internal access to the storage area. This door should be connected to the residential area by a lobby, so as to prevent nuisance odours entering the residence.

Stores should have permanent signage that promotes recycling and outlines what should go in each bin.

A clear route to the kerbside presentation point should be provided and a presentation area should be established for at least 50% of all containers (e.g., if you will have 22 containers, there should be space to present 11 of them at one time, without causing an obstruction to the highway). Providing space for 100% of all containers would be preferable for smaller developments.

Additional storage area requirements are detailed in Appendix D.

Container Collection

Container collection requirements are detailed in Appendix D. Please note that standard collection frequency is every two weeks.

Mixed Use Developments

In Mixed Use Developments, separate refuse areas must be provided for residential and commercial properties. Container storage areas must be identified on plans. Requirements for mixed-use developments are detailed in Appendix D.

Waste Compaction

On site waste compaction is not allowed for residential developments. Any waste that has been compacted will not be collected by the Council.

Bulky Waste

Manchester City Council offers a collection service for the removal of bulky household refuse (e.g., fridges, furniture, mattresses, IT equipment etc) from residential properties.

Collection must be arranged with Contact Manchester online or over the phone. Bulky refuse items must not be placed in bin stores. If a collection cannot be arranged, the building manager will remain responsible for the proper handling and disposal of all items. Contact details for Contact Manchester are available in Section 10.

Waste Chutes

Chutes may be included in apartment developments provided that a scheme is included that makes it as easy for a resident to recycle as it is to use the bin chute. Having separate recycling bins on site that are not easily accessible to all residents is not acceptable e.g., in a basement or car park.

Possibilities include a scheme with chutes for each different type of recyclable material collected by Manchester City Council, a schedule of chute rotation (including strict management controls to prevent contamination) or recycling bins to be provided within chute rooms (including consideration to how recycling material will be transported to collection points and whether the size of container proposed can be collected). Other aspects such as noise and odour would also need taking into consideration.

Commercial Developments

All commercial developments, including new developments, changes in use and commercial extensions require facilities for the storage and collection of waste and recycling. 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.

The provision of space for recyclable material in commercial developments is likely to result in lower commercial waste collection charges, as well as providing a practical demonstration of the occupant's concern for environmental issues.

As per residential developments, we require commercial developments to provide us with a Waste Management Strategy that includes:

- Estimated volumes and types of waste produced by the development,
- Details of internal and external stores for both waste and recycling, including any plans and designs,
- Location of the proposed collection point and details of the route the collection vehicle will take,
- Details of how waste will be transferred between stores and to the collection location,
- Details of number and capacity of bins proposed and collection frequency.

Waste in commercial developments is less easily categorised than household waste. One businesses' waste will be different to the next and may be collected by a different collection contractor. Therefore, in commercial, industrial, and retail developments the bin provision and storage requirements will need to reflect the collection frequency and specific

requirements of the selected contractors. All waste should be containerised and stored off the public highway.

Containers Required for the storage of Waste

The volume of waste generated and thus the number and type of containers that a commercial development requires is ultimately dependent on the activity of the occupant. Some example calculations can be found in Appendix C.

Containers should be provided to maximise the amount of recyclable material that is segregated and sent for recycling.

The number of containers provided should be maximised where possible in order to reduce the number of collections and therefore collection vehicle traffic.

The Waste and Resources Action Programme (WRAP) offers UK businesses free, independent advice and support on practical ways to minimise waste and reduce environmental impact.

Storage Areas for Containers

Storage area requirements for commercial developments are given in Appendix D

Container Collection

Container collection requirements are given in Appendix D.

Mixed Use Developments

Requirements for mixed-use developments are given in Appendix D. Please note that commercial waste stores must be completely separate from residential stores, with residents having no access to the commercial store and the commercial units having no access to the residential store.

Waste Compaction

On-site waste compaction is an option for commercial developments, but this approach must not discourage occupants from segregating their waste for recycling.

Food Waste

Developments generating food waste have a duty to comply with the requirements of the Animal By-Products Regulations 2005. For further information go to [Guidance for the animal by-product industry](#)

The Regulations place controls on the collection, handling, transport, storage and disposal of animal by-products, which includes catering waste. This may have implications for the design of the building and the waste containers required.

Medium to large restaurants and hotels must include suitable separate storage provision for waste cooking oil.

Industrial and Hazardous Waste

Commercial operations that will create any types of industrial or hazardous waste will need special consideration. Details of the storage and collection arrangements of all such waste generated will need to be provided at the planning stage. This is likely to include:

- Sharps and clinical waste,
- Waste oil,
- Waste from car centres e.g., tyres, batteries

Tenants Contracts

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

In order to assist with the identification of an appropriate company to deal with recyclable waste from the proposed development, please visit WRAP at <http://www.wrap.org.uk/>

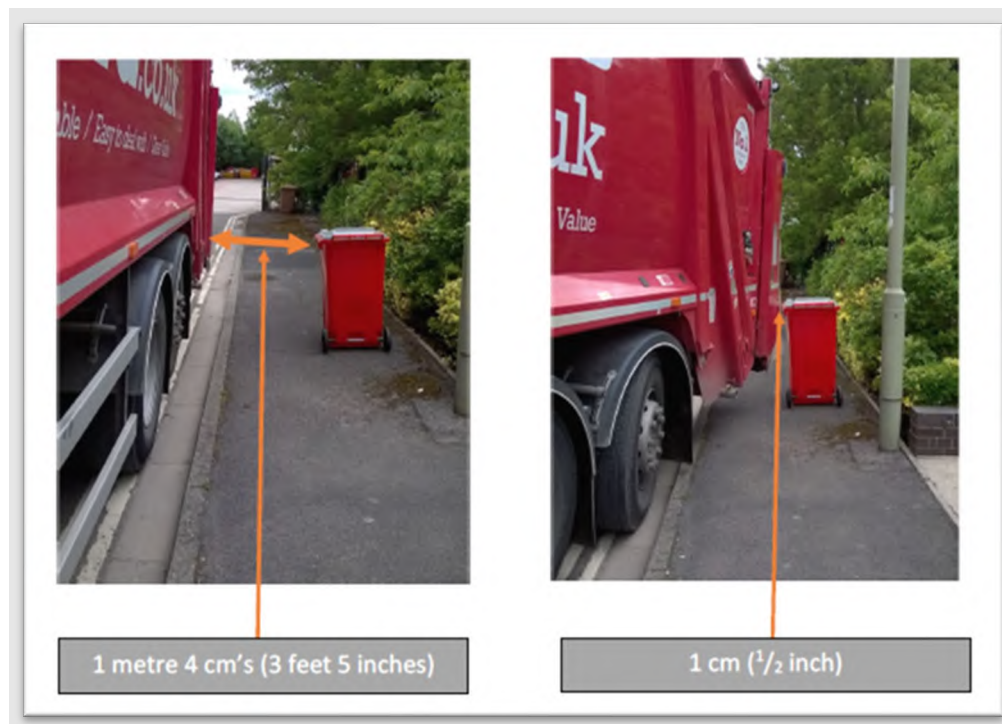
Road, Vehicle and Waste Operative Access Specification

Turning Space

Sufficient room should be allowed to manoeuvre and load a vehicle of the following dimensions:

- Length – 11.5m (when loading – 13.1m)
- Width – 3m (when loading – 4.1m)
- Height – 4m, 6m including top loader arms
- Turning circle, between kerbs – 17.88m
- Turning circle, between walls – 19.39m

It should be noted that some vehicles are 'rear-steer' and will generate a rear overhang swing. The rear of the vehicle will move in the opposite direction to the front of the vehicle by up to 1.03 metres. An example is shown below.



Fully laden collection vehicles weigh approximately 32 tonnes.

The Health and Safety Executive notes that nearly a quarter of all deaths related to commercial vehicles, occur when the vehicle is reversing. Reversing is a high-risk manoeuvre. Collection vehicles should not reverse into the development, reversing should be kept to an absolute minimum (ideally zero), and vehicles should always exit the development in a forward gear.

