



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

Planning Application Number: PP - 13613741

Date Submitted: N/A

Estimated volumes / m2 required by the development

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

Low Rise Domestic

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



High Rise Apartment Developments

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? 13 x general refuse x 1100 litre (based on 110 litres per apartment) 7 x pulvable Recycling x 1100 litre (based on 55 litres per apartment) 7 x mixed recycling x 1100 litre (based on 55 litres per apartment) 6 x food waste x 240 litres (based on 10 litres per apartment) 0 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?	No

Commercial Developments

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

General Waste - Dry recycling (include material type details) - Food Waste - Industrial Waste - Other -	As described by MCC in their GD 04 guidance, recycling percentages vary and the split of general waste bins and dry recycling is currently unspecified and can be determined once the use/ tenant is confirmed.
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Has / will a contract be obtained with a licenced waste carrier?	Yes
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Mixed Use Developments

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

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

See attached Ground Floor Plan (Drawing 0658-HOD-BC-00-DR-A(--))200) and P.59 of the Design and Access Statement for Waste Management Strategy.

Storage Areas for Waste Containers (Residential and Commercial)

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

See attached Ground Floor Plan (Drawing 0658-HOD-BC-00-DR-A(--))200) and P.59 of the Design and Access Statement for Waste Management Strategy.

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

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

Ventilation -	The ventilation systems would be ducted through a set of louvres and discharged away from air intakes at both the bin storage area and the bin holding area.
Hygiene -	Surfaces (floors and walls) will be in materials that are impermeable and easy to clean. The on-site management company will monitor the stores on a regular basis and would ensure that it is kept clean.

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

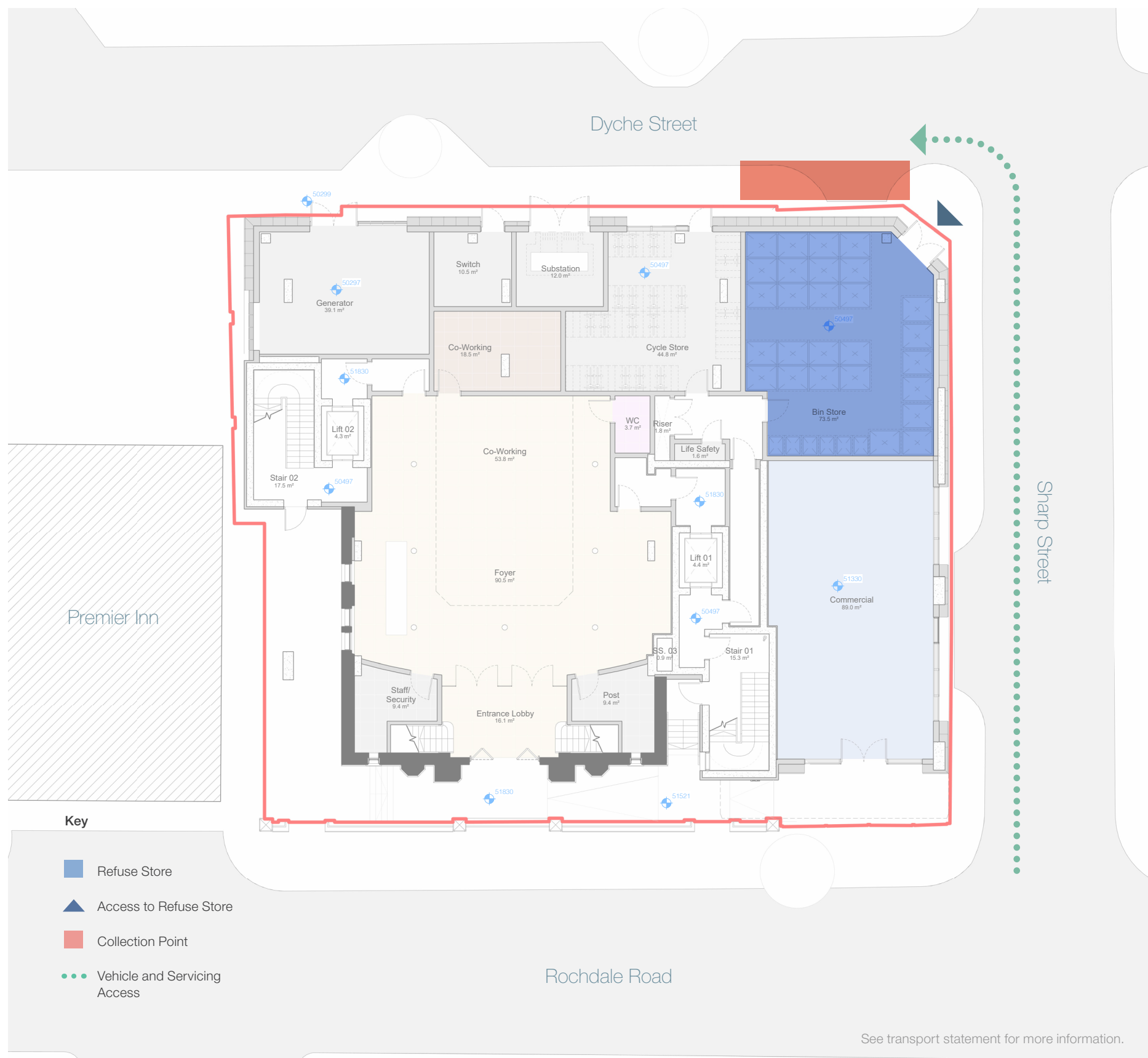
Management company would ensure the correct bins are in the bin holding area at their time of collection.

The tenant of the commercial unit will be responsible for the commercial bins.

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.



Access

Refuse Collection and Servicing

General waste and recyclables from the apartments shall be manually taken by residents to the refuse and re-cycle bins located on the ground floor.

Waste and recycle bin containers will be rotated by the on-site team to ensure all bins are fully used, where they will be taken periodically to the refuse collection area on collection day. The frequency and timings of collections will be agreed with the local authority.

All bins will be clearly marked for ease of identification for recycling purposes. The on-site team will present the bins at the due time and return the bins to the stores once emptied.

MCC Waste Storage and Collection Guidance for New Developments (Version: 7.00) advises 56.76 sq.m. of space for this number of residential units. We are providing 73.7 sq.m which allows for 27 x 1100l bins and 6 x 240L bins meaning they will require emptying more frequently via a supplementary private collection.

Residents waste

All residents will be responsible for disposing of their refuse in the refuse store. They will bring their refuse from their apartments and dispose of it in the bin units provided. Here they will be able to segregate their waste placing items into designated recycle bins and non-recyclable general waste into the refuse bin containers.

Bin Rotations

The on-site team will regularly rotate the bin containers taking and replacing full units from the front with empty bin units from the back. Bin rotations will be made as required, which may be several times per day, to ensure that there are appropriate bin containers available for residents' use.

Refuse Collections

On bin collection days the on-site team will move the bin containers (general waste bins and/or recycle bin units) from the refuse store to the agreed refuse collection point. Here the bins will be lined up in an orderly manner ready and presented for collection by the local authority. During collection an on-site team member will work with the collection team until all the bin container units have been emptied. The empty bin units will then be returned to the bin store holding areas. Any spillages will be tidied and cleaned up immediately.

Bin container maintenance and refuse area cleaning

As part of the maintenance regime, all bin containers will be regularly inspected and periodically washed down and disinfected. The refuse store will be kept clean and tidy at all times.

Refuse From Commercial Space

Commercial refuse will be contained within the commercial unit to ensure waste is separated from the residential waste. The extent of waste and pick ups will be confirmed once the tenant for the space has been confirmed.