Waste Management Strategy

Viadux Plot 2a, Plot 2b, Manchester

Salboy Central Ltd

Unit 2, Block C,
14 Hulme Street,
Salford,
M5 4ZG

Prepared by:

SLR (trading as Vectos (North) Limited)

4th Floor, Oxford Place, 61 Oxford Street,
Manchester, M1 6EQ

SLR Project No.: VN232690

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Basis of Report

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1.0 Introduction

1.1 Background

1.1.1 SLR has been appointed by Salboy Central Ltd to prepare this waste management report as part of a Planning Application for proposed development on land to the south of Manchester Central Convention Complex in Manchester city centre.

1.1.2 The Proposed Development will be delivered across two plots i.e. Plot 2a and Plot 2b. The location of these buildings is shown in **Figure 1.1** with respect to the surrounding area.

Figure 1.1: Site Location



1.1.3 The Site is located in Manchester city centre. It is bounded by the Manchester Central Conference Complex and Great Northern Warehouse to the north, Albion Street to the east, the Deansgate Castlefield Metrolink station and Deansgate Locks to the south, and the Beetham Tower to the west. It extends to 1.49 ha.

1.1.4 The planning application for the proposed development is also supported by a Transport Assessment (TA) which considers in more detail the servicing strategy for the building and a Framework Travel Plan (FTP) prepared by SLR.

1.2 Proposed Development

1.2.1 The Proposed Development will be delivered across two plots comprising the following:

- Plot 2a is located immediately east of the recently completed Phase 1 building, on land partially comprising the grade II listed Castlefield Viaduct. This plot will deliver a 76-storey mixed use tower comprising a hotel (Use Class C1) with associated bar and restaurant and residential units above comprising 1, 2 and 3 bed, and penthouse apartments (Use Class C3) with associated residential amenity spaces. Secure cycle spaces, serving this and the Phase 1 building, are provided at the ground floor level. At viaduct level, a redesigned service yard for the conference centre is enclosed by a new podium structure with residents' external amenity space above. A section of the Great Bridgewater Street bridge (deck) is removed to bring light into the street below.
- Plot 2b, located at the western-most section of the Site between the viaduct and Beetham Tower, consists of a 23-storey residential building accommodating affordable 1-, 2- and 3-bed apartments (Use Class C3), secure cycle parking spaces, flexible commercial units (Use Class E) opening onto the viaduct, and public realm enhancements on Great Bridgewater Street.

1.2.2 To help inform the waste forecast it is assumed that Plot 2a is designated to accommodate a maximum of 452 residential apartments and 160 hotel rooms. Plot 2b is planned for a maximum of 133 residential units. The relevant plans that show the scheme layout which relate to access, and transport are presented in **Appendix A**.

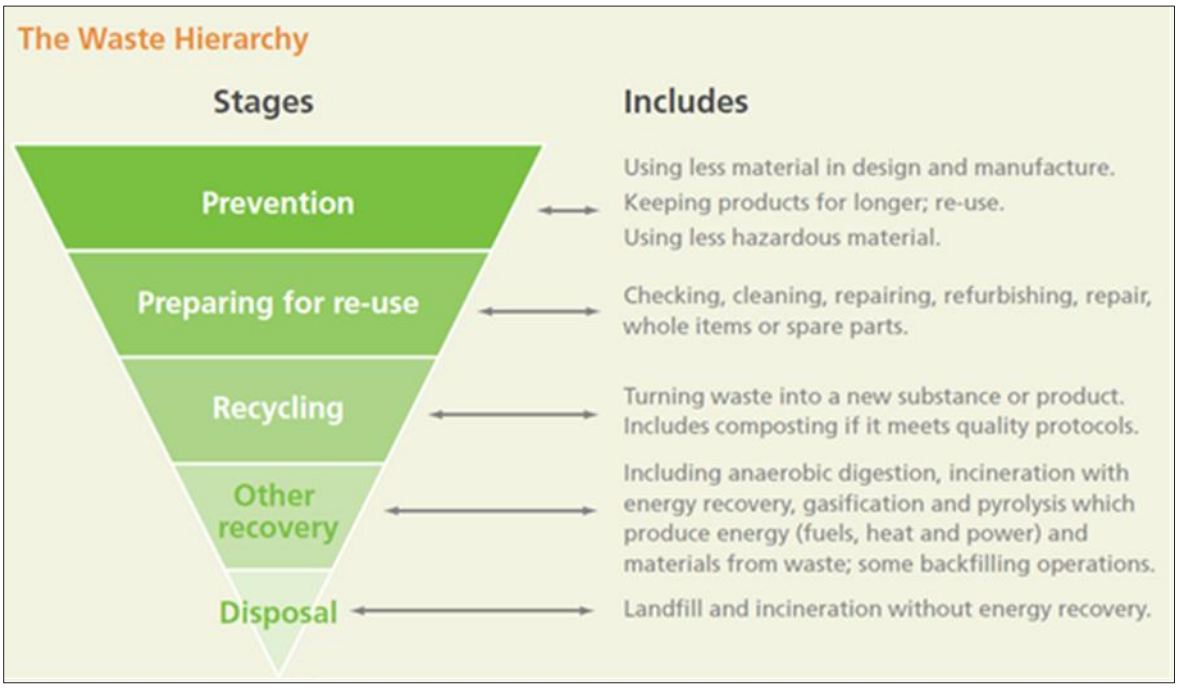
1.3 Report Structure

1.3.1 This report sets out the Policy Context for Waste Management and the Government's environmental initiatives aimed at reducing the volumes going to Landfill and best practice in the industry. It presents the daily waste forecasts and describes the waste recycling streams and number of bin lifts to be undertaken, the size and nature of the bin storage areas, and the frequency of collection.

2.0 Waste Policy Context

2.1.1 Central Government's strategy for minimising waste generation and its transfer to landfill can be most simply described according the 'Waste Hierarchy' as shown in **Figure 2.1**. Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the management company for the site can help meet the government's aspirations.

Figure 2.1: Waste Hierarchy



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

2.1.3 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:

- Adequate means of storing solid waste shall be provided; and
- Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority.

2.1.4 Food Waste is subject to the animal by-products controls. Developments which generate large volumes of food waste will have to comply with the requirements of the 'Animal By-Product' Regulations (Defra 2011). This won't comply to the proposed context as the food waste produced forms a smaller share of the total waste generated by the entire building. Still these regulations would be taken as guidance to inform the selection of types of containers and collections used.

2.1.5 Manchester City Council (MCC) have published guidance on the design and management of buildings to produce waste management strategies that maximise the amount of waste that is recycled. This guidance GD04 requests that a Waste Pro Forma is completed to support development applications and this is presented in **Appendix B**.

2.1.6 To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection thus reducing the opportunity for spillage.

2.1.7 In accordance with Section 34 of the Environmental Protection Act 1990, the manager of the development has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.

2.1.8 To demonstrate compliance with regulations, a Waste Transfer Note is required when that waste is collected by the waste carrier. This may be provided electronically. Many carriers are also able to provide environmental reports to inform on the waste management performance.

2.1.9 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by the development can help meet MCC's and the government's aspirations.

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

3.0 Waste Forecast and Recycling Strategy

3.1 Waste Forecast

3.1.1 The development is a mixture of uses, it comprises of residential and a hotel land use. A waste forecast has been developed according to national and local guidance including WRAP guidelines, the British Standard BS 5906:2005 'Waste Management in Buildings' and Manchester City Council's 'GD 04 - Waste Storage and Collection Guidance for New Developments'.

3.1.2 To calculate the weekly waste forecast for the residential units, we applied the GD04 guidance that each apartment generates 110 litres of waste per week and a bin storage requirement of 0.43sqm per apartment.

3.1.3 The GD04 Guidance for 4/5 star Hotels is up to 350 litres per bedroom per week plus 1500 litres per 20 dining spaces per week.

3.1.4 The Plot 2a residents will benefit from a Tri-Separator waste chute system accessed via a chute lobby on every floor. This limits the waste to 3 waste streams and so it is assumed that the Organic waste is incorporated into the Residual Waste Stream.

3.1.5 The Plot 2a Hotel land uses will transfer waste to the waste store, via goods lifts. Residents of the Plot 2b development would take their waste by lift to the ground floor bin store.

3.1.6 For Plot 2b there are two flexible retail uses expected and while no occupier has been identified we have assumed that these would be occupied by a café and a retail unit, and this would be considered with a waste generation rate that accords with British Standard BS 5906:2005 and MCC's GD04 guidelines. For the café this is a rate of 75 litres per cover per week and for the retail use it is a rate of 10 litres per square metre per week.

3.1.7 The recycling proportions and associated waste generation for each Plot are represented below in the **Figures 3.1 – 3.4**. The figure also highlights the number of bins required for the forecasted waste. The figures contained within the table have been rounded up.

