



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

Planning Application Number:

Date Submitted:

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+)?	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)	Yes / No (delete as appropriate) How many of each container do you plan to provide? _____ x general refuse x 1100 litre (based on 110 litres per apartment) _____ x pulvable Recycling x 1100 litre (based on 55 litres per apartment) _____ x mixed recycling x 1100 litre (based on 55 litres per apartment) _____ x food waste x 240 litres (based on 10 litres per apartment) _____ x garden waste (if applicable) x 240 litres Not Applicable
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Yes / No (delete as appropriate) Not Applicable

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 -	Units are to be provided with a dedicated area within each building for the provision of refuse and recycling facilities, tailored to operational requirements of each occupier who will confirm the number of bins required. All waste will be stored internally within the buildings and no waste is permitted to be stored externally unless otherwise agreed in writing with the Council. All occupiers will be encouraged to recycle their own waste. Occupiers will be responsible for providing recycling facilities within their own demised space. Both refuse and recycling will be collected on a regular basis. The frequency to be decided by each occupier and reviewed regularly.
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Has / will a contract be obtained with a licenced waste carrier?	Yes / ~~No~~ (delete as appropriate)
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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 / No (delete as appropriate)
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Not Applicable

Internal Stores (Residential and Commercial)

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

The developer will provide a dedicated area for waste and recycling storage as part of the base build.

End users, which at this stage are unknown, will be required to agree and manage internal storage areas and put in place strategies for segregation of recyclable waste.

Storage Areas for Waste Containers (Residential and Commercial)

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

Waste to be stored internally within units. Container requirements to be determined by end users and will be dependent on the end users operations.

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 - Open space within warehouse area of each unit to be provided as part of the base build. End users to determine if ventilation required dependant on type and quantity of waste to be stored.

Hygiene - End users to manage hygiene requirements as part of building management.

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

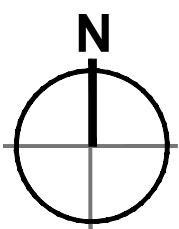
Unit occupiers.

Please ensure that you have attached:

Detailed plans of bin stores	Refer to UMC Operational Waste drawings as attached	☒
Location plans showing stores	Refer to UMC Operational Waste drawings as attached	☒
Location plans showing the proposed collection point and the route the collection vehicle will take Refer to Mode Transport Vehicle Tracking Drawing as attached. (please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)		
		☒

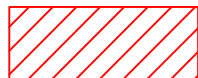
Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023, read in conjunction with the Waste and Recycling Service Standard found on the Council website.

- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipient's responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



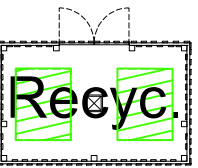
Site Boundary
2.27 acres (0.9200 ha)

KEY

 Internal Space for waste storage - by end occupiers.

 Internal Space for Baler - by end occupiers.

 Possible external area for bins to be left on bin collection days only - by end occupiers.

 Proposed bin & recycling compound. Refer to Tew and Smith details drawing no. 4618-90/04 Rev.A

 Private Means of Access - No works in this area.

Notes:

Unit 1 & 5 each require 4m² of Operation Waste Area

Units 6-8 each require 2m² of Operation Waste Area

The storage area for recyclable materials is in addition to areas and facilities provided for dealing with general waste and other waste management facilities, e.g compactors, balers and composters.



rev	amendments	by	ckd	date
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Former Walkers Site, Crabtree Lane,
Manchester

