

Waste Management Strategy Plan

Waterhouse Gardens, Manchester

SALBOY

March 2025

Introduction

The Waste Management Strategy Plan provides a comprehensive plan for storing and collecting waste from the proposed development.

The strategy plan meets the requirements of Manchester City Council and The Building Regulations 2010 and has assumed calculations for waste storage space and waste provision for different types of properties.

The strategy plan prioritises segregation of waste to prevent cross-contamination and ensures easy access for waste collection services.

Scheme Overview

The scheme consists of 556 residential units in five blocks (A, B, C, D & E) and approximately 33,000 sq ft of commercial and retail space (Block F).

The number and size of bins provided are based on calculations for waste storage space and waste provision for different types of properties, including commercial and residential units.

Waste Storage & Collection

- Bin stores will be designed to minimize visual impact and maintain ease of access for waste collection services
- Bins will be secured to prevent access by vermin and lids will be closed unless refuse is being deposited.

Key Requirements

- Adequate storage space for refuse containers
- Easy, horizontal removal of containers over smooth, continuous surfaces.
- Segregation of waste to prevent cross-contamination
- Sufficient room for facility management staff or bin collection crews to manoeuvre around bins

Residential Waste Strategy

The management company intend to use a private waste collection company. The management company will also be responsible for presenting the bins for collection and putting them back following collection.

To limit noise disturbance from the commercial waste collections we will restrict collection times to between 9am and 4pm.

The residents in the residential blocks will dispose of their waste using bin chutes which drop into 1,100 litre bins

located in the designated bin stores.

To dispose of large items/cardboard, residents will need to contact the concierge who will arrange for it to be collected by the caretaker, or alternatively the caretaker can assist the resident.

COLLECTION FREQUENCY	WASTE SEGREGATION
Once per week	- Blue (paper and cardboard) - Brown (glass, cans and boxes) - Green (food and garden waste) - Grey (residual waste)

Each property will have a minimum of 0.25 cubic metres (equivalent to a 240-litre household wheelie bin) of storage space for waste containers.

Ground Floor Townhouses	The townhouses will utilise the communal bin stores located in Blocks C, D and E.
Block A	Please refer to Appendix A for the bin store location. The bin store can accommodate 39 no. 1,100 litre bins and 3no. 240 litre bins. The bin store benefits from a double door access point directly onto Dutton Street. Access for the waste collection vehicle is off Dutton Street.
Block B	Please refer to Appendix A for the bin store location. The bin store can accommodate 16 no. 1,100 litre bins. The bin store benefits from a double door access onto the public realm area which is accessed off Dutton Street. Access for the waste collection vehicle is off Dutton Street.
Block C	Please refer to Appendix A for the bin store location. The bin store can accommodate 16 no. 1,100 litre bins. The bin store benefits from a double door access directly onto Dutton Street. Access for the waste collection vehicle is off Dutton Street.
Block D	Please refer to Appendix A for the bin store location. The bin store can accommodate 17 no. 1,100 litre bins.

Block E	The bin store benefits from a double door access directly onto Dutton Street. Access for the waste collection vehicle is off Dutton Street. Please refer to Appendix A for the bin store location. The bin store can accommodate 14 no. 1,100 litre bins. The bin store benefits from a double door access directly onto Dutton Street. Access for the waste collection vehicle is off Dutton Street.
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Commercial Waste Strategy