Figure 3.1: Waste Forecast for Plot 2a (Residential)

Plot 2a Residential Accommodation					
No. of Dwellings = 452 units					
Weekly Waste Forecast					
Waste Forecast (110 litres per Apartment per Week) = 49720 litres per week					
= 7103 litres per day					
	Residential Accommodation Recycling Streams	General Refuse (inc Organic)	Paper/ Card	Plastic/ Metal/Glass	**Total**
		51%	24%	24%	**100%**
	Litres per Day	**3630**	**1736**	**1736**	**7103**
	Collection Frequency/Storage				
	EuroBin lifts twice a week	14	7	7	**28**

Figure 3.2: Waste Forecast for Plot 2a (Hotel)

Plot 2a
Hotel

No. of Beds 160 beds
Dinning Spaces 156 covers
Weekly Waste Forecast
350 litres per bedroom + 1500 litres per 20 dining spaces per week = 67700 Litres per week
= 11283 Litres per day

Residential Accommodation Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
	2%	38%	25%	35%	**100%**
Litres per Day	**226**	**4288**	**2821**	**3949**	**11283**
Collection Frequency/Storage					
Euro Bin Lifts Daily with 1 Day Reserve Capacity	1		6	8	**15**
240 L Bin Lifts Daily with 1 Day Reserve Capacity		36			**36**

Figure 3.3: Waste Forecast for Plot 2b (Residential)

Plot 2b
Affordable Housing

No. of Dwellings = 133 units
Weekly Waste Forecast
Waste Forecast (110 litres per Apartment per Week) = 14630 litres per week
= 2090 litres per day

Residential Accommodation Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
	41%	10%	24%	24%	**100%**
Litres per Day	**857**	**209**	**511**	**511**	**2090**
Collection Frequency/Storage					
Euro Bin lifts twice a week	4		2	2	**8**
240L Bin lifts twice a week		4			**4**

Figure 3.4: Waste Forecast for Plot 2b (Retail)

Plot 2b
Flexible Retail Unit 1

Coffee Shop 100 sqm Assume 40 covers
Weekly Waste Forecast
BS5906:2005 75 litres per cover per week = 40 covers x 75 litres per week
= 3000 Litres of waste per week
500 Litres of waste per day

Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal	Glass	Total
**Based on WRAP Studies **	10%	39%	22%	7%	21%	**100%**
Litres Per Day	50	197	112	35	107	**500**
Bin Storage	**1 x 240 litre bin**	**1 x 240 litre bin**	**1 x 240 litre bin**	**1 x 240 litre bin**		

Flexible Retail Unit 2

Retail Unit 100 sqm
Weekly Waste Forecast
GD04 5000 litres per 1000sqm per week = 500 Litres of waste per week
BS5906 10 litres per sqm per week = 1000 Litres of waste per week
Assume 200 Litres of waste per day

Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal	Glass	Total
**Based on WRAP Studies	50%		25%	20%	5%	**100%**
Litres Per Day	100		50	40	10	**200**
Bin Storage based on Collection every 2 days	**1 x 240 litre bin**		**1 x 240 litre bin**			

4.0 Refuse Storage

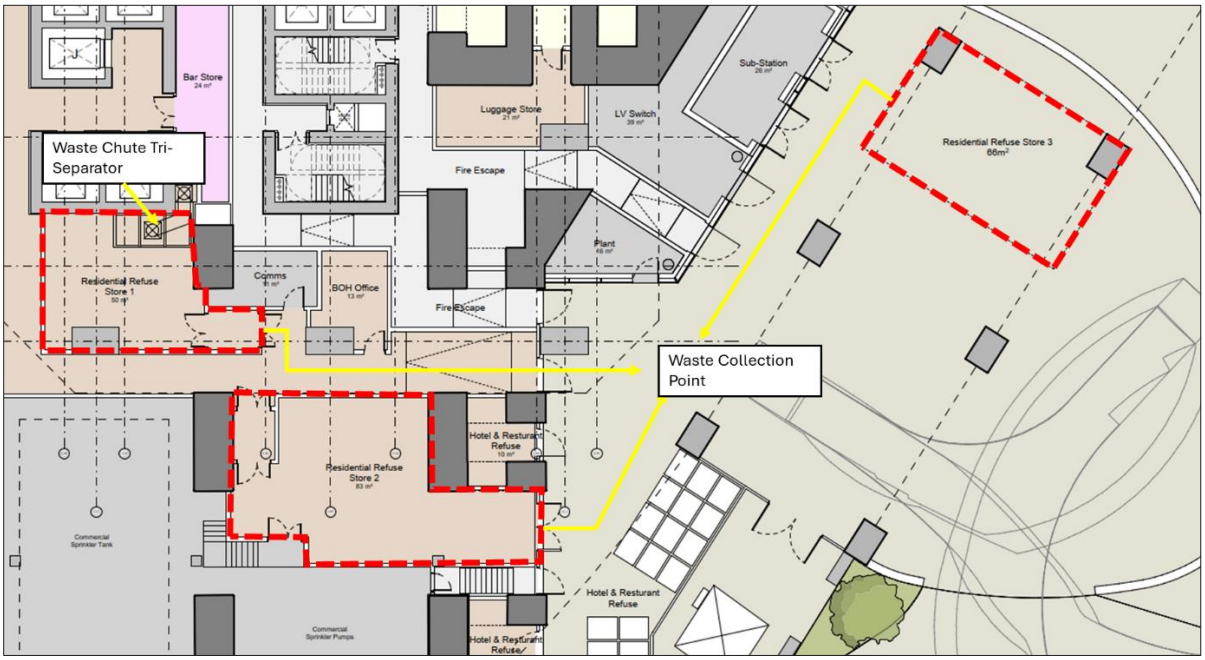
4.1 Plot 2a Residential

4.1.1 The MCC guidance for high rise towers recommends a bin store area of 0.43sqm per apartment. Applying this would lead to a bin storage requirement of 195 sqm. The Residential bin store provision includes:

Refuse Store 1	50 m^2
Refuse Store 2	81m^2
Refuse Store 3	68 m^2
Total	**199 m^2**

4.1.2 Therefore, the proposed bin storage requirement for Plot 2a complies with the waste storage areas recommended in MCC guidance GD04.

Figure 4.1: Residential Bin Store Provision



4.1.3 If collections were made on a weekly basis then this leads to a storage requirement of 48 Eurobins per week. Given the practicalities of moving large numbers of bins ready for collection it is proposed that waste is collected twice a week on a commercial basis. Therefore, regular collection of around 28 Eurobins will be made twice a week.

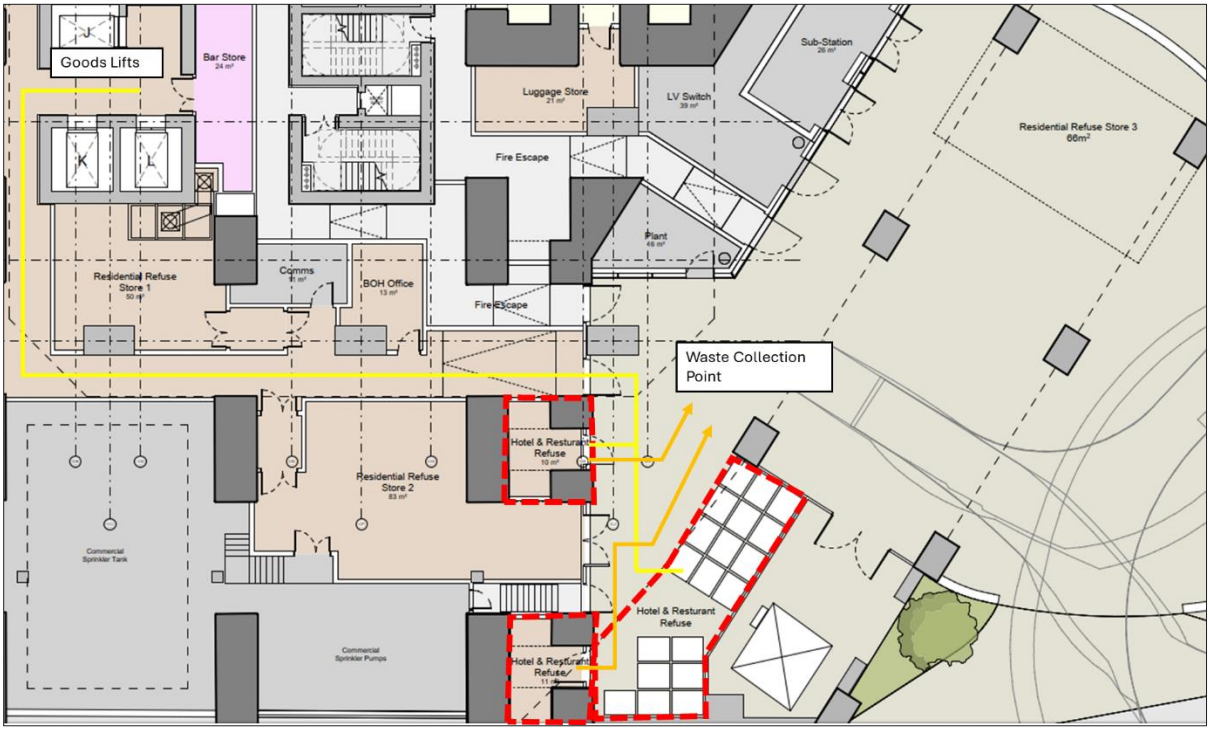
4.1.4 The waste will be separated according to the Tri-Separator. The management staff will be responsible to rotate the bins within the residential bin stores. It is proposed that collection would be made by a private contractor twice a week from the service yard.

4.2 Plot 2a Hotel

4.2.1 As described in **Figure 3.2** the Hotel will generate around 11283 litres of waste per day. There are 4 main waste streams with a separate organic waste but there could also be other specialist collections such as Olleco Oil collections.

4.2.2 The hotel benefits from three bin store areas, two at $10m^2/11m^2$ and one wider area where up to 19 bins can be stored as shown in **Figure 4.2**.

Figure 4.2: Hotel Bin Stores



4.2.3 Based on the waste forecast in **Figure 3.2**, with daily collection and a reserve of one day's capacity, 15 Eurobins and 36 240L bins will be required. However, given the scale of the hotel and restaurant and the need to transport this waste, incorporating a dewatering system could be a practical solution.

4.2.4 A dewatering unit can reduce food waste by up to 80% through centrifugation, converting it into a compost-like material. Further details on the dewatering unit are provided in a later section.

4.2.5 As a result, applying the dewatering unit will significantly reduce the number of bins needed, bringing the required storage below 15 Eurobins and 36 240L bins.