Proposed Waste Strategy Plan

Information Container LOD: LOD 100

Chancerygate

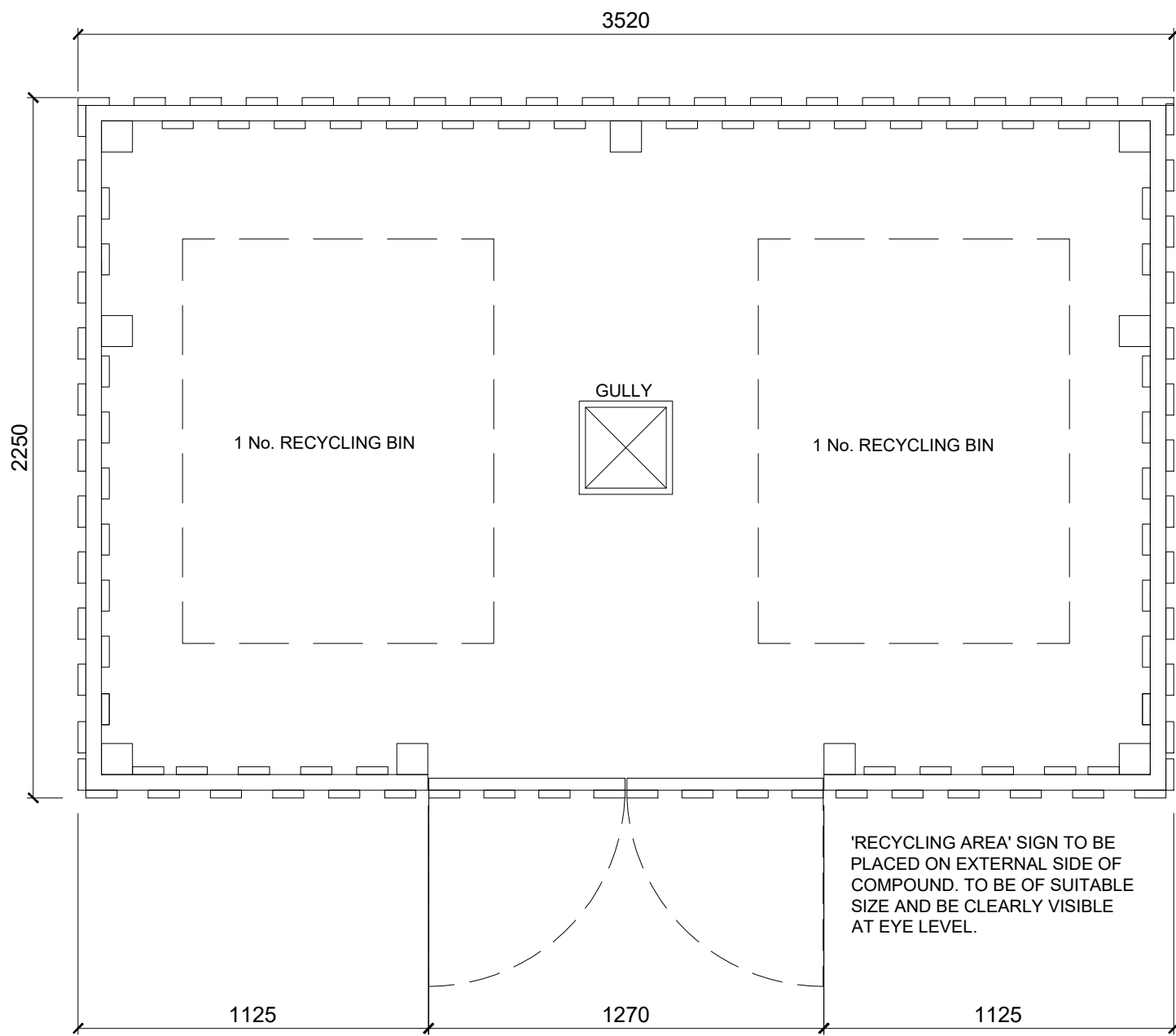


RIBA PoW Stage:	3 - Spatial Coordination
Document Suitability:	S3
Drawn / Checked:	JWC / JC
Date:	13/12/2023
Scale:	1:250 A1
UMC Project Number:	23168
Document Reference:	Drawing no: Revision:
23168 - UMC - XXXX - SI - DR - A	0704 P08