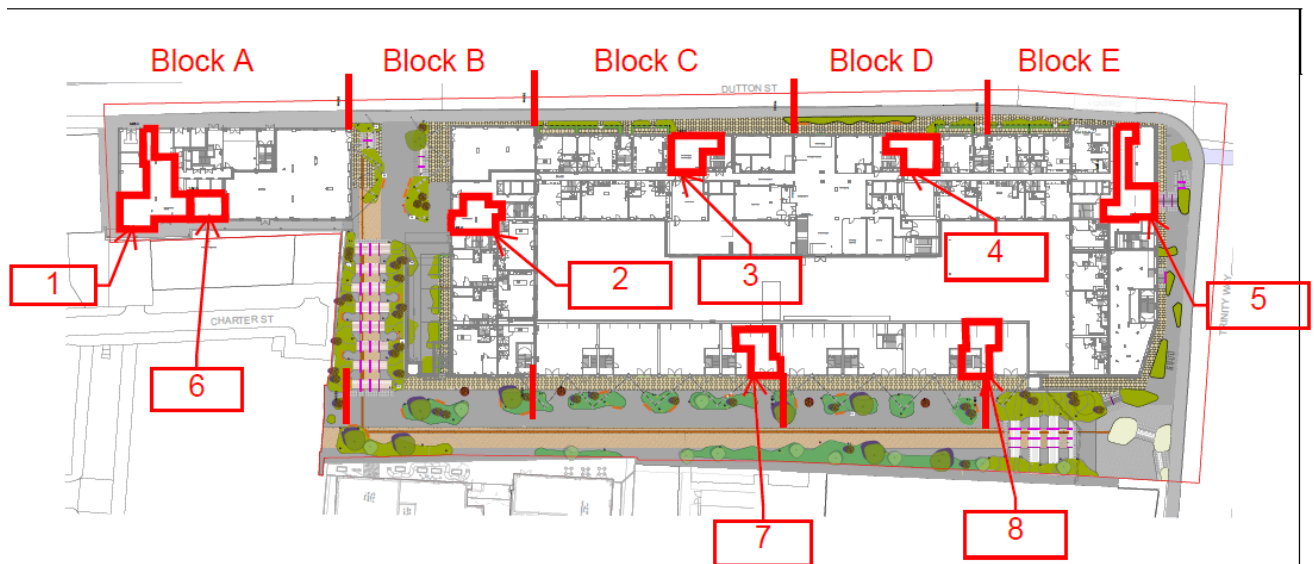
Waste will be segregated into different bins for specific materials.

Unit A01	Please refer to Appendix A for the bin store location. The bin store is 30 sq. m in size. There is a pathway around the rear of the property which is wide enough to move the bins to Dutton Street, which is the collection point for the waste collection vehicle. Access for the waste collection vehicle is off Dutton Street.
Unit B01	The alley way which is located next to Block A will be used for bin storage. There is a pathway close to the perimeter of the property which is wide enough to move the bins to Dutton Street, which is the collection point for the waste collection vehicle. Access for the waste collection vehicle is off Dutton Street.
Units E01 & E02	The occupants of these units will create their own bin stores within their demise. These units will be serviced from the front on Trinity Way.
Units B02, F01, F02, F03 & F04	Collection Frequency - Twice per week Access for Waste Collection Vehicle - The vehicle will access The Boulevard via an entrance off Trinity Way - Drop bollards will control access to The Boulevard and permit service vehicles only - The bins will be put out and moved to one of the four collection zones located on The Boulevard. Each collection zone can accommodate 9no. Euro bins. - There are 2no. 14 metre x 3 metre service lay by spaces for the waste collection vehicle to park in

Unit B02	The occupant of this unit will create their own bin store within their demise.
Unit F01 (Pavilion)	Please refer to Appendix A for the location of the bin store for this unit. The occupier of this unit will share the communal bin store with the occupier of Unit F02. The communal bin store is located adjacent to Unit F02.
Unit F02 (Pavilion)	Please refer to Appendix A for the location of the bin store for this unit. The occupier of this unit will share the communal bin store with the occupier of Unit F01. The communal bin store is located adjacent to Unit F02.
Unit F03 (Pavilion)	Please refer to Appendix A for the location of the bin store for this unit. The occupier of this unit will share the communal bin store with the occupier of Unit F04. The communal bin store is located in between Unit F03 and Unit F04.
Unit F04 (Pavilion)	Please refer to Appendix A for the location of the bin store for this unit. The occupier of this unit will share the communal bin store with the occupier of Unit F03. The communal bin store is located in between Unit F03 and F04.

Appendix 1

Communal Bin Store Locations



1 General Arrangement
Scale: 1:350

Appendix A - Key

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|-------------------------|---------------------------------|
| 1 - Block A Residential | 6 - Unit A01 (Commercial) |
| 2 - Block B Residential | 7 - Unit F01 & F02 (Commercial) |
| 3 - Block C Residential | 8 - Unit F03 & F04 (Commercial) |
| 4 - Block D Residential | |
| 5 - Block E Residential | |