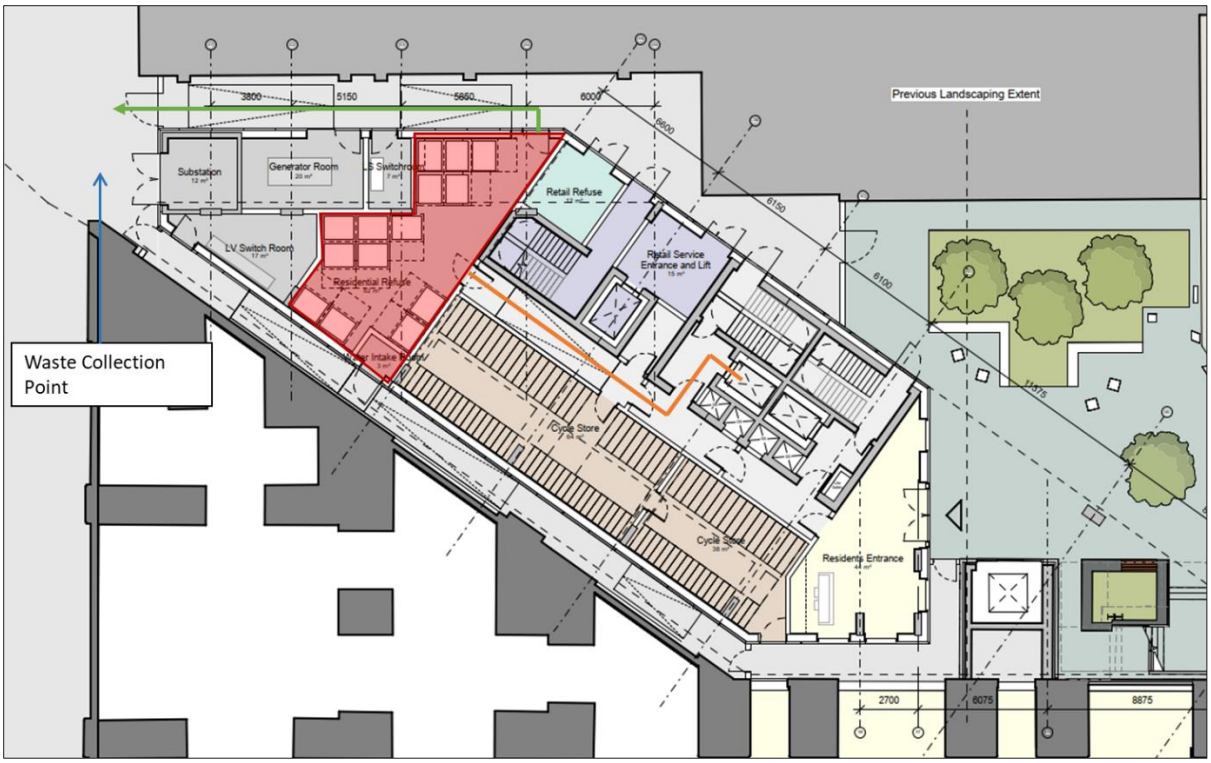
4.2.6 The waste will be transferred to the ground floor by the goods lift(s) in wheeled bins and brought to the bin stores. Here they are stored until collected by a private waste contractor from the service yard. A daily waste collection regime is proposed for the hotel waste.

4.3 Plot 2b Residential

4.3.1 Plot 2b has 133 apartments and here the residents would take the waste from their apartments to the bin store at ground floor level.

4.3.2 It is proposed that the waste would be split into 4 waste streams and residents would bring their waste via the lofts to the waste store. **Figure 3.3** shows that with a collection twice a week the Plot 2b tower would need to store waste for 8 Eurobins and 4 240L bins. The layout of the Plot 2b Residential Bin store is shown in **Figure 4.3**.

Figure 4.3: Proposed Bin Store in Plot 2b (Residential)



4.3.3 Waste would be collected by a private waste contractor twice a week and on collection day the bins would be transferred by the on-site management team to the collection point on Trafford Street as shown.

4.4 Plot 2b Commercial

4.4.1 Plot 2b benefits from two commercial/retail units at Viaduct level the nature of the landuse is flexible. For the purposes of this exercise, we have assumed that one unit is a coffee shop/café and one is a retail unit.

4.4.2 It is expected that these units would store their waste within their own demise and at the end of the day the waste would be brought down to the ground floor commercial bin store by lift.

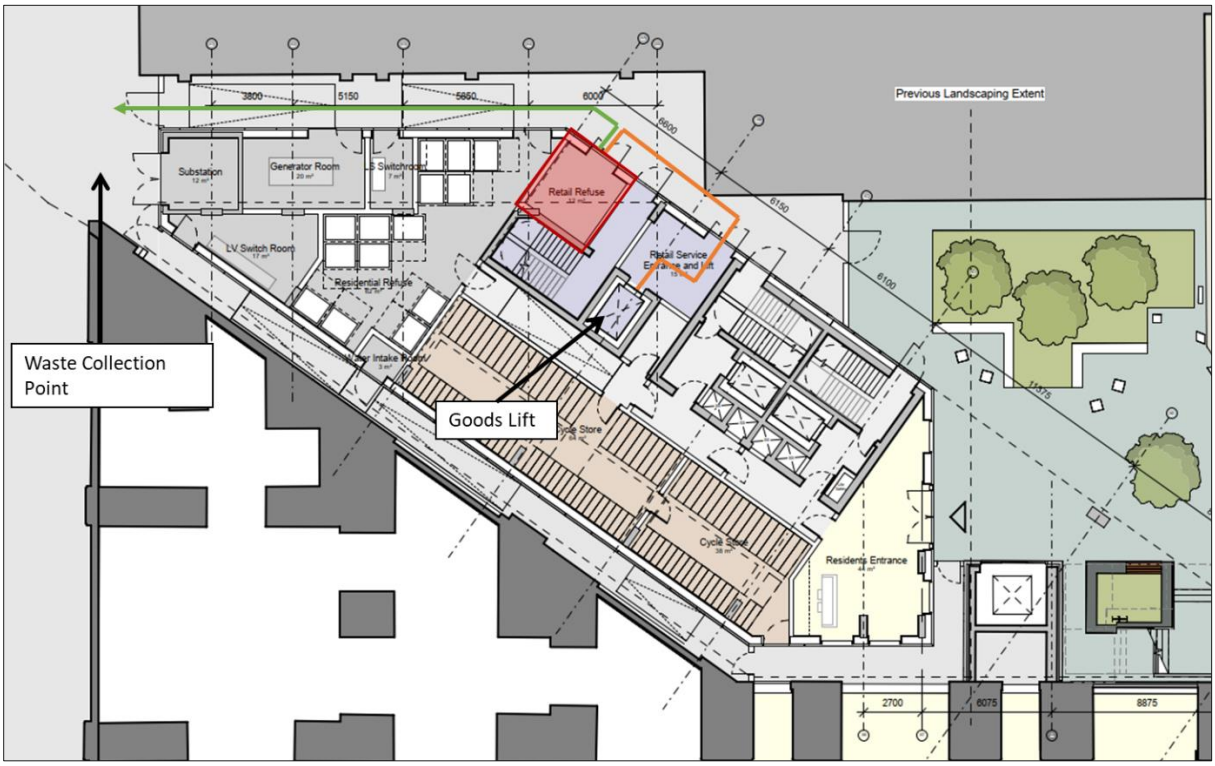
4.4.3 It is expected that this waste would be collected daily or every other day depending on the type of operation. The transfer of waste to the collection point on Trafford Street would be under the direction of the on-site management team possibly using the private waste

contractor to move those bins ready for pickup and returning them immediately after.

4.4.4 It is expected that the commercial units would need bin storage for around 6 240L bins.

4.4.5 The bin store location is given in **Figure 4.4** along with the transfer route from the Good Lift to the Bin Store and then the Bin Store to the Trafford Street Collection point.

Figure 4.4: Proposed Bin Store in Plot 2b (Retail)



4.5 Waste Transfer and Management

4.5.1 The overall management of Waste Collection would be made by the on-site facilities management team. They would appoint the relevant private waste contractor and keep records of the waste transfer documentation. They may also appoint cleaners or require the relevant commercial occupiers top manage their waste in a responsible way.

4.5.2 All bin stores would have impervious floors, bump strips to avoid damage to doors and walls, be appropriately ventilated and to assist in cleaning, the bin stores will benefit from a nearby water outlet. It will be the responsibility of the on-site management team to keep the bin stores and transfer routes clean.

4.5.3 As mentioned earlier, due to the scale of the hotel, the inclusion of a dewatering system is considered a practical option. Such a unit can reduce food waste by up to 80% by centrifuge this and converts it to a compostable like material. An example of such a unit is given in **Figure 4.5**, although other types of dewatering systems are available. This solution would take up space within the kitchen area but would reduce the space needed for food waste bins there and critically also reduce the environmental problems of food waste. It also helps with the volume of food waste that needs to be transferred to the Bin Store.

4.5.4 These machines typically come with self-cleaning options, and solid fats can be disposed of through them. Incorporating such a machine into kitchen operations will require coordination, so any solution must be agreed upon with the hotel catering team.

Figure 4.5: Example of Food Dewatering Unit



4.6 Waste Proforma

4.6.1 MCC requires a Waste Proforma to support the planning application. Using the information presented in this report, a completed Waste Proforma for each plot is presented in **Appendix B.**

5.0 Summary & Conclusion

5.1.1 SLR has been appointed by Salboy Central Ltd to prepare a Waste Management Strategy to support a Full Planning Application for proposed residential and retail development as part of Viadux Phase 2.

5.1.2 The Waste Management Strategy has been prepared with reference to BS 5906:2005 and Manchester City Council's GD04 Waste Storage and Collection Guidance for New Development v7. Consideration has also been given to the National Regulations on Recycling, Storage and the Duty of Care for producers and handlers of waste.