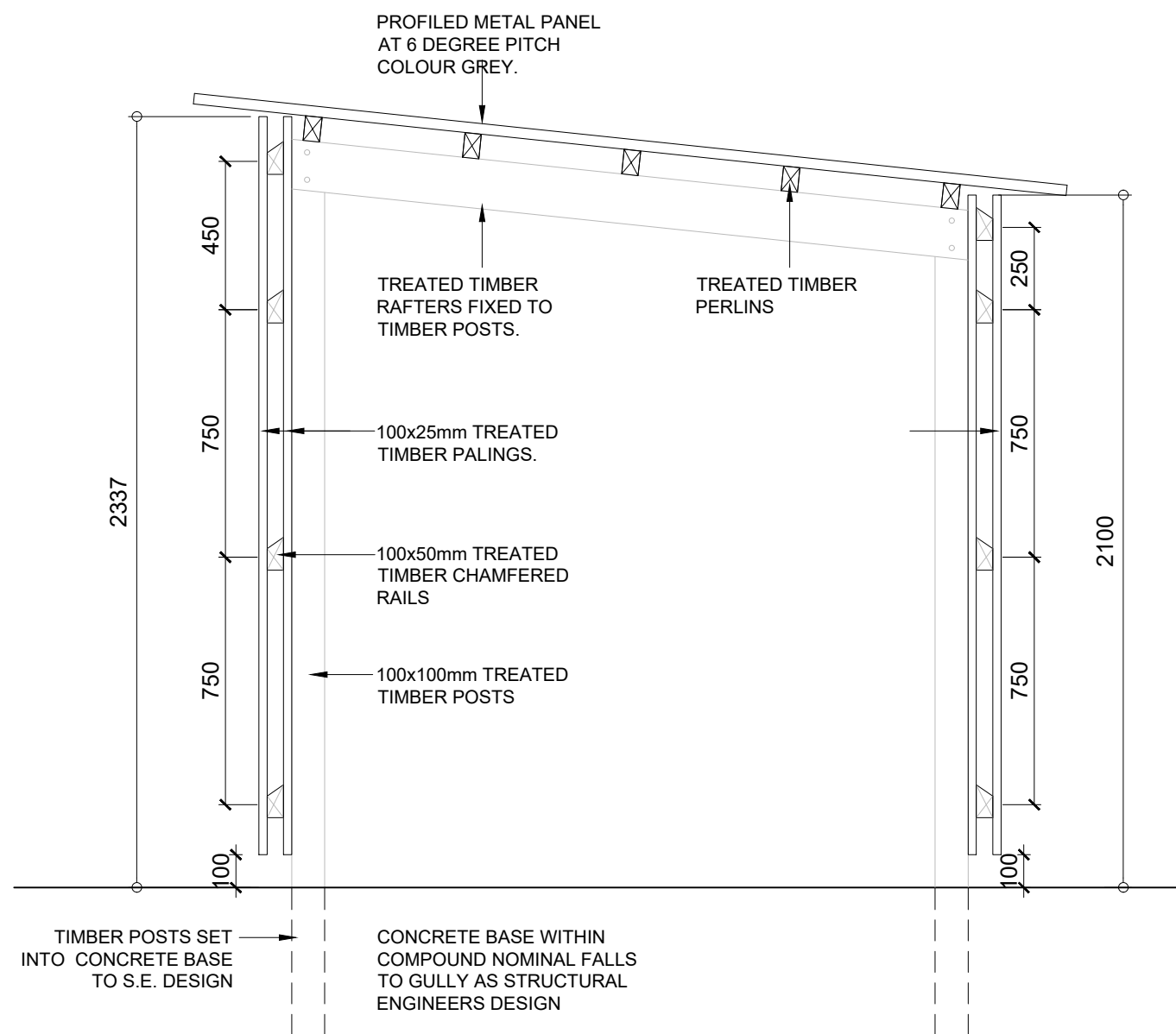
Proposed Site Plan
Scale 1:250



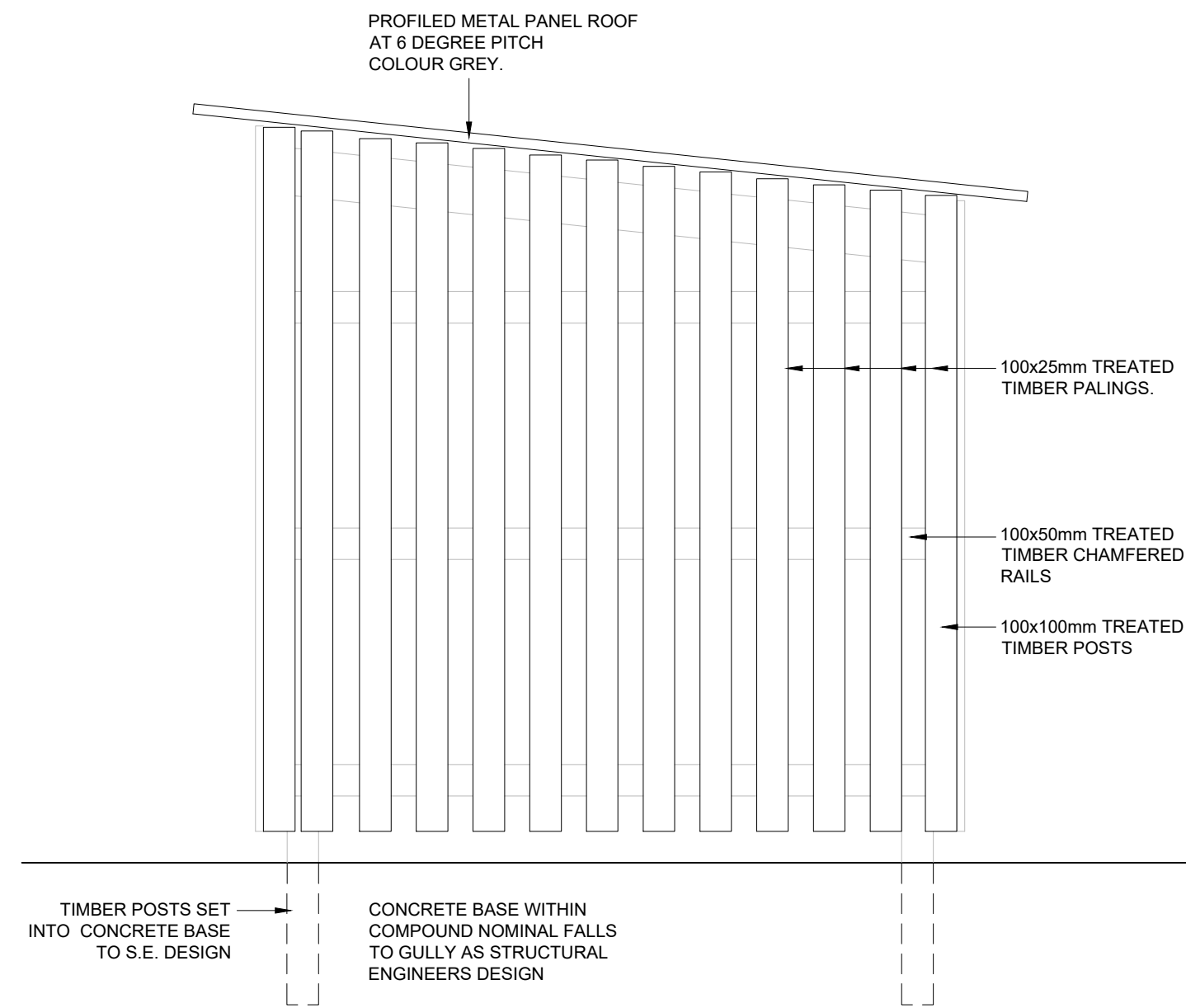
PLANNING
THIS DRAWING IS TO BE USED FOR THE STATED PURPOSE
ONLY AND SHOULD NOT BE USED FOR ANY OTHER