Surface Requirements

The collector must not be required to wheel a container more than 10 meters to the collection vehicle. Where this involves communal containers, the paths between the stores to the collection point must:

- be a minimum width of 1.54 metres
- be free from kerbs / steps / excessively steep gradients
- have solid foundations
- be suitably paved with a smooth continuous finish
- have dropped kerbs installed where the path meets the roadway
- have parking restrictions, clearways and / or signage to deter obstructive parking

Waste Operative Access

It is the Councils preference that waste, and recycling containers are presented for collection outside of any locked doors and gates.

Where this is impossible, it is the Councils preference that bin storage areas operate a policy of controlled access but with locking mechanisms that do not require keys. Coded locks are the preference as they facilitate legitimate access whilst preventing illicit access. Any locks to storage areas must be suitable for emergency exit purposes and comply with all relevant legislation such as the Building Regulations. Where there is any conflict between security and fire safety requirements, the latter must prevail. In any case of doubt, seek the Fire Brigade's approval.

Where there are electronic gates and / or barriers controlling access to such areas, codes should be provided to the Council, or our nominated contractor(s). Where access fobs are required, three sets will need to be provided to the Council, or our nominated contractor(s), free of charge to allow access to the three different collection vehicles that will need to access the site. The door should not open directly over a public footway or highway.

Health, Hygiene and Safety

All waste storage areas should have adequate lighting, artificial or natural. The floor should be a surface that can be easily cleaned. 'Bump Strips' should be placed around the edge at bin height to prevent damage caused when using the bins and any doors must have a facility to be held open during collection

Housing Management organisations will be responsible for washing the bins on a regular basis, arranging for replacement bins when necessary and for keeping the communal bin compound clean and safe.

Contacts

Enquiries can be sent to the Waste, Recycling & Street Cleansing Team

Email: recycling@manchester.gov.uk

Post: Manchester City Council, Hammerstone Road Depot, Hammerstone Road, Gorton, Manchester, M18 8EQ

Appendix A: Container Dimensions

1100L Eurobin

Dimensions:

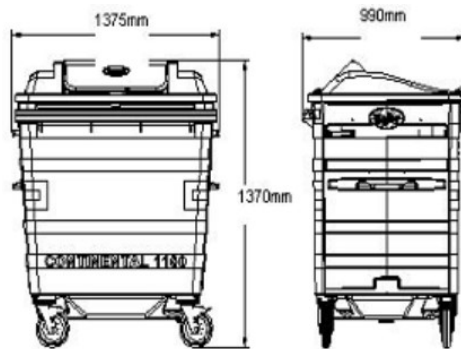
Width 1375mm

Depth 990mm

Height 1370mm

Height with bin lid open 2370mm

Floor space required 1575mm x 1190mm



240L Wheeled bin

Dimensions:

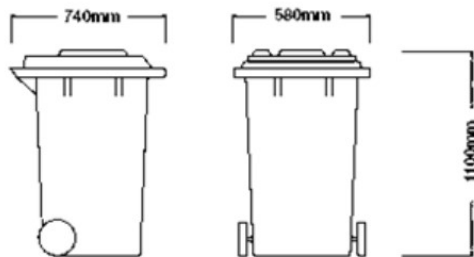
Width 580 mm

Depth 740 mm

Height 1100 mm

Height with lid open 1750mm

Floor space required 780mm x 940mm



Appendix B - Collection Vehicle Dimensions

The below figures are based on the vehicles used by Manchester City Council, or our nominated contractor(s).

Fully laden collection vehicles weigh approximately 32 tonnes. Sufficient room should be allowed to manoeuvre and load a refuse collection vehicle with the following dimensions:

Table: B1

Length	11.5 metres
Length when loading	13.1 metres
Width	3 metres
Width when loading	4.1 metres
Height	4 metres
Height when loading	6 metres
Turning circle (between kerbs)	17.88 metres
Turning circle (between walls)	19.39 metres

It should be noted that some vehicles are 'rear-steer' and will generate a rear overhang swing. The rear of the vehicle will move in the opposite direction to the front of the vehicle by up to 1.03 metres. An example image is shown below.



The Health and Safety Executive notes that nearly a quarter of all deaths related to commercial vehicles, occur when the vehicle is reversing. Reversing is a high-risk manoeuvre. Collection vehicles should not reverse into the development, reversing should be kept to an absolute minimum (ideally zero). Vehicles should always exit the development in a forward gear.

Appendix C - Commercial Waste Calculation Guidance

The following requirements may help developers to calculate the volume of waste generated. These calculations come from 'Designing Waste Management in New Developments' by The Association of Directors of Environment, Economy, Planning & Transport (ADEPT)

These should be taken as a guideline only and the details of individual developments will need to be considered.

The amount of waste storage required for any given development type is determined by a number of factors including:

- Volume and composition of waste
- Segregation
- On-site treatment; and
- Collection frequency

The below recommended total waste storage capacities are indicative only.

Offices

2600 litres per 1000m² gross floor space. 50% of this capacity should be retained for recycling.

Retail

5000 litres per 1000m² gross floor space. 50% of this capacity should be retained for recycling.

Restaurants/ Fast food Outlets

1500 litres per 20 dining spaces. Certain food outlets, in particular fast food, generate substantially greater amounts of waste. Recycling percentage variable.

Hotels

150 to 350 litres per hotel bedroom, plus 1500 litres per 20 dining spaces per week. Recycling percentage variable.

For premises that may generate a significant quantity of cardboard, e.g., large office buildings, retail units, hotels or restaurants, space should be provided for a suitable baler. Balers enable cardboard to be stored in an efficient and safe manner and will encourage staff to withdraw cardboard from the general waste stream.

Typically, commercial developments are provided with large 1100litre 4-wheel bins, but provision will be dependent upon anticipated waste generation. Waste bag collections will be considered where external stores are not possible.

In addition to the disposal of waste and recycling, major retail, commercial, and leisure facilities will be required to provide public facilities for the collection of a range of recycling materials, including plastics, cans, glass, paper, and textiles. Provision should also be made for cigarette disposal with consideration given to the location of suitable smoking areas.

Appendix D - Storage Area for Apartment, Commercial and Mixed-Use Developments

Container storage areas must be identified on plans. In Mixed Use Developments, separate refuse areas must be provided for residential and commercial properties.

Containers should have designated external storage areas, which are sensitively located and designed and accessible to disabled people. The design of these must be agreed with Development Control and should be consistent with security guidance provided in 'Secured by Design'. For guidance on improving access for disabled people please refer to Design For Access 2

Container storage areas should be in a position that is mutually convenient and easily accessible for the occupants and the collection crew (see **container collection** section below).

The design of storage areas should allow for easy, horizontal removal of the containers, over smooth, continuous surfaces.

Doorways should provide at least 1.3m clearance (including thickness of doors)

A walkway at least 1.3m wide should be provided within the store that allows access to each of the individual containers and ensures that an individual container can be removed from the store without the need to move any other containers.

The horizontal distance that occupants will be required to travel to waste storage areas from their apartments should not exceed 30m, in line with the Building Regulations 2002, Part H.

Where there are separate storage areas for refuse and recycling, the recycling store should be the easiest to access (e.g., closest, least restricted access etc).

The floor and walls of waste stores must be constructed and finished in materials that are impervious and easily kept clean. Where appropriate, a trapped gully and water supply should be provided to facilitate washing down.

The route the containers will be moved through for collection should be free from kerbs / steps, have solid foundations, be suitably paved with a smooth continuous finish, have dropped kerbs installed where the path meets the roadway and have parking restrictions, clearways and / or signage to deter obstructive parking.