5.1.3 The document sets out the approximate volume of waste generated by the proposed development including the main recycling waste streams and the number and type of bins needed. The area of the proposed bin stores suggests that there is sufficient capacity to accommodate the required no. of bins.

5.1.4 It is proposed that refuse collections are made by a private waste contractor under the supervision of the on-site facilities management team who will monitor bin capacity, cleanliness, and the transfer of bins between bin stores and collection including record keeping of Waste Transfer Notes.

5.1.5 It is concluded that the proposed forecast deliveries, waste management and refuse collection accords with planning policy and is appropriate for this scale of development.

Appendix A Scheme Plans

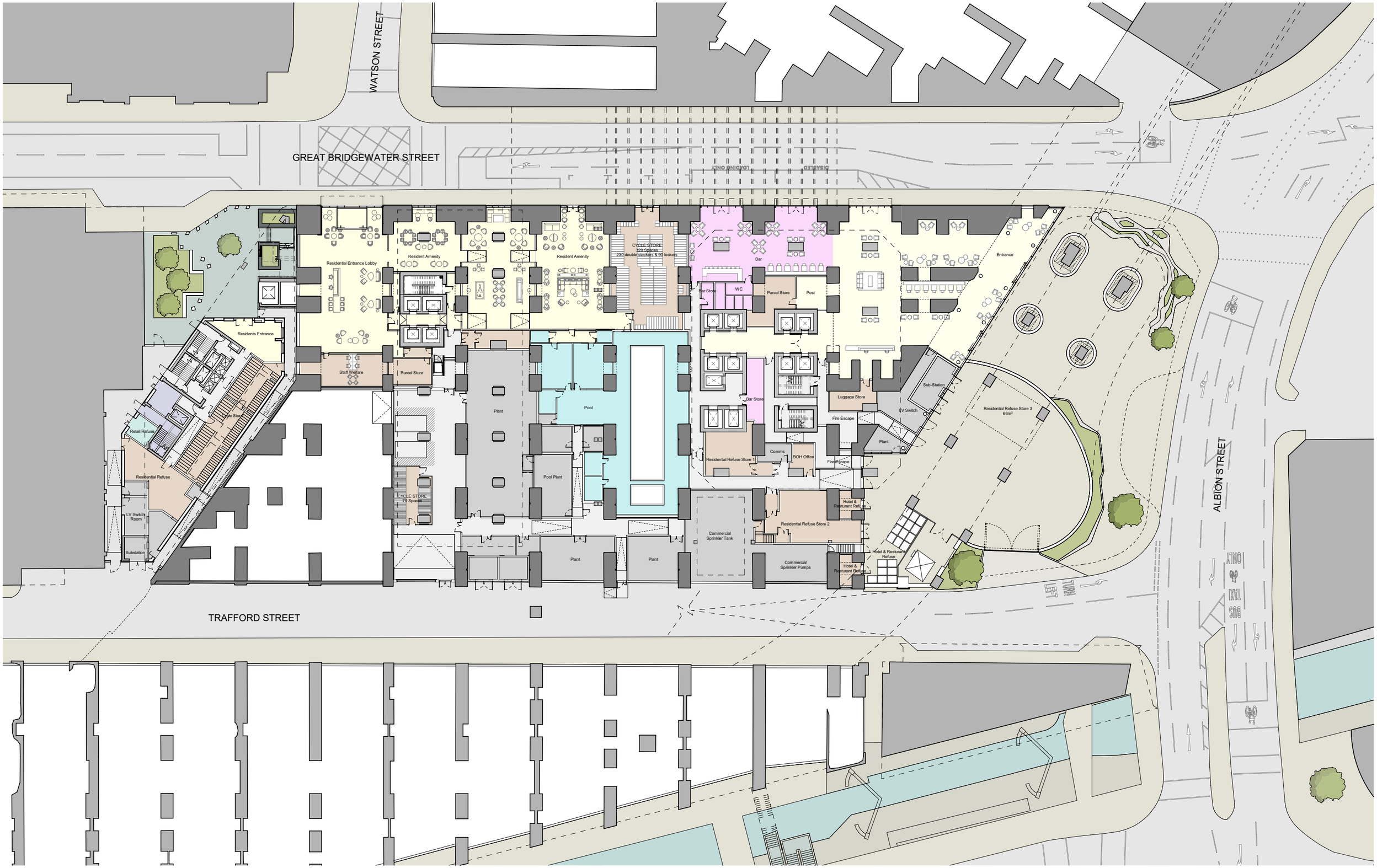
Waste Management Strategy

Viadux Plot 2a, Plot 2b, Manchester

Salboy Central Ltd

SLR Project No.: VN232690

11 November 2024



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P01	26-03-2024	Planning Issue
P02	31-10-2024	Planning Issue - Hotel & Residential

Project Title
Viadux Phase 2 - Plot 2a & 2b
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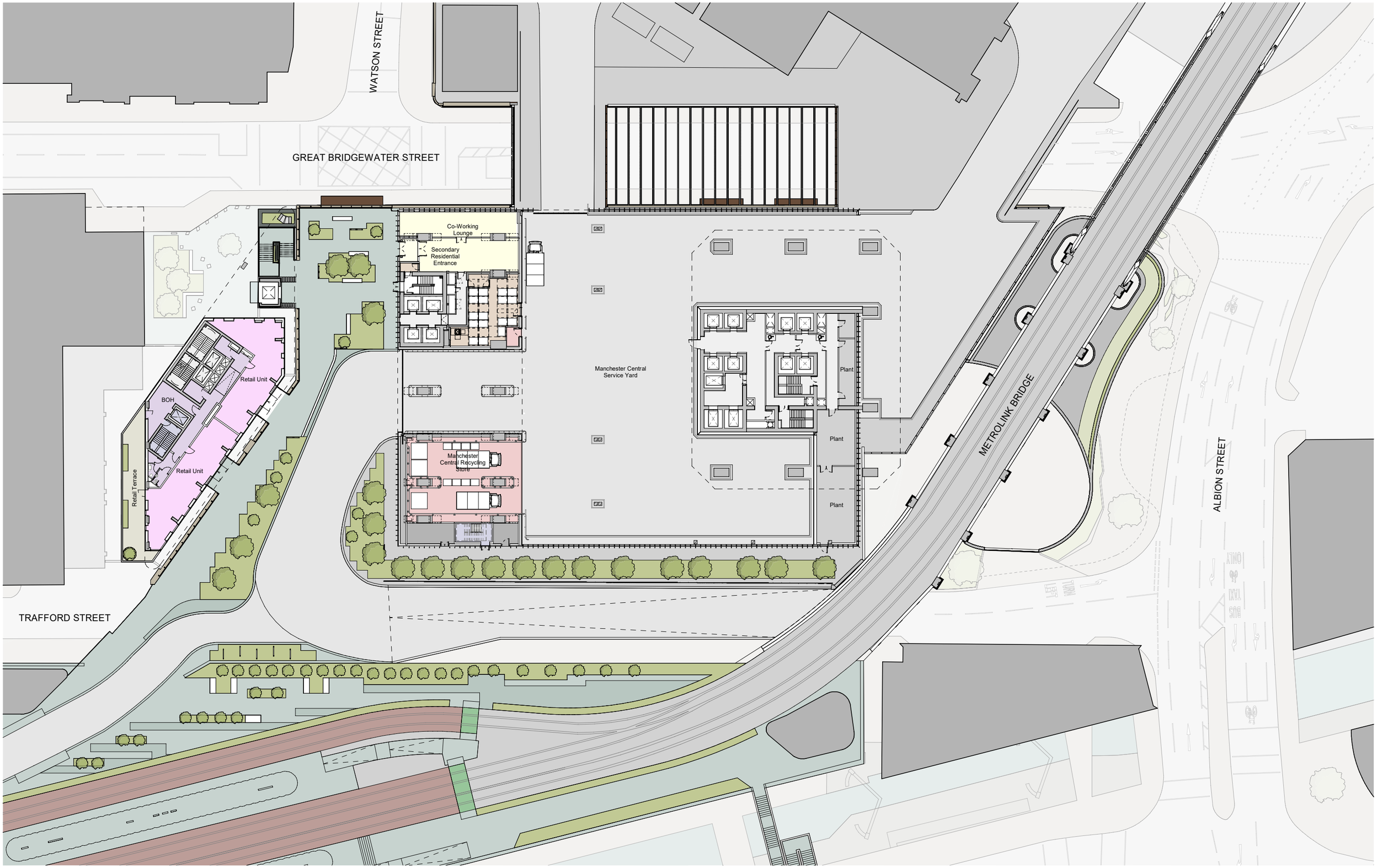
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Manchester

Status
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Drawing Title
Viadux Phase 2 - Plot 2a & 2b
Masterplan
Level 01 Plan