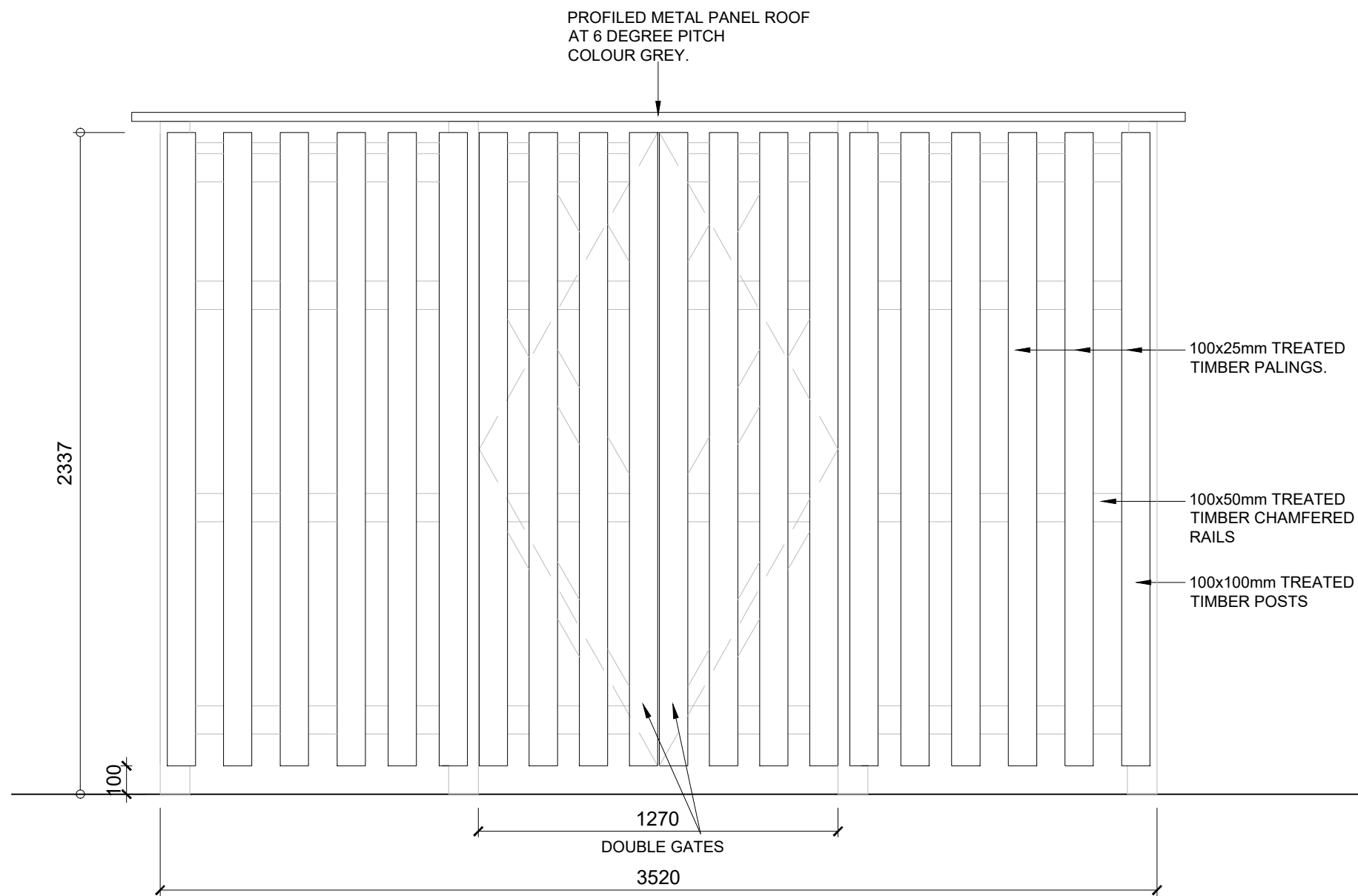
1. BIN & RECYCLING COMPOUND PLAN
1:20@A1



