



FELLOWS
ENVIRONMENTAL
waste | energy | resource management

WASTE MANAGEMENT STRATEGY

73A PALATINE ROAD

MANCHESTER

M20 3LJ

FINAL

16 September 2024



Table of Contents

1.	INTRODUCTION.....	1
2.	WASTE MANAGEMENT STRATEGY	1
2.1	Estimated volumes and types of waste	1
2.1.1	Domestic.....	1
2.2	Storage Areas for Waste Containers	2
2.2.1	Internal Stores	2
2.2.2	External Stores	2
2.3	Location of Proposed Collection Points and Collection Vehicle route	3

1. INTRODUCTION

Fellows Environmental Ltd (FE) have been appointed by Mr M. Arshad Ali to produce this report. This is an addendum to the waste management strategy proforma for the proposed development works at 73A Palatine Road, Manchester, M20 3LJ. This will include any additional information and drawings which continue from the information presented within the proforma and is in line with the guidance document; GD04 Waste Storage and Collection Guidance for New Developments v7.

The site currently consists of 10no. self-contained flats let to young professionals which are within the main building fronting Palatine Road. To the rear of the site was a detached single storey outbuilding which was used as general storage serving the site.

The outbuilding has recently been converted to create a self-contained two-bedroom flat. The outbuilding was refurbished and renovated to create the quality accommodation. The application therefore retroactively applies for consent to grant continued use of the outbuilding as a self-contained flat.

The overall site area for the outbuilding is approximately 0.02 hectares (2174 sq.ft) (202m²).

The site area for the remainder of the site in ownership of the applicant is 0.07 hectares (7760sq.ft) (721m²).

The (unchanged) GIA of the detached outbuilding is (721sq.ft) 67m².

2. WASTE MANAGEMENT STRATEGY

In line with GD04 Waste Storage and Collection Guidance for New Developments v7 and relevant Manchester City Council service standards FE have prepared this addendum to the waste management proforma.

2.1 Estimated volumes and types of waste

2.1.1 Domestic

In line with GD04 Waste Storage and Collection Guidance for New Developments v7 the two-bed flat is classed as a low-rise domestic property with no garden or green space. Therefore, in line with the guidance Table 1 below sets out the bin capacity that will be provided.

Table 1: Total number of waste receptacles required

Waste Type	Number of bins	Capacity	Collection frequency
General Refuse	1	140 litre	Fortnightly
Palpable Recycling	1	140 litre	Fortnightly
Mixed Recycling	1	140 litre	Fortnightly
Food Waste	1	23 litre	Fortnightly

2.2 Storage Areas for Waste Containers

2.2.1 Internal Stores

The two-bed apartment will have a food waste, general, mixed recycling and palpable recycling bins within the kitchen area. A residual waste bin will be provided in the toilet.

2.2.2 External Stores

The bin storage area is located to the side of the property and will not be visible from the property boundary therefore no enclosure is required. The bin stores will all have an imperious surface which can be washed. The location of the bin storage areas is shown on Drawing (03)001 PL1. The width of the corridor is currently 2.5m between the building and the fence. Plate 1 below shows the layout of the bin store.

Plate 1: House Bin Store Typical Layout

140L Residual Bin (480mm x 550mm)	140L Mixed Pulpables (480mm x 550mm)	140L Mixed Recycling (480mm x 550mm)	Apartment 2 Kitchen Caddy Storage
1.44m wide			

Plate 1 above shows the bin store area which is 1.44m by 0.55m. This allows for three 140litre wheeled bins and food waste caddy to be stored against the building leaving a ~2m corridor between the fence and the bins, beyond the minimum 1.3m corridor width required.

Each bin can be accessed separately and removed without moving any other bins. The store has a smooth continuous surface.

Ventilation, Hygiene and Cleaning Proposals

The storage is external therefore does not require additional ventilation. The bins will be cleaned as required.

2.3 Location of Proposed Collection Points and Collection Vehicle route

The collection vehicle will collect the bins from Palatine Road as shown on Plan A below. The orange arrow is the route of the waste collection vehicle. The bins will be located at the blue circle on collection day. The bins will be moved from the purple circle, the bin store, to the blue circle by the residents of the property and moved back to the bin store following collection.

Plan A – Collection Point & Collection Vehicle Route