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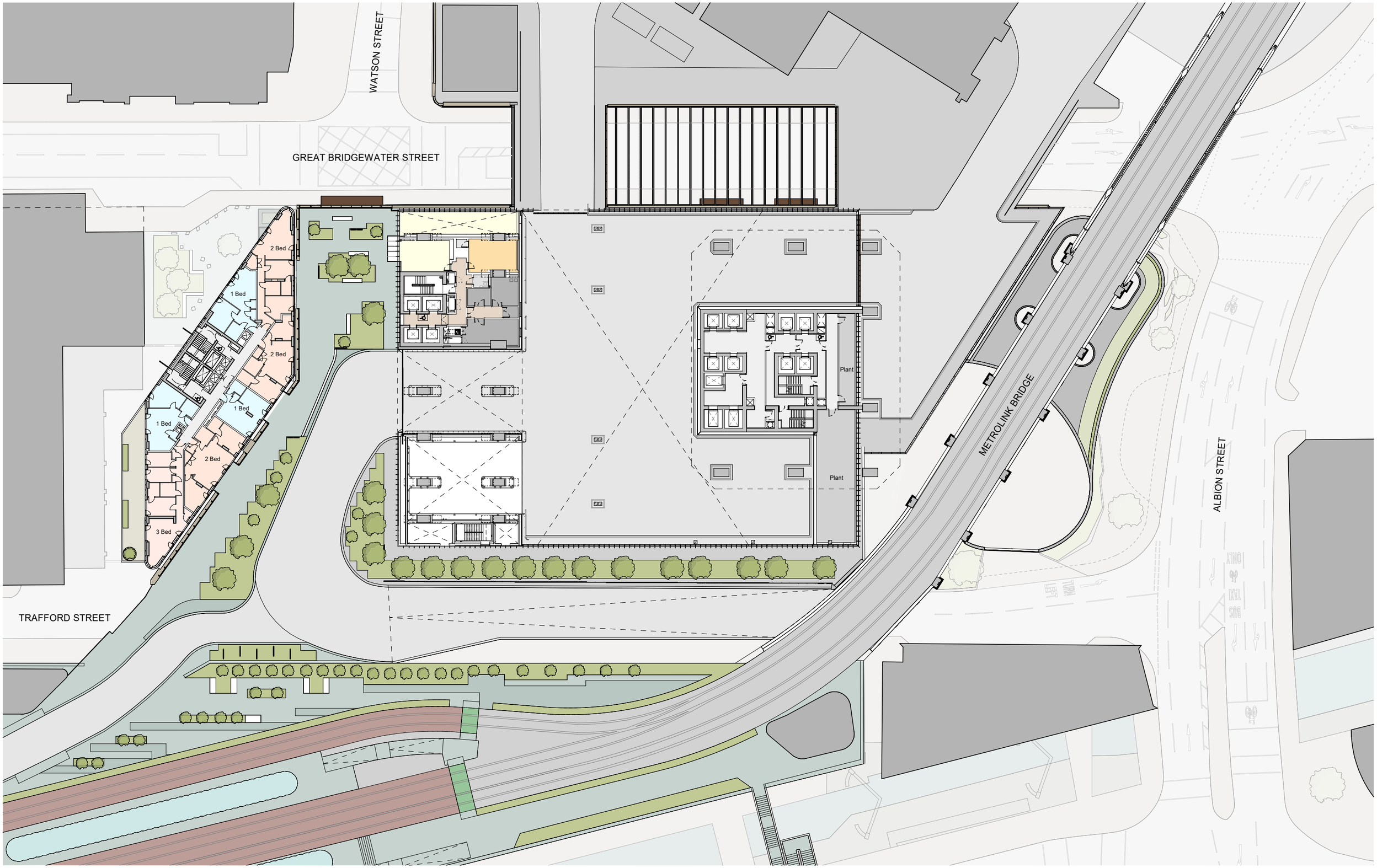
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Manchester

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Masterplan
Level 02 Plan

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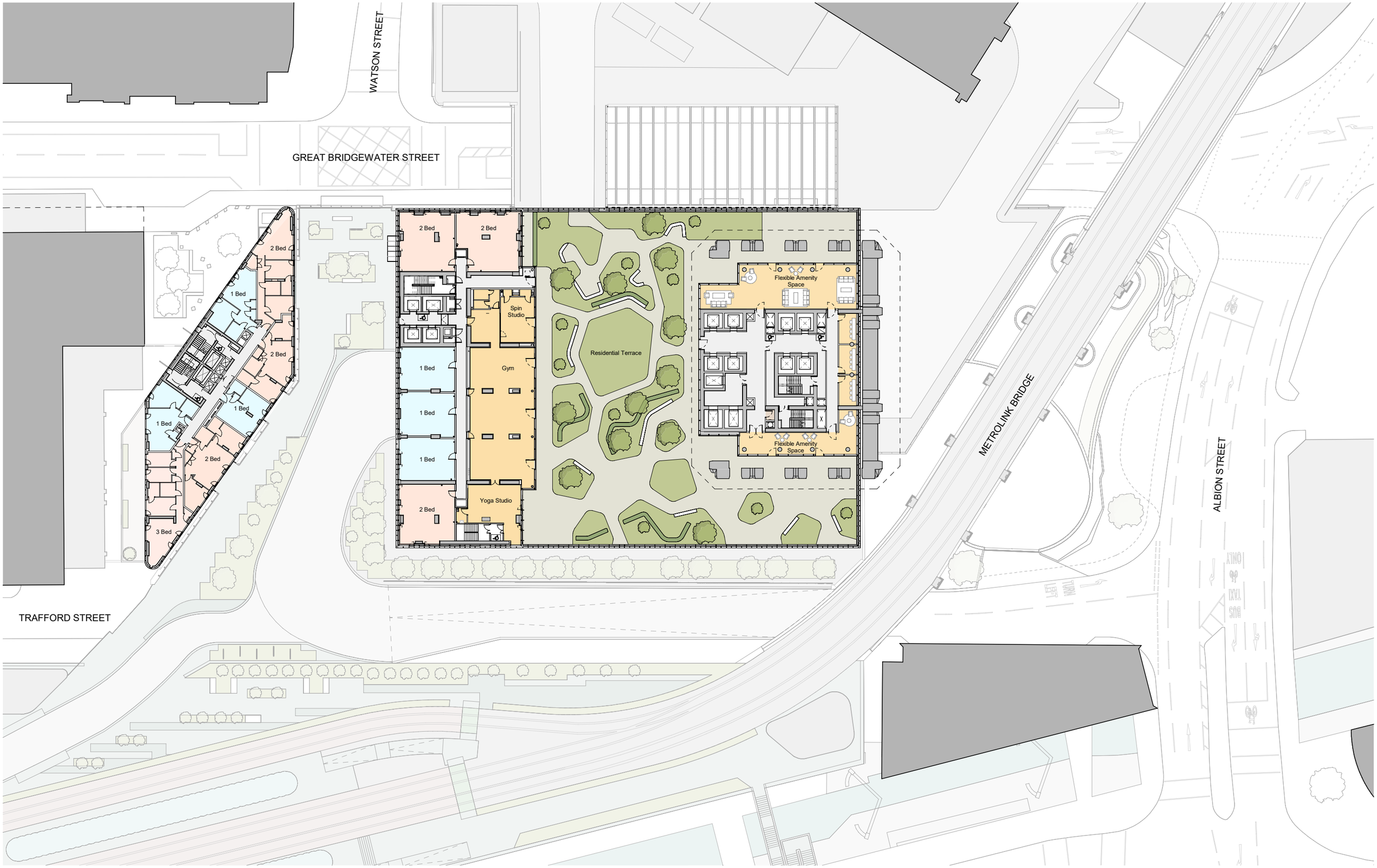
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Viadux Phase 2 - Plot 2a & 2b
Masterplan
Level 03 Plan

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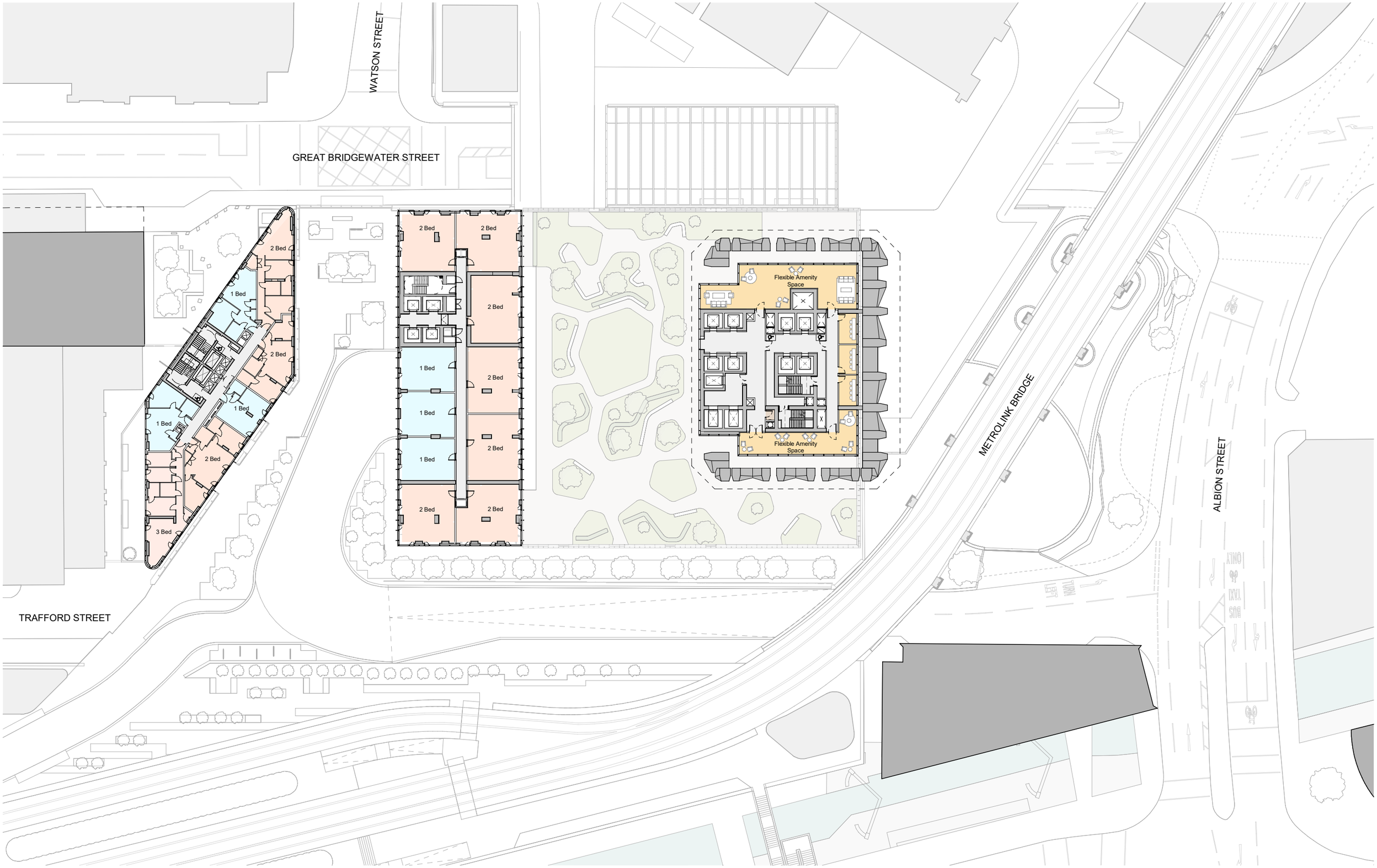
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Rev	Date	Description
P01	26-03-2024	Planning Issue
P02	31-10-2024	Planning Issue - Hotel & Residential