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

Planning Application Number: [TBC. Mayfield, Phase 1b \(Plots J and K\)](#)

Date Submitted: [19 December 2024](#)

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+)?	N/A

Low Rise Domestic

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)	N/A
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	N/A
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	N/A
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	N/A
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	N/A

High Rise Apartment Developments

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. (different for purpose-built student accommodation – see guidance)	Yes / ~~No~~ (delete as appropriate) How many of each container do you plan to provide? <u>89</u> x general refuse x 1100 litre (based on 110 litres per apartment) <u>45</u> x pulpable Recycling x 1100 litre (based on 55 litres per apartment) <u>45</u> x mixed recycling x 1100 litre (based on 55 litres per apartment) <u>38</u> x food waste x 240 litres (based on 10 litres per apartment) <u>n/a</u> x garden waste (if applicable) x 240 litres
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Yes / ~~No~~ (delete as appropriate)

Commercial Developments

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

General Waste - <u>5 x 1100 L bins</u> Dry recycling (include material type details) - <u>7 x 1100 L bins</u> Food Waste - <u>11 x 240 L bins</u> Industrial Waste - <u>n/a</u> Other - <u>n/a</u>	Note: Designs include flexibility around commercial waste collections. Indicative bin numbers provided left are based on two collections per week. Please refer to chapter 8 of the OWMS for additional information regarding commercial waste collection calculations, proposals, storage and collection.
---	--

Has / will a contract be obtained with a licenced waste carrier?	Yes / ~~No~~ (delete as appropriate)
---	--

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?	Yes / ~~No~~ (delete as appropriate)
--	--

Internal Stores (Residential and Commercial)

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

Please refer to the submitted Operational Waste Management Strategy document which provides details of internal stores for residential and commercial wastes.

Storage Areas for Waste Containers (Residential and Commercial)

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

Please refer to the submitted Operational Waste Management Strategy document which provides details of storage areas for waste containers for residential and commercial wastes (and provides excerpts of general plans).

Note: refuse room is BMT access ONLY

Ensure all bins in the store are accessible with refuse chute termination points.	☒
Ensure recycling facilities are as easy to access as general refuse	☒

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

Ventilation -	Appropriate ventilation, water supply and drainage facilities will be included the waste stores. Please refer to the submitted MEP strategy and documentation for further details.
Hygiene -	A comprehensive building management team and solution will be in place for the development. BMT duties will include rotation of bins under the refuse chutes, maintaining a clean and tidy refuse room and moving bins to/from the collection locations.

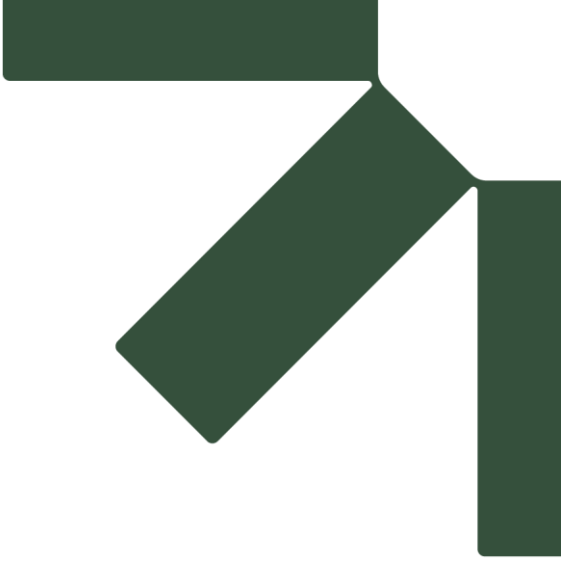
Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

Building management team.

Please ensure that you have attached:

Detailed plans of bin stores	☒
Location plans showing stores	☒
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)	☒

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, read in conjunction with the Waste and Recycling Service Standard found on the Council website.



Appendix B MCC Domestic Waste and Recycling Service Standard

Operational Waste Management Strategy

Mayfield, Phase 1b (Plots J and K)

Prepared for Applicant: Mayfield Medlock Limited

SLR Project No: 402.065198.00001

December 2024

Domestic Waste and Recycling Service Standard

Updated August 2023

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Definitions of terms:

- For the purposes of this document the Council includes Manchester City Council and Nominated Provider(s).
- Households are the resident(s) occupying the property or the owner of the property if it is empty.
- Container relates to any receptacle that contains waste (refuse or recycling).
- Mixed Development is where there is a mixture of property types including houses and flats.
- High Rise is any building where there are multiple occupants in individual flats.
- A House of Multiple Occupancy is:
 - A house or flat let to 5 or more people, forming 2 or more households, sharing amenities such as kitchen and bathrooms.
- Low Rise is any building, which is less than 3 storeys high and occupied as a single dwelling. For example: bungalow, terraced house, semi-detached house, detached house.

- Side waste is excess, unauthorised bags or waste from the household, which is presented for collection at the side of the container.

Introduction

This document gives details of Manchester City Council's service standard for the provision of domestic recycling and refuse collections. Unless there are exceptional circumstances in relation to a particular property (or particular residents at a property) this will apply equally to all properties and all residents across the City.

The aims of this service standard are to:

- Support the implications of local, national, and international pressures for change to reduce the amount of biodegradable waste that is sent to landfill.
- Ensure that the Council maintains safe, economic and efficient recycling and waste collections.
- Contribute towards the objective for Greater Manchester of Net Zero Carbon and climate changes strategies in addition to zero waste to landfill.

1.0 Standard Services

The Council provides a recycling led service, and all its residents are expected to recycle their waste in accordance with the services provided:

Table 1: Bin type, material, and collection frequency

Bin type	Material	Collection frequency
Blue bin / bag	Paper, card and cartons	Every two weeks
Green bin (small)	Food waste	Every two weeks

Table 1a: Alternative collections for the grey and green bins

Green bin	Food and garden waste	Every two weeks
Grey bin / Authorised Sack	Any other household waste that cannot be recycled using the services listed above (excluding hazardous items)	Every two weeks

Wherever operationally possible, refuse and recyclable material must be stored in, and collected from, a wheeled bin.

The Council, following consultation with residents, has assessed the appropriate container type, size and number required for each household. This could lead to households having their own individual containers, sharing containers, or a combination of the two.

The Council will take into consideration the factors - including the following - when determining the appropriate type, size and number of containers required for each household:

- House type
- Known number of occupants living in the property
- External storage space
- A household with excess domestic residual waste due to an occupier having a recognised medical condition.

Only in circumstances where it is operationally unsafe, uneconomic or inefficient, or where there are exceptional circumstances in relation to a particular property (or particular residents at a property), will alternative methods of storage and collection be offered.

Whilst the Council expects households to comply by presenting their recycling and refuse for collection in the containers deemed necessary for their particular premises, if persistent non-compliance is identified the Council will, if necessary, consider using formal powers in order to ensure compliance in accordance with section 16.0.

2.0 Individual Properties (low rise)

Where households have their own container(s):

The prescribed types of recycling and refuse containers used to collect from individual properties are:

Table 2: showing types of recycling and refuse containers used to collect from individual properties

Bin type	Size (litre)	Material	Collection frequency
Blue bin / bag	240 / 35 Minimum	Paper, card and cartons	Every two weeks
Brown bin / box	240 / 55 Minimum	Glass, cans and plastic bottles	Every two weeks
Green kerbside caddy	23 Maximum	Food waste	Every two weeks

Table 2a: Alternative collections for green and grey bin

Green bin	240 Maximum	Food and garden waste	Every two weeks
Grey bin / Authorised Sack	140 Minimum	Any other household waste that cannot be recycled using the services listed above	Every two weeks

2.1 Refuse Bins

The presumption is that only one 140 litre refuse bin will be permitted per household, however exemptions may be made as per section 7.0 below. Whilst the Council expects households to comply by only presenting one refuse bin for collection (unless exemptions have been made) the Council will, if necessary, consider using formal powers in order to ensure compliance in accordance with section 16.0.

3.0 Where Residents Share Containers (low rise)

The Council will assess the number of containers required for a specific area taking into account the proportion of waste disposed of that can be recycled. This is likely to include:

Table 3: showing bin type, materials and frequency of collection

Bin type	Size (litre)	Material	Collection frequency
Blue Bin	1100	Paper, card and cartons	Every two weeks (minimum)
Brown Bin	1100	Glass, cans and plastic bottles	Every two weeks (minimum)
Green Bin	240	Food waste	Every two weeks (minimum)
Black bin	1100	Any other household waste that cannot be recycled using the services listed above	Every two weeks (minimum)

The Council will periodically review container provision in these areas to ensure that it is appropriate and adequate.

4.0 Mixed Developments. High Rise. Houses of Multiple Occupation (HMOs (House in Multiple Occupation)) / Purpose Built Student Accommodation (PBSA)

Wherever operationally possible, refuse and recyclable material from mixed developments, high-rise properties (e.g., flats) HMOs and PBSA must be stored in, and collected from communal containers. The Council will work with Managing Agents and companies to achieve this service standard.