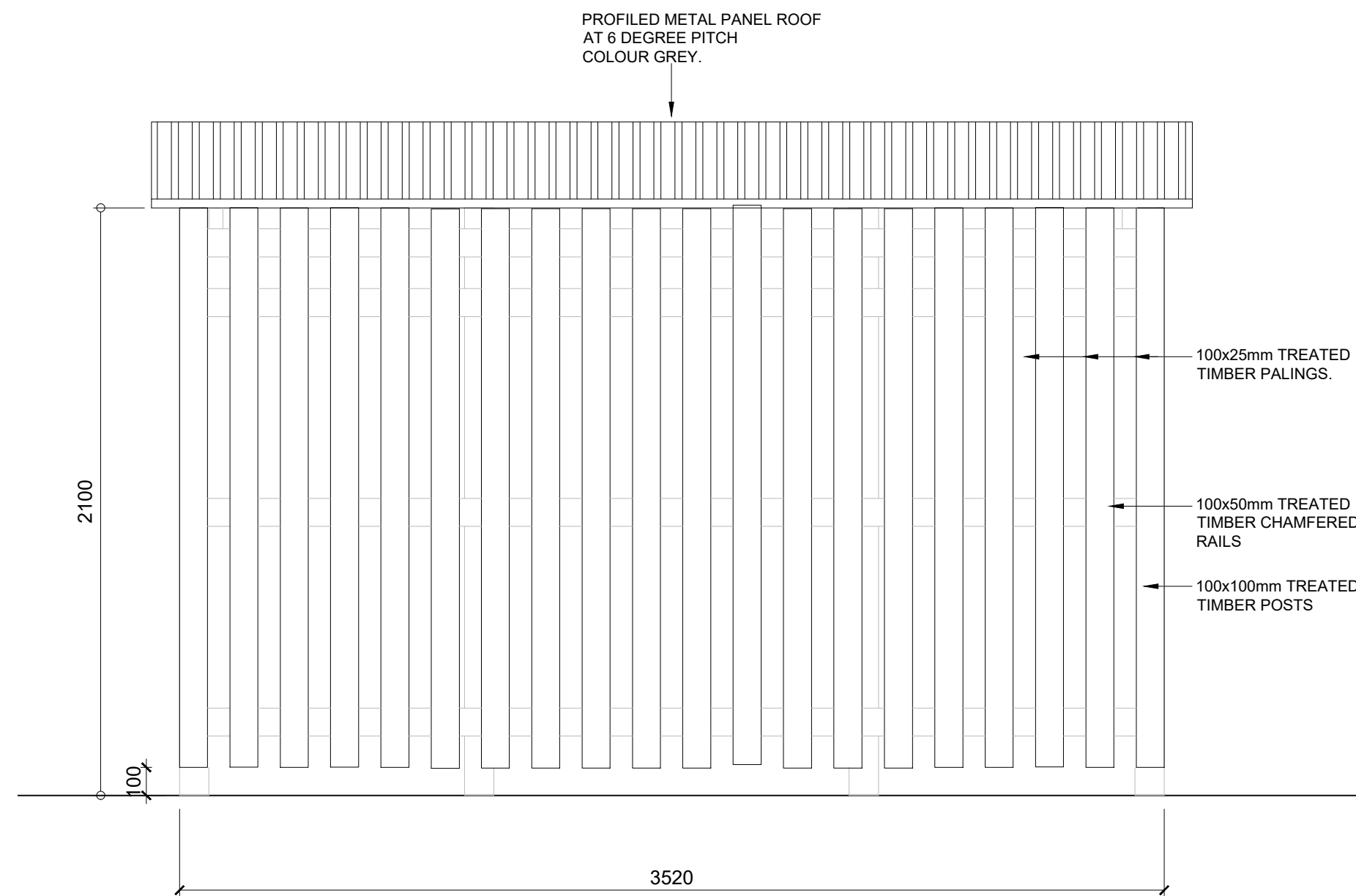
2. TYPICAL SECTION
1:20@A1



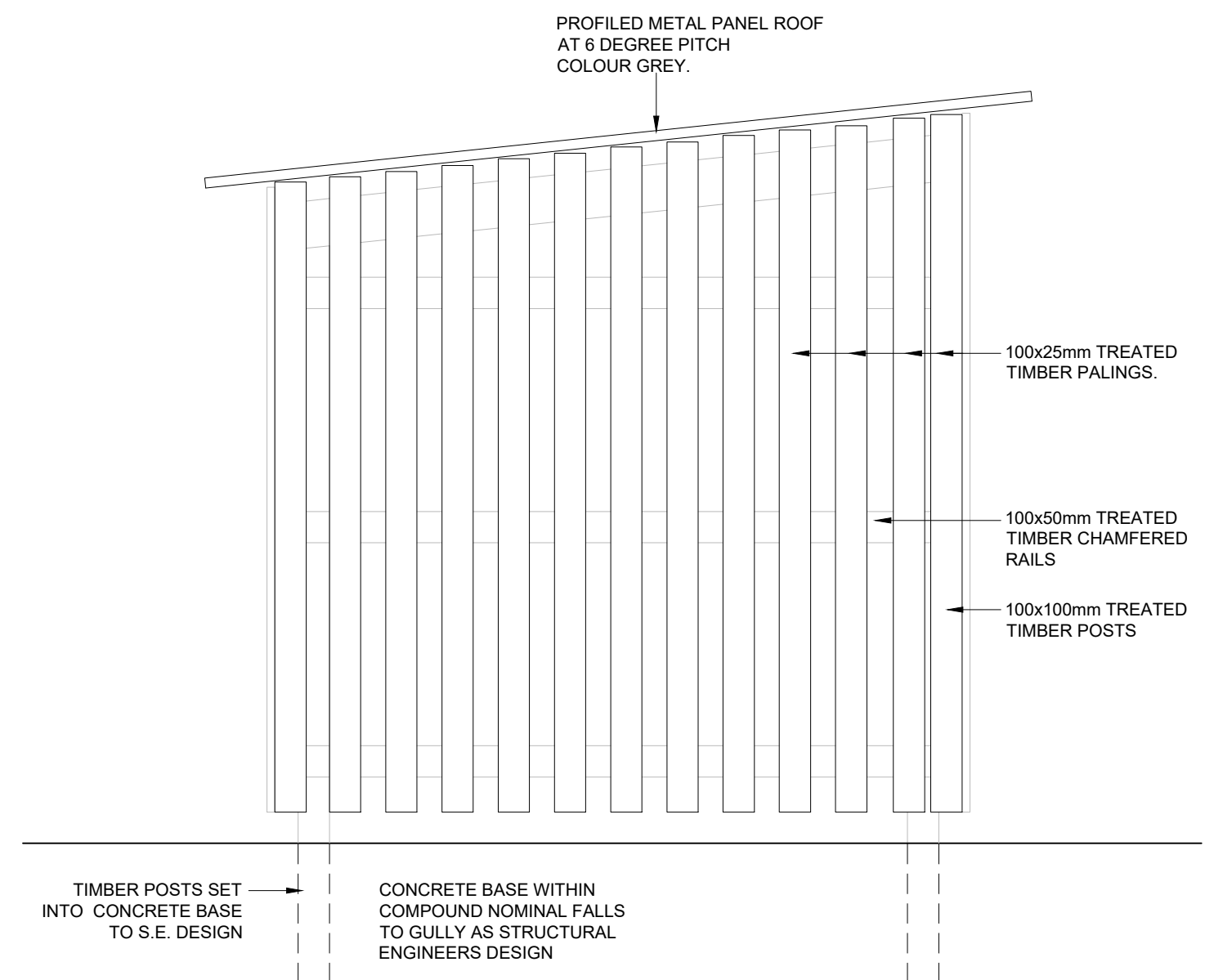
3. SIDE ELEVATION (NORTH EAST)
1:20@A1



4. FRONT ELEVATION (SOUTH EAST)
1:20@A1



5. REAR ELEVATION (NORTH WEST)
1:20@A1



6. SIDE ELEVATION (SOUTH WEST)
1:20@A1

NOTES

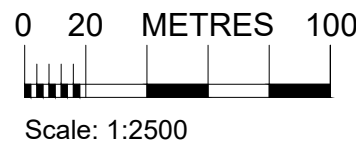
The contractor must check and confirm all dimensions. Any discrepancies are to be reported to Tew & Smith for clarification prior to the commencement of the work or the ordering of materials.

The contractor must not scale dimensions from this drawing. If in doubt ask.

This drawing is to be read in conjunction with all relevant Tew & Smith, Engineers, M & E, specialist consultants, contractor and sub-contractor drawings and specifications.

Current British standards and regulations apply.

This drawing is Copyright, is the property of Tew and Associates Ltd. (Tew & Smith) and cannot be copied or used without the written consent of this company.



NOTES

ALL TIMBER TO BE TREATED GRADE A S/W FOR STAINING. BOARDS 100x25mm.

POSTS - 100x100mm SET IN CONCRETE.

GATES TO BE FITTED WITH HEAVY DUTY GALVANISED STEEL HINGES.

