

Russell Road (140556/FO/2024) – Refuse Strategy – planning condition number 15

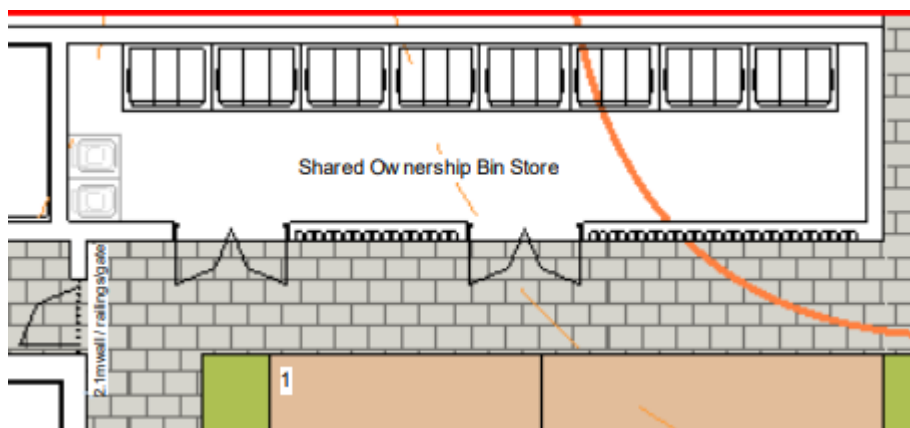
Planning condition number 15 confirms...

15) a. Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required. b. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

The scheme at Russell Road is split into two apartment blocks; an 80 apartment block for extra care and a 40 apartment block for shared ownership. Each block will be independent of the other and this includes the refuse strategy. This refuse strategy is therefore split into two sections.

Shared ownership block (40 apartments)

MCC document ‘GD 04 Waste Storage and Collection Guidance for New Developments Version 6’ outlines that for each apartment 0.43m² of space (17.2m² total for the block) plus space to manoeuvre and access all bins individually. The external bin store serving the shared ownership block is 44m² to accommodate a minimum of 8no 1100ltr Eurobins and 2no 240ltr wheeled bins in accordance with GD04 (Waste Storage and Collection Guidance for New Developments: Version 7). Approved drawing RUS-TRI-ZZ-00-DR-A-2010 ‘Proposed Site Plan’ confirms that there is sufficient space within the store to access and move the bins.



Waste generation has been calculated based on MCC design guidance provided at pre-app stage and therefore the bin store has been sized to accommodate: -

- 4no 1100ltr eurobin - general refuse
- 2no 1100ltr eurobin - paper/cardboard
- 2no 1100ltr Eurobin - Co-mingled recycling
- 2no 240ltr wheeled bins- food waste

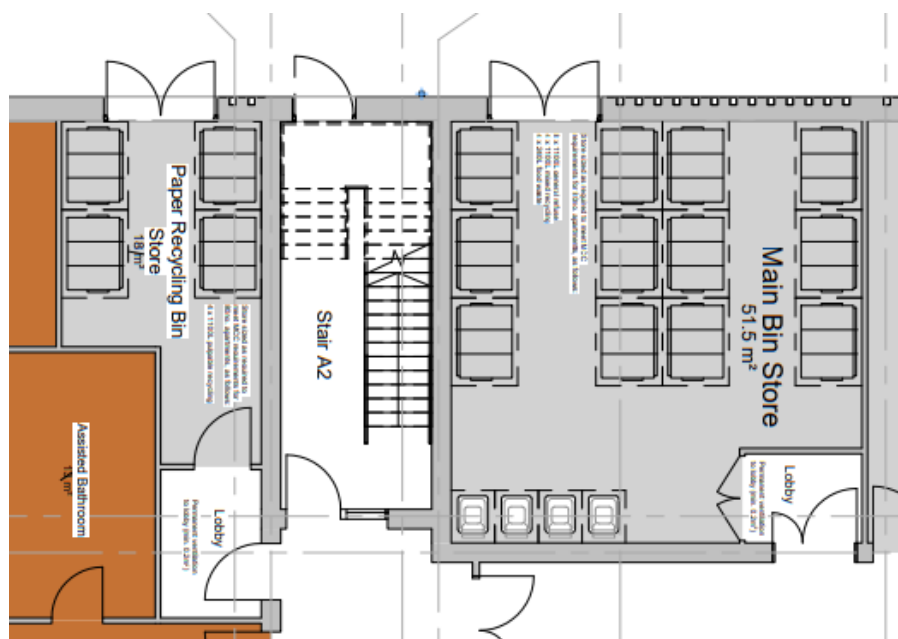
The swept path analysis (SK223104-022) submitted as part of the original application identifies that a MCC sized refuse vehicle can pull into the car park in forward gear, reverse up to the bin store to collect the refuse and drive back out again in forward gear. Collections will be weekly for all refuse types.

Customers will be responsible for taking their refuse from their apartment to the external bin store and depositing the waste in the correct containers.

Regular caretaker visits will ensure that the external bin store is kept in a clean and tidy position.

Extra Care block (80 apartments)

MCC document 'GD 04 Waste Storage and Collection Guidance for New Developments Version 6' outlines that for each apartment 0.43m² of space (34.4m² total for the block) plus space to manoeuvre and access all bins individually. The internal bin stores serving the independent living apartments within the extra care block are 55.5m² main bin store and an 18m² paper recycling bin store and therefore complies with MCC guidance. Approved drawing RUS-TRI-ZZ-00-DR-A-2100 'GA Ground Floor Plan' confirms that there is sufficient space within the store to access and move the bins.



Waste generation has been calculated based on 110 litres per apartment per week (8,800 litres per week total for the block) and therefore the main bin store has been sized to accommodate

- 8no 1100ltr eurobin - general refuse
- 4no 1100ltr eurobin - paper/cardboard
- 4no 1100ltr Eurobin - Co-mingled recycling
- 4no 240ltr wheeled bins- food waste

The swept path analysis (SK223104-022) submitted as part of the original application identifies that a MCC sized refuse vehicle can pull into the car park entrance off Whalley Road in forward gear, stop outside the bin store to collect the refuse and drive out of the car park in forward gear onto Russell Road. Collections will be weekly for all refuse types.

The Extra Care block provides independent living accommodation for customers over 55 years of age. Customers are encouraged to remain independent for as long as possible and that includes taking their own refuse from their apartment to the bin stores. Some customers who are less independent may have carers helping with refuse removal from their apartment, but this is not a service which Great Places as landlord will be providing and is subject to a customers personal care package with 3rd party organisations. The bin stores are located within the building on the ground floor in close proximity to the lift core and stair core A2.

The Extra Care block includes a multi purpose eating space on the ground floor and an addition bin store is provided to this area measuring 11.5m² and will currently accommodate 3no. 1100ltr Eurobins OR 6no 240ltr Wheeled bins. The collection of refuse from this store requires the bins to be taken to a designated bin collection point at the boundary on Russell Road (identified on drawing RUS-TRI-ZZ-00-DR-A-2010); Great Places' on-site caretakers will take the bins to this point and return the bins to the store once emptied on collection day.

Regular caretaker visits will ensure that the internal bin store and the external collection point are kept in a clean and tidy position.