Only in circumstances where it is operationally unsafe, uneconomic, or inefficient, or where there are exceptional circumstances in relation to a particular property (or particular residents at a property), will alternative methods of storage and collection be offered.

All appropriate containers must be presented at the designated collection point on the scheduled day of collection. If the designated collection point is within the grounds of a property, it is the responsibility of the property owner or management company to arrange appropriate access before collections can be made.

Whilst the Council expects households to comply by presenting their recycling and refuse for collection in the receptacles deemed necessary for their particular premises, if persistent non-compliance is identified the Council will, if necessary, consider using formal powers in order to ensure compliance in accordance with section 16.0.

The Council will assess the number of containers required for a specific area taking into account the proportion of waste disposed of that can be recycled. It is likely to include:

Table 4: showing bin type, size, materials, and collection frequency

Bin type	Size (litre)	Material	Collection frequency
Blue Bin	1100 (maximum)	Paper, card and cartons	Every two weeks
Brown Bin	1100 (maximum)	Glass, cans and plastic bottles	Every two weeks
Green Bin	240 (maximum)	Food waste	Every two weeks (minimum)
Black bin	1100 (maximum)	Any other household waste that cannot be recycled using the services listed above	Every two weeks (minimum)

It is the responsibility of the property owner to find appropriate space for the location of these containers. The Council will work with the property owner to comply with this service standard when requested.

5.0 Communication of Arrangements for the Collection of Recycling and Refuse

Households will receive adequate communication via a number of channels about when and how their recycling will be collected, including any planned changes to the standard collection. For information about collections go to the Councils' webpage [Bins, Rubbish and Recycling](#) where residents can also sign up to receive email alerts about their waste collections.

6.0 Designated Containers

Except for refuse and recycling collected and stored in sacks, as determined by the Council, and communicated to the households affected, households must place their refuse and recycling in the appropriate designated container. The Council can only empty containers that comply with the Council's specification, in order to ensure that the containers are compatible with the lifting equipment on the refuse collection vehicles. The Council will make available a list of approved container manufacturers or container specifications which are compatible with such lifting equipment.

Whilst the Council expects households to comply by presenting their recycling and refuse for collection in the receptacles deemed necessary for their particular premises, if persistent non-compliance is identified, the Council will, if necessary, consider using formal powers in order to ensure compliance in accordance with section 16.0.

7.0 Excess Waste

Providing all services are used appropriately, the standard service offered provides sufficient capacity for the average household. Additional waste capacity will not normally be offered except in the cases outlined below:

7.1 Larger Households

Larger households may request additional waste capacity. Households requesting additional capacity will be required to complete an application form which is subject to approval. The household's use of the additional capacity will be periodically reviewed.

7.2 Medical Conditions

A household with excess domestic residual waste due to an occupier having a recognised medical condition may request additional waste capacity. Households requesting additional capacity will be required to complete an application form which is subject to approval. The household's use of the additional capacity will be periodically reviewed.

7.3 Nappies

Households with 2 or more children (aged 2 or under), using nappies, may request additional waste capacity. Households requesting additional capacity will be required to complete an application form which is subject to approval. Approved applicants may be provided one year's supply of approved sacks, which will provide additional capacity, based on one sack presented per collection. The approved waste sacks can be presented beside the general

waste bin on collection day and will be collected as 'approved side waste'. Households will have to re-apply for these sacks each year.

7.4 Exceptional Circumstances

Any other exceptional circumstances which cause the household to generate excess residual waste, which has not been detailed above, will be considered. Households requesting additional capacity will be required to complete an application form which is subject to approval. The household's use of the additional capacity will be periodically reviewed.

7.5 Excess Recycling

Households, (excluding properties that share large communal containers) can request additional recycling containers, subject to the agreed collection point not being deemed unsafe due to the volume of containers presented for collection.

7.6 Excess Waste – Side Waste

Side waste is excess unauthorised bags or waste from the household, which is presented for collection at the side of the container. Households must place their refuse and recycling in the appropriate designated container(s).

If non-compliance is observed, a tag will be left on the container explaining that the householder could be subject to enforcement action. Side waste undermines the savings the Council are striving to achieve by increasing the amount of waste sent to landfill. Residents will be advised to put the excess waste in their container and wait for their next collection or alternatively, households can take excess to the nearest Household Waste Recycling Centre.

Whilst the Council expects households to comply by presenting their recycling and refuse for collection in the receptacles deemed necessary for their particular premises, if persistent non-compliance is identified the Council will, if necessary, consider using formal powers in order to ensure compliance in accordance with section 16.0.

7.7 Excess Waste – Overloading

Overloading is where a rubbish container has been filled with so much waste that it is too heavy or too unstable to be moved safely onto the bin lift.

It is not possible to collect containers that are overloaded as this is a hazard to operatives and damage may be caused to the lifting equipment on the refuse vehicles. A tag will be left on the container explaining why the waste has not been collected and requesting the householder to remove the excess waste and present the bin on the next collection. Alternatively, it can also be taken to their nearest Household Waste Recycling Centre.

Whilst the Council expects households to comply by presenting their recycling and refuse for collection in the receptacles deemed necessary for their particular

premises, if persistent non-compliance is identified the Council will, if necessary, consider using formal powers in order to ensure compliance in accordance with section 16.0.

8.0 Contamination

A recycling container may be contaminated with the wrong recycle(s), or the refuse container may contain waste that could be recycled, or that is hazardous or could cause damage to the collection vehicle. This is not an acceptable way to present waste or recycling for collection. The Council has provided guidance regarding what can and can't be recycled which can be found on our website. Go to [See which recycling bin to use](#).

Containers that are contaminated will not normally be collected. A notice will be left on the container explaining why the waste has not been collected and requesting the householder to remove the contaminant and present the bin on the next collection day. Alternatively, it can be taken to the nearest Household Waste Recycling Centre.

Where residents share communal recycling containers, the Council will work with residents and Managing Agents (where applicable) to raise awareness about this issue.

If the contamination consists of hazardous items: for example, asbestos, batteries etc then these will need to be disposed of correctly by a specialist collection contractor.

Whilst the Council expects households to comply by presenting their recycling and refuse for collection in the receptacles deemed necessary for their particular premises, if persistent non-compliance is identified the Council will, if necessary, consider using formal powers in order to ensure compliance in accordance with section 16.0.

9.0 Collection Points

Except in the cases of households with specific needs (please see section 15.0), the general requirement will be that only recycling, and refuse presented in their designated containers at an accessible point adjacent to the highway (e.g., pavement) will be emptied by the collection crews. In the event of this not being practicable or safe due to issues with vehicle access for example, then an alternative suitable location will be specified. In these circumstances, appropriate information will be provided to the households concerned.

Once the refuse or recycling containers have been emptied, the Council will return the container(s) to the agreed collection point. It is the responsibility of the household or management company to retrieve the container and return it to the property or designated storage area. It is not acceptable to leave containers unattended on footways or roads. Requests for frames can be submitted for approval from the Council.

9.1 Individual Wheeled Bins

Unless otherwise agreed, the standard collection point is at the kerbside, adjacent to the front of the property where the container can be easily seen from the road and is not causing an obstruction.

In situations where collections cannot be made from adjacent to the front edge of the property, then the Council will, in order to maintain economic and efficient collections, identify other agreed collections points.

This will involve Council officers identifying a safe place for a number of bins to be temporarily stored by households by a specified time prior to emptying. This will apply to properties on walkways, a large proportion of terraced areas or where there are specific access issues for the collection crews.

In determining new collection points for those affected properties, consultation may take place with the households concerned where appropriate.

Once the refuse or recycling containers have been emptied, the Council will return the container(s) to the agreed collection point.

Householders will be expected to place their recycling or refuse bin at the specified collection point on their scheduled day and then retrieve their bin from the collection point at the end of the day once emptied. Where it is established that this service standard is repeatedly being ignored enforcement action will, if necessary, be considered in accordance with section 16.0.

9.2 Boxes and Sacks

Unless otherwise agreed, where a household has a box/sack collection they should be presented at the edge of the property where they can be easily seen from the road and are not causing an obstruction.