Project Title
Viadux Phase 2 - Plot 2a & 2b
Manchester

Status
PLANNING

Drawing Title
Viadux Phase 2 - Plot 2a & 2b
Masterplan
Level 04 Plan

Job No
10448

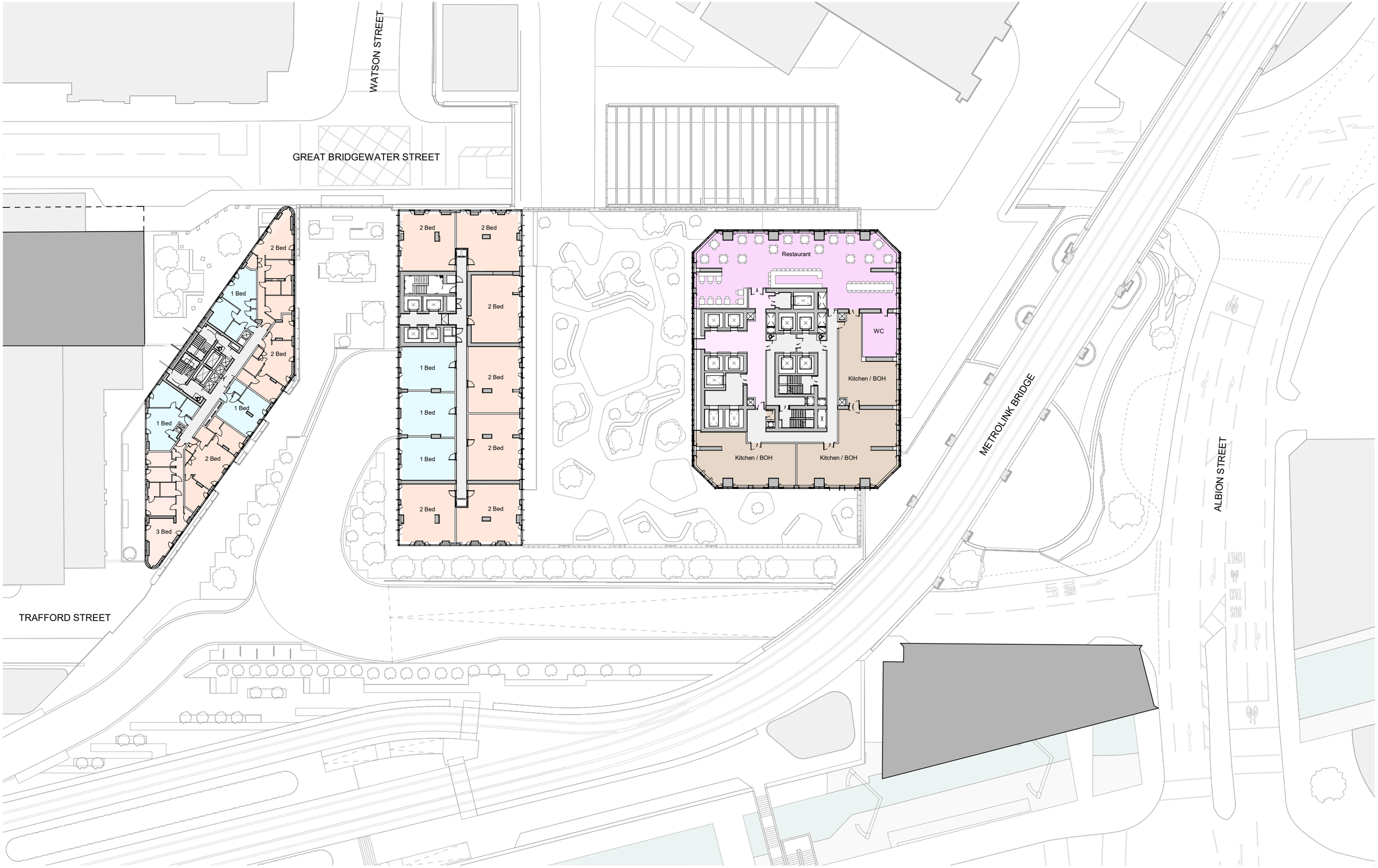
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SHP Drawing Code
10448-SHP-ZZ- A-B5D9-G100-PL-04-001

Revision
P02

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Do not scale off dimensions.
All dimensions to be checked on site by Contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

SCALE 1:250

0 5m 10m 15m 25m

NORTH

Rev	Date	Description
P01	31-10-2024	Planning Issue - Hotel & Residential

Project Title
Viadux Phase 2 - Plot 2a & 2b
Manchester

Status
PLANNING

Drawing Title
Viadux Phase 2 - Plot 2a & 2b
Masterplan
Level 06 Plan

Job No
10448

Scale
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SHP Drawing Code
Project-Architect-Zone-Role-Planning-Uniclass1-4-Type-Level-Location-Series
10448-SHP-ZZ- A-B5D9-G100-PL-06-001

Revision
P01

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Appendix B Waste Pro-Forma

Waste Management Strategy

Viadux Plot 2a, Plot 2b, Manchester

Salboy Central Ltd

SLR Project No.: VN232690

11 November 2024

MANCHESTER CITY COUNCIL

Appendix E - Waste Management Strategy (v7.00 from September 2023) for Plot 2a

Planning Application Number:
Date Submitted:
Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	Not Applicable
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	Not Applicable

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)	Not Applicable
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	Not Applicable

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)	Not applicable due to the unique scale of the proposed development. Plot 2a Residential Accommodation No. of Dwellings = 452 units Weekly Waste Forecast Waste Forecast (110 litres per Apartment per Week) = 49720 litres per week = 7103 litres per day Residential Accommodation Recycling Streams: General Refuse (inc Organic) 51% / Paper/ Card 24% / Plastic/ Metal/Glass 24% / Total 100% Litres per Day: 3630 / 1736 / 1736 / 7103 Collection Frequency/Storage EuroBin lifts twice a week: 14 / 7 / 7 / 28
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Not Applicable

Commercial Developments

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

For Hotel Development,

General Waste – 1 x Euro Bins

Food Waste – 36 x 240L

Dry recycling (Plastic/ Metal/ Glass) – 8 x Euro Bins

Paper/ Card – 6 x Euro Bins

Plot 2a
Hotel

No. of Beds 160 beds
Dinning Spaces 156 covers
Weekly Waste Forecast
350 litres per bedroom + 1500 litres per 20 dining spaces per week = 67700 Litres per week
= 11283 Litres per day

Residential Accommodation Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
	2%	38%	25%	35%	100%
Litres per Day	226	4288	2821	3949	11283
Collection Frequency/Storage					
Euro Bin Lifts Daily with 1 Day Reserve Capacity	1		6	8	15
240 L Bin Lifts Daily with 1 Day Reserve Capacity		36			36

A food dewatering unit is proposed which will significantly reduce the number of bins needed, bringing the required storage below 15 Eurobins and 36 240L bins. Further details are mentioned in the submitted Waste Management Strategy.