9.3 Communal Containers

9.3.1 Communal Containers in Passageways

Where households share waste and /or recycling containers, households will not have to move or present the containers. It will be the responsibility of the Council to empty the containers and replace them to their original location.

This may apply to properties on walkways, a large proportion of terraced areas or where there are specific access issues for the collection crews.

9.3.2 Communal Containers in High Rise Properties

All appropriate containers must be presented at the designated collection point on the scheduled day of collection. If the designated collection point is within the grounds of a property, it is the responsibility of the property owner or management company to arrange appropriate access before collections can be made.

10.0 Collection Times

Approved collection containers should be presented at the designated collection point by 7 am on collection day (or no earlier than 5 pm on the evening before collection day) and be returned to the household's property after it has been emptied no later than 7 pm on collection day.

11.0 Replacement Containers for households (not including properties that share large communal containers.)

Households will be responsible for the container(s) and should leave them with the property in the event of the household moving home. Households are required to identify their containers and take adequate precautions to prevent theft and arson – including, wherever possible, taking the container to within the property boundary following collection. The council makes a charge to cover the administration and delivery costs:

140 litre (current standard size) replacement rubbish bin: £22.

240 litre (for households who produce extra rubbish, as detailed in section 7.0, and have been approved via the application process). The standard bin (140 litre) will be exchanged for a larger container. Any subsequent replacement rubbish bin: £22.

240 litre (standard size) recycling bin: Free of charge.

The charge for any rubbish or recycling container will be for the household, landlord or Management Company to bear.

Households and landlords can choose to purchase their own container(s). Any such containers must comply with the Council's specification in order to ensure that the containers are compatible with the lifting equipment on the refuse collection vehicles.

Households may not always receive a brand-new container, but a cleaned, re-used one.

Any damage to rubbish containers proven to be the fault of the Council will be replaced by the Council. Collection operatives have a duty to report any damaged containers caused through the operation of collection. If the container is supplied by the Council the charge will cover administration and delivery, it is not for the sale of the bin and therefore the bin remains the property of the Council.

If a customer has already paid for a replacement general waste bin (within the same financial year), but require a replacement due to it being stolen, or subject to criminal damage, they will be provided one free of charge.

The Authorised Officer has discretion in considering extenuating circumstances. These are:

1: It's claimed that the bin was damaged by the collection crews.

The Council collection crews are required to record any and all damage to rubbish bins on the computerised data system they have in each of the vehicle cabs.

If a resident claims that their bin was damaged by the crews, the records will be checked. If it's found that the crew were to blame, then the bin will be replaced with no administration and delivery charges. If the case has not been recorded at the time, then a supervisor will review the case, and if the resident disagrees with the findings of the supervisor, they can then ask that the local Strategic Area Manager reviews the case.

2: Assisted collection.

If a rubbish bin belonging to a resident who is registered for Assisted Collections has been stolen or damaged because the collection crews have not returned the bin to the property after collection, it will be replaced free of administration and delivery charges.

Properties that share large communal containers must speak to their Managing agent or Landlord to obtain replacement containers.

12.0 Missed Collections

In the event of a scheduled missed collection due to crew error, i.e., more than 5 bins have been missed then these will be emptied as soon as possible following collection. Where either recycling or refuse containers have not been emptied due to the waste being presented late or in the incorrect location, the household will be required to wait until the next scheduled collection before it is removed. In these circumstances households will be required to return the refuse and or recycling containers to their property until the next collection.

In the event of a missed collection and if a household bin is likely to be full before the next collection, additional authorised sacks can be requested for presentation at the next scheduled collection.

13.0 Properties that are Difficult to Access for Collection Vehicles

Due to the condition of some road surfaces particularly unmade/unadopted /private/weight restricted/dead end and rural roads, some roads in the City are unsuitable for collection vehicles. Access can also be limited by the physical width of the road or parking of other vehicles meaning the collection vehicle cannot access the property or collection point.

Where damage may be caused if a collection vehicle passed over the road surface, or damage could occur to the vehicle due to the condition of the road, the Council may agree an alternative collection point.

In the case of a private/ unadopted road if written authority from all households concerned is received indemnifying the Council from any claim for damages in

taking the collection vehicle on the said road, consideration may be given to the practicalities of agreeing a suitable collection point on that road.

Where the Council has been undertaking refuse collections for a number of years there may be a continued right of access and the authority of households may not be required.

When a collection cannot be made due to access being restricted by parked cars or other vehicles, the Council will be informed. The collection crew will make a further attempt to make the collection (in most cases this will be in the presence of a supervisor). If access is still restricted, then the collection must wait until the next scheduled collection. Alternatively, it can also be taken to their nearest Household Waste Recycling Centre. If the problem persists it may be necessary to agree a new collection point as detailed in section 9.0.

The Council, in connection with its partners, may take action where there are repeated problems with access. This action may involve, although not exclusively, enforcing parking restrictions, changing collection day, changing collection points or consideration of new parking restrictions.

14.0 Bulky Refuse

Bulky refuse is household waste that is too large to fit in a standard rubbish bin. Often this waste can be re-used or recycled, and the Council encourages households to consider these routes as a first choice including: Charity Shops, Furniture Re-use Organisations, Freecycle or the Household Waste Recycling Centres.

For full information on these options go to our [Get rid of a large unwanted item](#) page on our website.

However, if a household has no other option for the removal of this waste, special arrangements for collection can be made.

Whilst the Council has powers to charge for every collection of such waste, the Council will provide one free collection per year (the year running from the day of the first collection request) to every household. However, any subsequent collection will be charged at £27 per three items, per visit. Each visit is limited to the collection of up to 6 items.

Bulky waste should be presented for collection at the front edge of the property, on the pavement where a large vehicle and crew can get to them and lift them up safely - not behind any walls, fences, doors, or gates. This means items need to be on the public highway, not on private property or communal car parks, bin stores, or passageways. White goods should be presented separately from other items for collection as a different vehicle will collect these items. A list of the items for collection must be given when booking the appointment. Only items on this list will be collected.

Items should be presented at the designated collection point by 7am on the appointment day and no earlier than 5pm on the evening before the appointment day. Items should be kept dry wherever possible. Collection crews cannot come into back gardens or through gates to collect items.

When a collection cannot be made due to access being restricted by parked cars or other vehicles the collection crew will make a further attempt to make the collection. If access is still restricted, then the collection must be rebooked. Alternatively, items can also be taken to the nearest Household Waste Recycling Centre.

Where it is established that this service standard is repeatedly being ignored, enforcement action will be considered, if necessary, as per section 16.0.

A detailed list of items we cannot take can be found on the website at [Bins, Rubbish and Recycling](#)

15.0 Special Assistance

The Council is committed to enabling all Manchester's households to participate in the City's recycling and refuse services. The Council recognises that, due to their personal circumstances, some households may have difficulty using the standard Council services and therefore, the Council needs to make alternative arrangements. One of the arrangements is the Assisted Collection Service. As in the application of all service standards the Council reserves the right to exercise discretion.

15.1 Assisted Collections - Refuse / Recycling Containers

An assisted collection is "the collection of a refuse or recycling container(s) by the collection crew from an agreed point at the households address and return of the said empty container(s) back to the agreed collection point".

The Council will provide, upon request, an Assisted Collection to households where they are unable to participate without assistance due to infirmity or disability.

However, should a non-disabled person aged 16+ years, be resident in the house, it is expected that the non-disabled resident presents the refuse and recycling containers at their usual collection point.

Proof of eligibility may be required upon request. The Council reserves the right to request documentary proof of eligibility, for example, a medical certificate (at no cost to the Council) in order to ensure this service is only provided to those who qualify.

If referrals are made to the Council directly from recognised voluntary groups or healthcare providers, who confirm in writing that clients meet the criteria in this service standard, documentary proof will not be requested.

Households will also be able to make a request for a temporary assistance should they only require help for a defined period of time.

The Council will, from time to time, issue an application to all those approved for an assisted collection to renew this service whereby the above criteria will need to be met.

The Council reserves the right to withdraw this service if it has reason to believe a resident is no longer eligible.

16.0 Enforcement

The Council recognises that the service requirements contained in this Service Standard will take time to be fully communicated and understood. The City Council's Corporate Enforcement Policy states that we will exercise our regulatory activities in a way which is:

- proportionate
- accountable
- consistent
- transparent
- targeted

Where appropriate, the City Council will seek to address issues relating to domestic waste management through advisory/educational means. It is recognised however, that use of formal enforcement powers may be necessary in some circumstances. Such powers will be utilised in a transparent, reasonable and proportionate way, in keeping with the Corporate Enforcement Policy. The Council also recognises that, from time to time, legislation can change, and therefore this service standard will be reviewed periodically to ensure that it fully complies with relevant legislation.

The Council has a number of powers to ensure household refuse and recycling is presented correctly either by position of the container, time of presenting for collection, content, deposit, or excess waste.

16.1 Section 46 of the Environmental Protection Act 1990

Under Section 46 of the Environmental Protection Act 1990, the Council has powers to serve a notice on all occupiers of a property to ensure that recycling and refuse is placed for collection in receptacles of a kind and number specified, or in a particular location at a particular time. The government has removed the criminal sanction associated with the failure to comply with a Notice under s46 of this act and as a result, failure to comply with such a notice can ultimately lead to an £80 fixed penalty notice (FPN) being issued. Within the legislation, a warning letter is first issued to give the resident the opportunity to rectify the situation before enforcement action is taken and the resident is also given the opportunity to make a representation to the Council prior to the service of the FPN. Furthermore, once an FPN has been issued, an appeal can be lodged with an independent tribunal. Following the changes to the legislation, non-compliance with such a Notice no longer results in a criminal record and therefore, if an FPN is issued and subsequently not paid then the Council will instigate debt recovery proceedings.

The Council will use the enforcement powers under s46 of the Environmental Protection Act 1990 in a reasonable and proportionate manner in the following circumstances:

- where evidence of waste management issues is found relating to an individual property – for example, an overflowing bin, failure to acquire a bin or failure to properly present waste for collection.
- where there is evidence of a wider waste management issue within a specific area – for example a block of terraced properties, flats/apartments or a house in multiple occupation.

It is also noted that the procedure set out within the legislation allows the recipient opportunities to rectify the situation and challenge any potential enforcement action.

16.2 Section 87 of the Environmental Protection Act 1990

Under Section 87 of the Environmental Protection Act 1990, the Council has powers to issue a Fixed Penalty Notice (FPN) to a person who throws, drops, or deposits litter on open land to which the public has access without payment. The Environmental Protection Act does not define litter, and this can therefore be given a wide interpretation. Smaller scale dumping, such as a bag of domestic waste, can therefore be considered as litter.

Compliance Officers will investigate the deposit of domestic waste to find evidence amongst the waste. Where evidence is obtained, contact will be made with the alleged offender, which may result in the issue of a littering FPN, which is payable within 14 days, and the amount may be reduced if paid within 10 days of issue.

If the FPN is refused or unpaid then the Council will consider taking legal action at the Magistrates Court to prosecute the alleged offender. The maximum penalty on conviction of a littering offence is £2500. Investigations into dumped waste may also result in the issue of a s46 EPA Notice where there is a clear domestic waste management issue (see 16.1).

Prior to taking action under s87 of the Environmental Protection Act 1990, the Council will consider any mitigation from the alleged offender and will consider each incident on its own merits.

16.3 Section 33 of the Environmental Protection Act 1990

Where evidence of larger scale fly tipping is obtained, an investigation will begin and in the absence of any evidence of any acceptable extenuating circumstances, the Council will always seek to initiate legal proceedings to prosecute the alleged offender and recover full costs. Small to medium scale fly tipping offences can be dealt with by issuing a FPN to discharge liability for the offence. The maximum penalty on conviction of fly tipping is an unlimited fine and/or 12 months' imprisonment.

In investigating incidents of fly tipping, the Council would usually give the alleged offender the opportunity to be interviewed under caution in relation to the incident.

17.0 Wheeled Bin Cleaning

The Council does not offer a wheeled bin cleaning service.

18.0 Street Cleansing

18.01 Street sweeping adopted roads and pavements.

The Council is responsible for sweeping adopted roads and pavements, helping to keep the environment clear of litter and dirt.

Manchester Council provides a regular sweep of all adopted streets across the city on a regular cycle. Adopted streets are expected to be kept cleansed to a recognised national standard and are continuously monitored by Council officers.

If a member of the public contacts the Council requesting a sweep, this will be logged, and the Contractor will make a decision if the road needs to be swept before its next scheduled date to bring it up to the required standard.

However, if the area in question is within the city centre boundary, then it is automatically cleansed as the City Centre street cleansing schedule which is a rolling 24-hour programme.

The Council operates a rolling programme which is regularly reviewed to ensure we are responding to the different needs of Manchester's neighbourhoods. Most of the cleaning outside of the city centre takes place between 7am and 2pm, using methods appropriate for the area.

The Council will remove potentially dangerous substances, such as broken glass and dog fouling and wet leaves from adopted streets within 24 hours of it being reported.

The Council will remove litter where the mechanical sweeper cannot reach i.e., under hedges, grassed areas etc. by using manual litter pickers.

18.02 Street Washing

Street washing takes place in the in the city centre and removes chewing gum, removes the associated oily staining and washes the entire pavement area using a high-pressure hot wash lance.

18.03 Fly tipping

The Council will take action on people who dump rubbish, drop or throw litter out of car windows by issuing Fixed Penalty Notices - we will also prosecute; fines can range from £75 to £2,500 if convicted.

The Council will remove fly tipping or dumped items from public alleyways / highways (roads/pavements/footpaths) or council land, within 5 working days.

The Council are not responsible for cleaning privately owned land and assets (like bridges, telephone exchanges, phone boxes, substations), clearing broken glass from phone boxes or smashed bus stops or shelters, service users should contact the company directly.

The Council is not responsible for the removal of dumped refuse on private land this is the responsibility of the landowner to remove the waste and dispose of it legally. However, if the land is private, but it is accessible and it is an obvious blot on the landscape then we can take action against the landowner.

If the fly tipped refuse is hazardous, i.e., asbestos or chemicals etc., the Council are still responsible for the removal. However, the work is subcontracted out to a specialist removal company. More information on Fly tipping can be found on our website. Go to [Fly-tipping and litter](#).

19.0 Litter bins

Requests for new litter bins are logged and reviewed on a quarterly basis. The Council does not have the resources to install and empty new litter bins, but they may be able to relocate an under-used litter bin to a different area where it is needed. i.e.: areas of increased footfall.

The Council will respond to reports of damaged litter bins and will arrange the repair.

Litter bins are emptied on a schedule regardless of how full the bin is. However, if a customer states a litter bin need emptying it will be attended to by the end of the following working day.

20.0 Graffiti Removal

The Council will remove graffiti from council property within 5 working days, unless it is race/hate/offensive graffiti in which case it will be removed within 24hours.

The Council is not responsible for removing graffiti from private buildings unless it is race/hate/offensive in which case the property owner will need to agree to a waiver in order for our methods of removal to be used. The Council are not responsible for privately owned land and assets (like bridges, telephone exchanges, postboxes, phone boxes, sub stations).

21.0 Dead animals

The Council are responsible for the removal of dead animals which are reported on the public highway. They will be removed within one working day. Larger animals that require specialist equipment may take longer.

We do not collect deceased animals from homes.

Domestic animals are scanned for a chip and, where possible, the owners are identified and contacted.

22.0 Leaf removal

Teams will use a combination of Large Mechanical Sweepers (LMS) / Small Mechanical Sweepers (SMS) / 3.5t cage tipper vans and leaf blowers to remove the leaf fall. This activity should be reserved toward the end of the season when the main leaf fall has occurred.