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

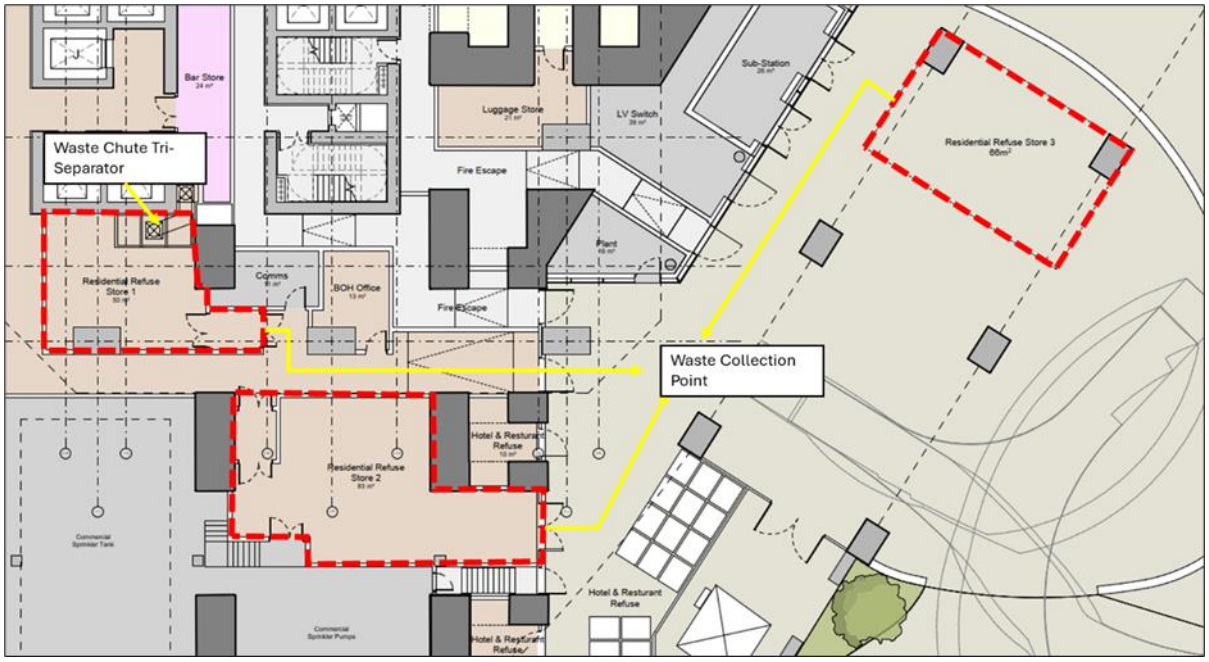
Mixed Use Developments

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

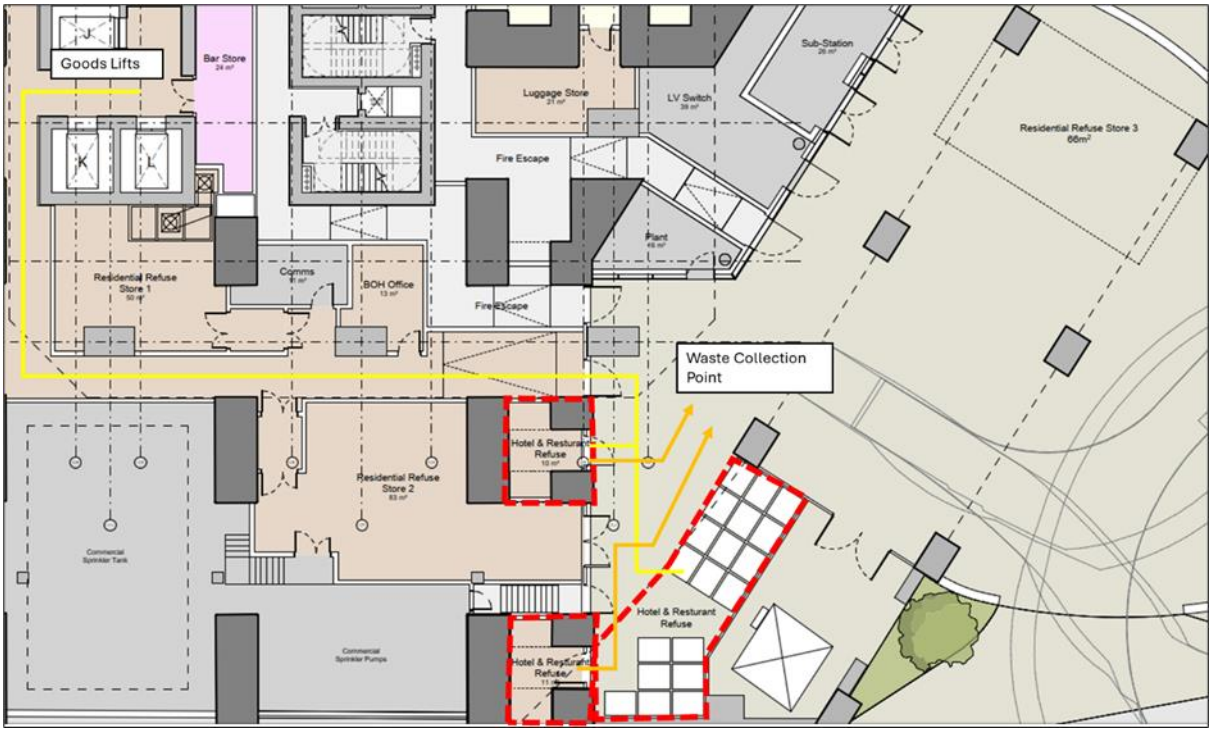
Internal Stores (Residential and Commercial)

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

Plot 2a would be equipped with a Tri-separator waste chute system which connects to the proposed refuse store on the ground floor. There will be a waste chute lobby on each floor. At Waste Chute lobby these will be colour coordinated to encourage correct deposition of waste. The waste chute will operate with Tri-Separator (General Refuse, Organic Waste and Dry Mixed Recycling), and these will direct waste to the appropriate bin in the bin store.



For Hotel, the waste will be transferred to the ground floor by the goods lift(s) in wheeled bins and brought to the bin stores. Here they are stored until collected by a private waste contractor from the service yard.



This is discussed in detail within the submitted Waste Management Strategy and for clarity is shown below.

Storage Areas for Waste Containers (Residential and Commercial)

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

As shown earlier in the Proforma the internal refuse store provided at ground floor level will be used to adequately accommodate waste generated by Plot 2a. Waste will be stored within the refuse store in the corresponding refuse container according to the waste stream. Detailed information in this regard is provided within the Waste Management Strategy.

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

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

Ventilation - It will be ensured that the refuse store will be appropriately ventilated.
Hygiene - Refuse containers will be of appropriate construction, kept in sound condition, and will be easily cleaned / disinfected. Adequate facilities will be used for storing and disposing waste. The refuse store will be managed in a way that enables them to be kept clean. Waste will be disposed of in a hygienic and environmentally-friendly way, in accordance with legislation. The waste will therefore not be a direct or indirect source of contamination (e.g. touching surfaces that food is prepared on, or attracting pests).

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

Waste will be collected by a licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way. Refuse collections would be made early in the morning and here the management company or the waste operator would wheel out the bins to the collection area prior to collection. The bins would then be returned to storage immediately afterwards.

Please ensure that you have attached:

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

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023, read in conjunction with the Waste and Recycling Service Standard found on the Council website.

MANCHESTER CITY COUNCIL

Appendix E - Waste Management Strategy (v7.00 from September 2023) for Plot 2b

Planning Application Number:
Date Submitted:
Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	Not Applicable
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	Not Applicable

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)	Not Applicable
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	Not Applicable

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)	Not applicable due to the unique scale of the proposed development. **Plot 2b** **Affordable Housing** **No. of Dwellings** = 133 units **Weekly Waste Forecast** Waste Forecast (110 litres per Apartment per Week) = 14630 litres per week = 2090 litres per day

Residential Accommodation Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
	41%	10%	24%	24%	100%
Litres per Day	857	209	511	511	2090
Collection Frequency/Storage					
Euro Bin lifts twice a week	4		2	2	8
240L Bin lifts twice a week		4			4

Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Not Applicable

Commercial Developments

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

General Waste – 2 x 240L

Organic Waste – 1 x 240L

Dry recycling (include material type details) – 3 x 240L

Plot 2b
Flexible Retail Unit 1

Coffee Shop 100 sqm Assume 40 covers
Weekly Waste Forecast
BS5906:2005 75 litres per cover per week = 40 covers x 75 litres per week
= 3000 Litres of waste per week
500 Litres of waste per day

Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal	Glass	Total
**Based on WRAP Studies **	10%	39%	22%	7%	21%	100%
Litres Per Day	50	197	112	35	107	500
Bin Storage	1 x 240 litre bin	1 x 240 litre bin	1 x 240 litre bin	1 x 240 litre bin		

Flexible Retail Unit 2

Retail Unit 100 sqm
Weekly Waste Forecast
GD04 5000 litres per 1000sqm per week = 500 Litres of waste per week
BS5906 10 litres per sqm per week = 1000 Litres of waste per week
Assume 200 Litres of waste per day

Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal	Glass	Total
**Based on WRAP Studies	50%		25%	20%	5%	100%
Litres Per Day	100		50	40	10	200
Bin Storage based on Collection every 2 days	1 x 240 litre bin		1 x 240 litre bin			

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

Mixed Use Developments

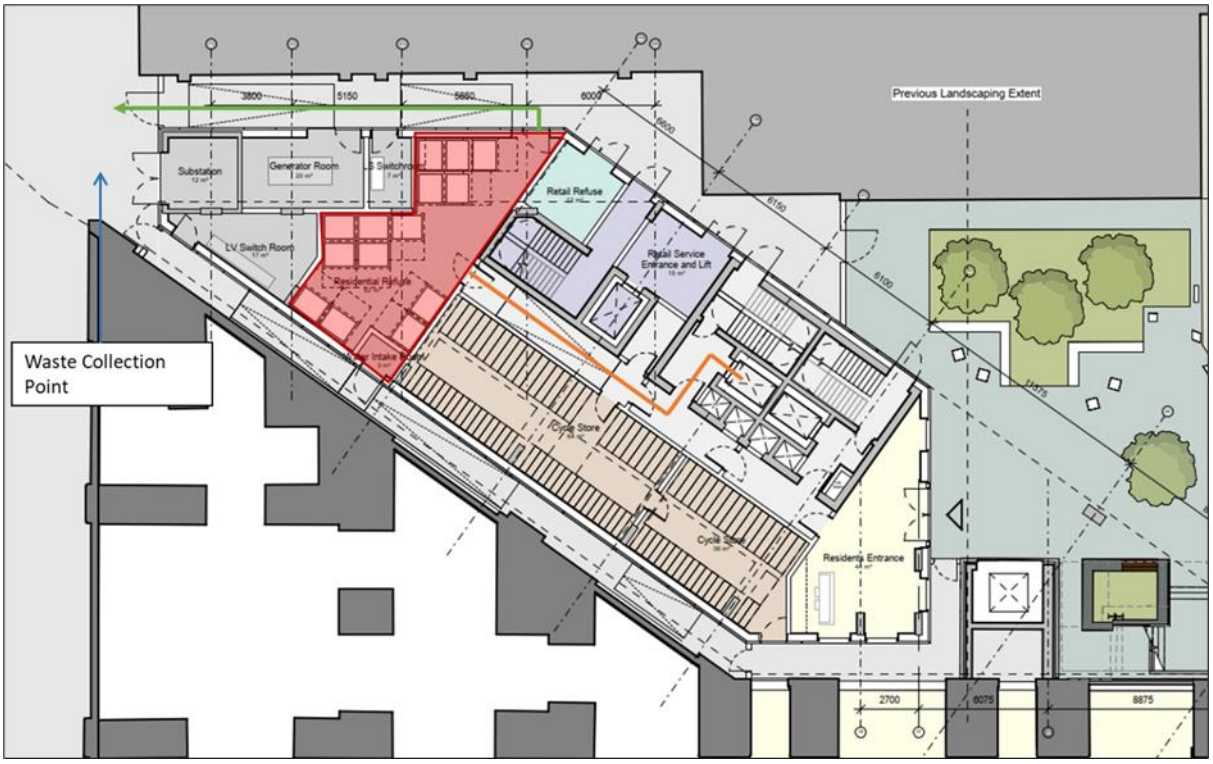
Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store?	Yes