23.0 Weed Spraying

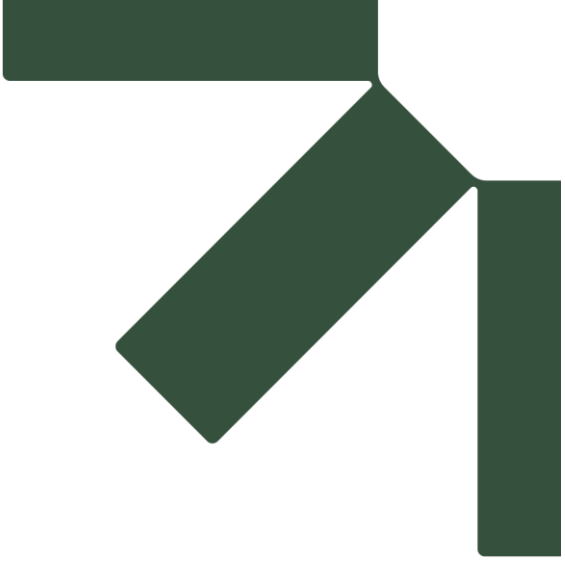
The Council are responsible for weed control on public land, which includes roads, pavements, kerbs, grids (gully), footpaths, parks and cemeteries. Weeds can affect the overall appearance of our city as well as causing damage to surface, buildings and can obstruct drains.

The Council sprays weeds in the spring and summer months. We do this up to twice a year, between March and October

Weeds are sprayed with a low toxicity herbicide (Glyphosate) which can be used safely without harming people or animals, however weeds may return between treatments.

If a household or community doesn't want an area near their property treated with weed spray, they can request that the immediate area or street is not sprayed.

The Council do not maintain land that is privately owned, or the responsibility of Registered Social Landlords (RSL) - they have their own grounds teams.



Appendix C Refuse Chute Quad Separator

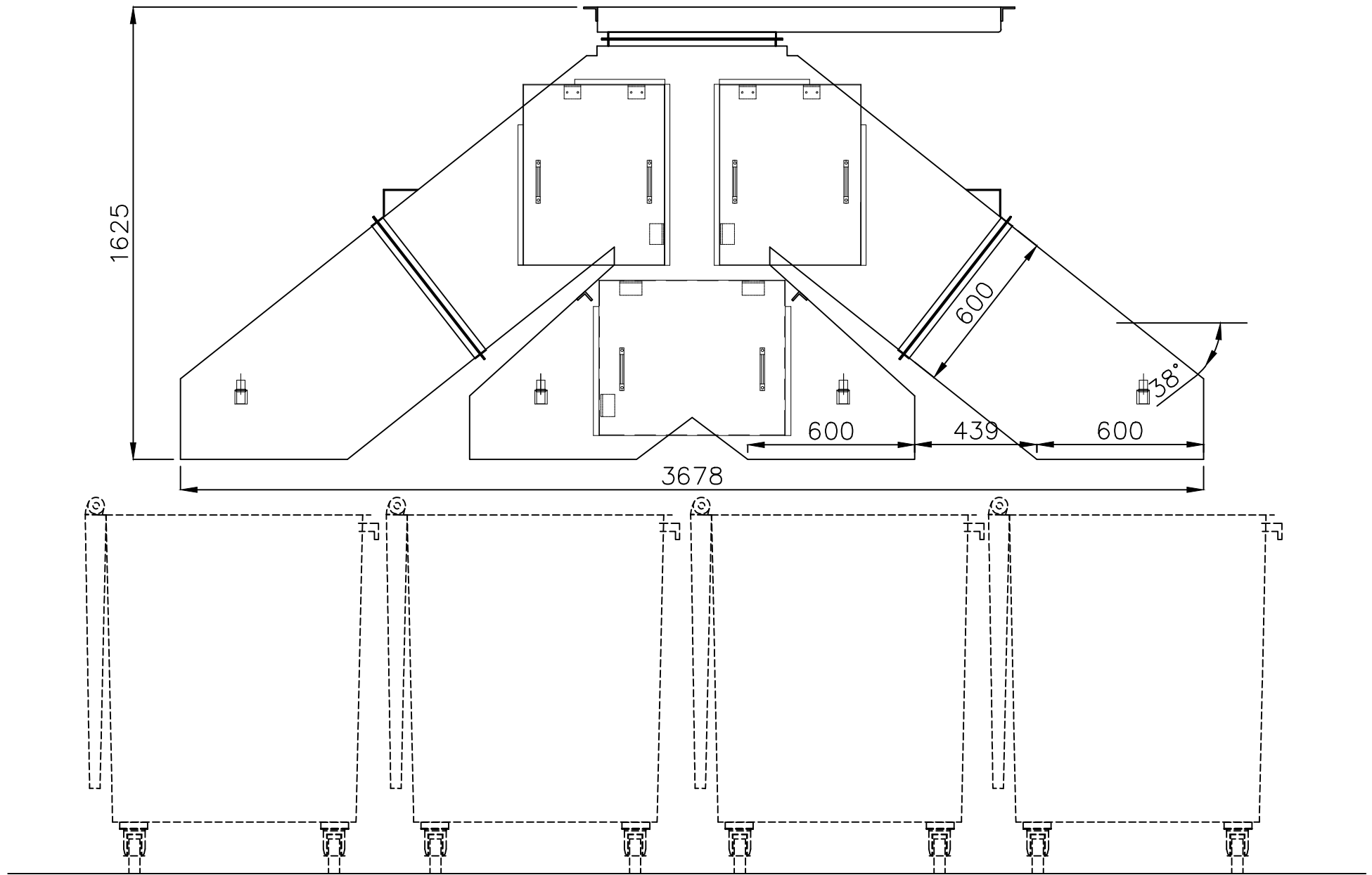
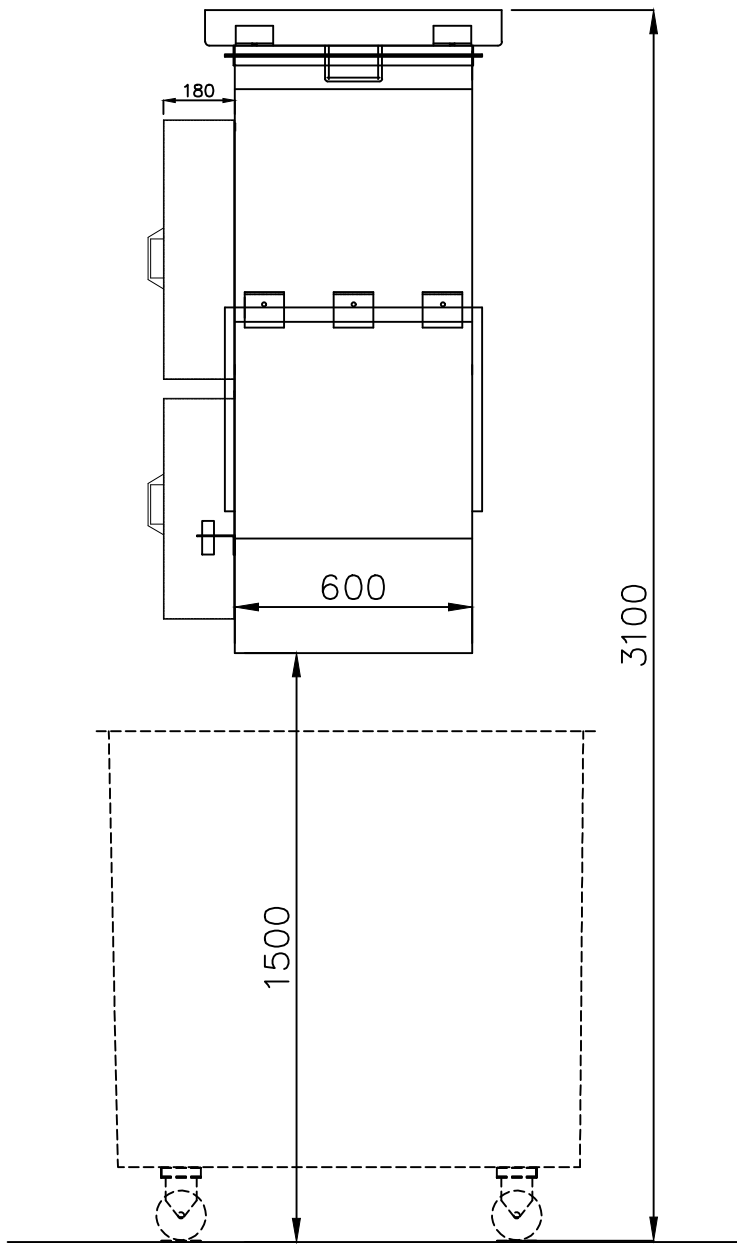
Operational Waste Management Strategy