Internal Stores (Residential and Commercial)

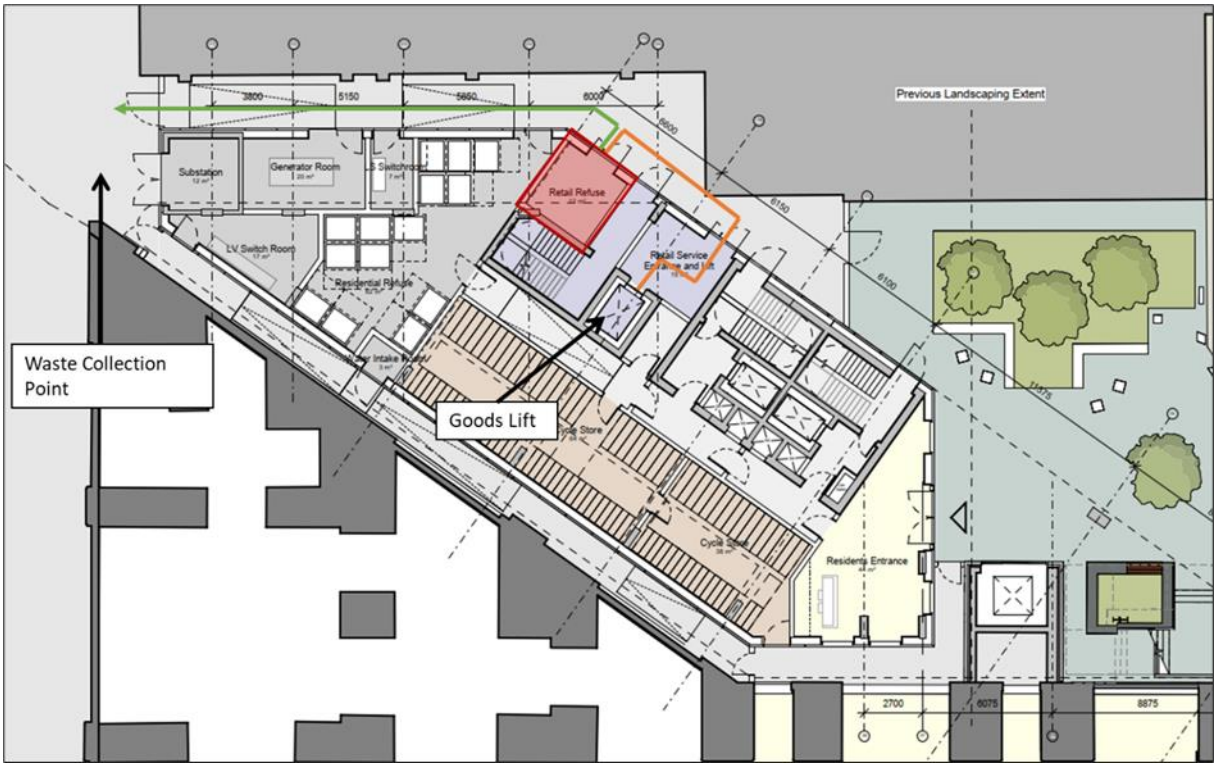
Please provide details of internal stores / segregation of waste and recycling.

The proposed refuse store is located on the ground floor. The residents would be required to carry their waste to the refuse store through lift, as shown in below image. Colour coded bins will help recycling within the building. A retail bin store has been proposed within the Plot 2b on the ground floor to accommodate the waste generated from the retail units. The retail units would be responsible to carry their waste through retail service lift to the proposed bin store. This is discussed in detail within the submitted Waste Management Strategy and for clarity is shown below.

Proposed Bin Store for Residential



Proposed Bin Store for Retail Units



Storage Areas for Waste Containers (Residential and Commercial)

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

As shown earlier in the Proforma the internal refuse store provided at ground floor level will be used to adequately accommodate waste generated by Plot 2b. Waste will be stored within the refuse store in the corresponding refuse container according to the waste stream. Detailed information in this regard is provided within the Waste Management Strategy.

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

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

Ventilation - It will be ensured that the refuse store will be appropriately ventilated.
Hygiene - Refuse containers will be of appropriate construction, kept in sound condition, and will be easily cleaned / disinfected. Adequate facilities will be used for storing and disposing waste. The refuse store will be managed in a way that enables them to be kept clean. Waste will be disposed of in a hygienic and environmentally-friendly way, in accordance with legislation. The waste will therefore not be a direct or indirect source of contamination (e.g. touching surfaces that food is prepared on, or attracting pests).

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

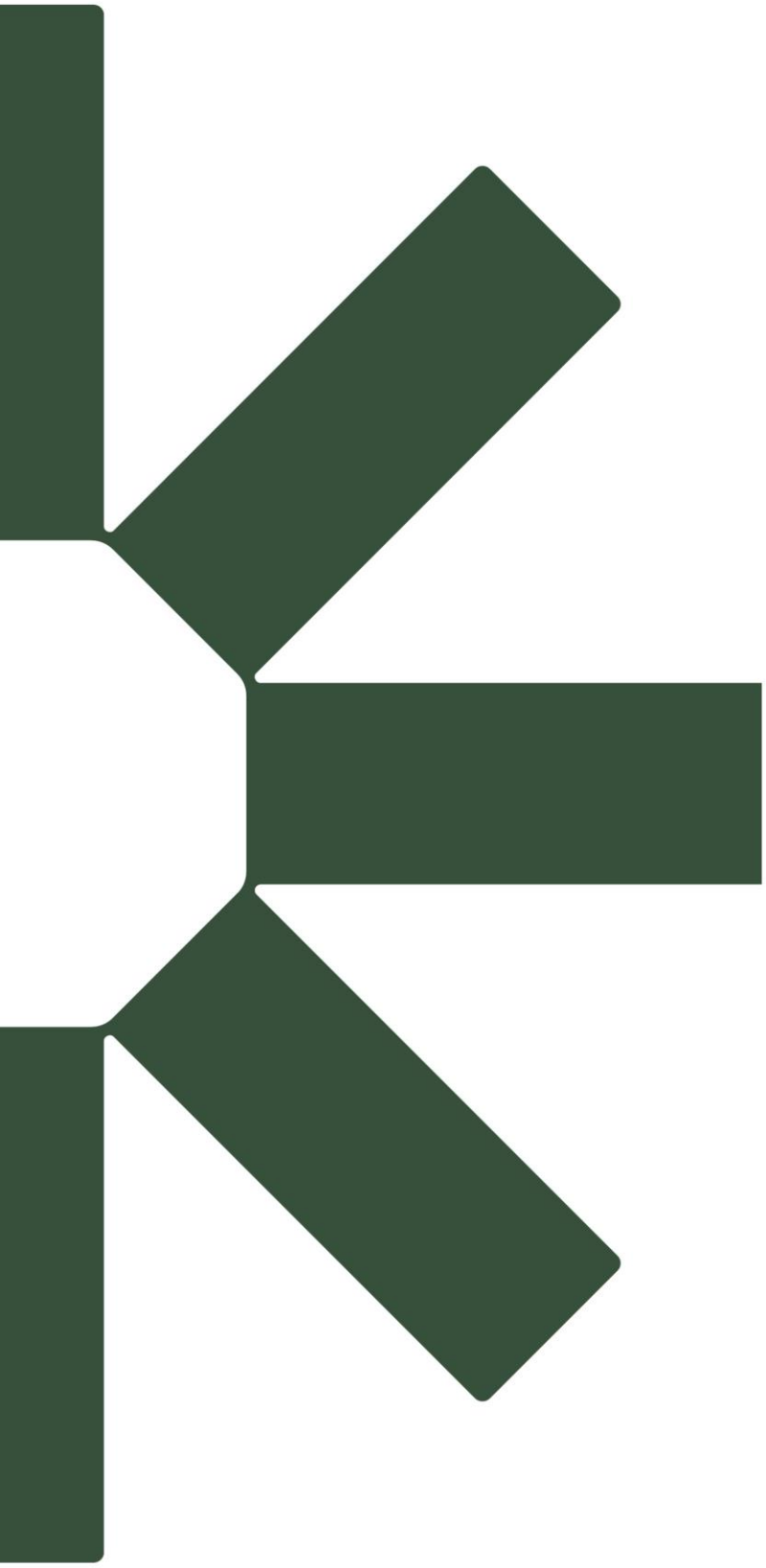
Waste will be collected by a licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way. On-site management will ensure this strategy works day-to-day

and as such will be responsible for ensuring the refuse store / designated waste collection point are accessible on collection days. They will also wheel refuse containers to the and from the collection point on collection days.

Please ensure that you have attached:

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

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023, read in conjunction with the Waste and Recycling Service Standard found on the Council website.



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