Mayfield, Phase 1b (Plots J and K)

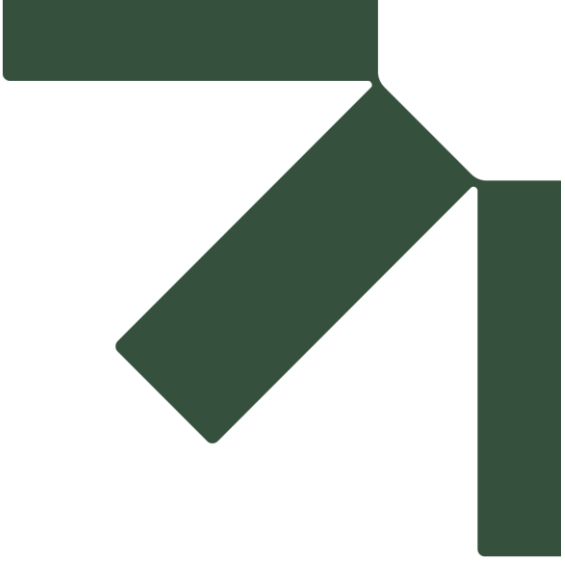
Prepared for Applicant: Mayfield Medlock Limited

SLR Project No: 402.065198.00001

December 2024



Hardall	
Hardall International Ltd.	
Tel: 01582 500860	
Web: www.hardall.co.uk	
Description:-	
QUAD SEPARATOR	
Drawn:-	Issue: ☐ ☐ ☐
Checked:-	Scale:-
Date: Apr 22	Drg No:-



Appendix D RCV Tracking Diagrams

Operational Waste Management Strategy

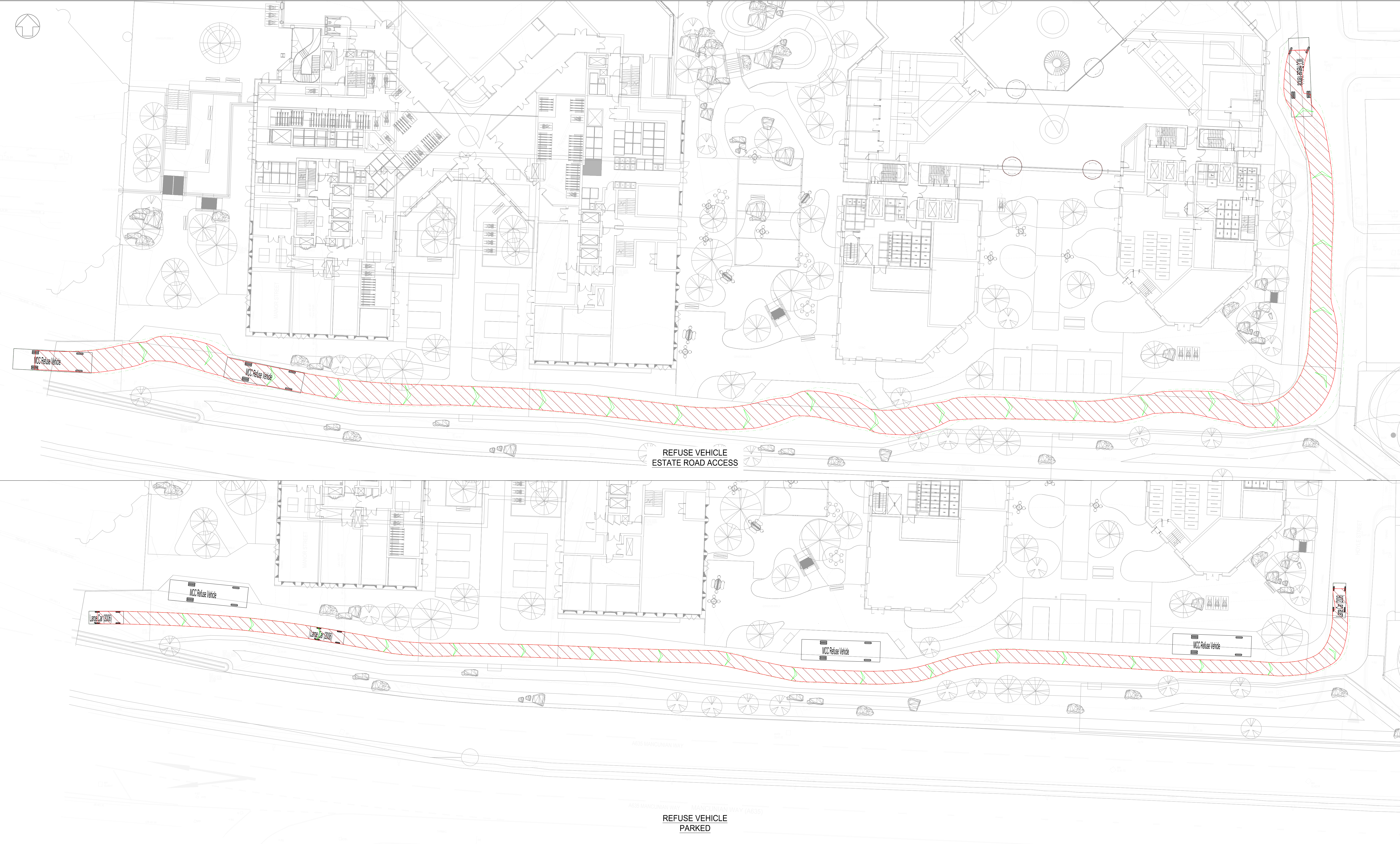
Mayfield, Phase 1b (Plots J and K)

Prepared for Applicant: Mayfield Medlock Limited

SLR Project No: 402.065198.00001

December 2024

FILE LOCATION PATH: P:\PROJECTS\HOT11076-35 MAYFIELD, PH1B - PLOTS J & K\004 BIM\DWLS\DRAWINGS\0189_MAY-CIV-SWI-ZZZZ-DR-C-040003_SWEPT PATH ANALYSIS REFUSE VEHICLE.DWG



STANDARD NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS.
- THIS DRAWING SHOULD NOT BE SCALED.
- ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.
- ALL DISCREPANCIES SHOULD BE REPORTED TO C.A./E.A. PRIOR TO THE COMMENCEMENT OF WORKS.

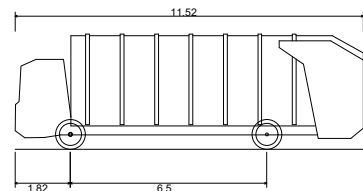
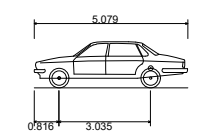
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NOTES

- 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 VISIBILITY, GRADIENTS AND ALTERNATIVE VEHICLE SPECIFICATIONS.

KEY

- CHASSIS ENVELOPE
- BODY ENVELOPE
- CHASSIS ENVELOPE (REVERSE)
- BODY ENVELOPE (REVERSE)

VEHICLE SPECIFICATION			
	MCC Refuse Vehicle	11.500m	5.075m
	Overall Length	11.500m	5.075m
	Overall Width	3.854m	1.570m
	Overall Body Height	3.854m	1.570m
	Min Body Clearance	3.854m	1.570m
	Track Width	3.854m	1.570m
	Large Car (2000)	5.075m	1.570m
	Overall Length	5.075m	1.570m
	Overall Width	1.570m	1.570m
	Overall Body Height	1.570m	1.570m
	Min Body Clearance	1.570m	1.570m
	Track Width	1.570m	1.570m

MANOEUVRES SHOWN SUBJECT TO CONFIRMATION OF REFUSE ACCESS STRATEGY (BY OTHERS)

PROJECT MAYFIELD PHASE 1B				civicingengineers.com			
TITLE SWEPT PATH ANALYSIS REFUSE VEHICLE				DRAWING STATUS PLANNING			
CE PROJECT No. 1076-35				DRAWING No. 0198_MAY-CIV-SWI-ZZZZ-DR-C-040003			
SCALE @ A1 1:250				REV P01			
DATE 17.12.24				STATUS CODE -			
FIRST ISSUE				NL CHKD			
DATE 17.12.24				NL CHKD			



Making Sustainability Happen