GATES TO BE FITTED WITH HEAVY DUTY GALVANISED STEEL DRAW BOLT AND SECURITY PAD LOCK

ALLOW FOR INSTALLING HEAVY DUTY GALVANISED STEEL HOOK AND EYE ON SEPARATE POST AT LOW LEVEL FOR TYING BACK GATES IN OPEN POSITION

ALL TIMBERS TO FENCE TO RECEIVE STAIN FINISH. 3 FULL COATS.

PRELIMINARY
FOR APPROVAL
TENDER

CONSTRUCTION
AS BUILT

TEW AND SMITH
ARCHITECTS AND SURVEYORS

Drawing issue:

Revisions:
A. 06.10.21. LH. BF. Drawing status updated

Project:

141 GARTH ROAD
MORDEN SM4 4LG

Title:
PROPOSED BIN & RECYCLING
COMPOUND

Date: 27.04.20

Drg No.

Rev:

Scale: 1:20@A1

4618-(90)04

A

Drawn: JT

Checked: BF

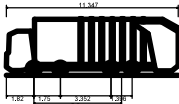
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Large Refuse Vehicle (4 axle)
Overall Length 11,347m
Overall Width 2,500m
Overall Body Height 3,515m
Min Body Ground Clearance 0,304m
Track Width 2,500m
Lock to lock time 6,00s
Wall to Wall Turning Radius 11,330m

- notes:
1. this drawing is to be read in conjunction with all other relevant drawings, any discrepancies, errors or omissions to be brought to the attention of overseeing organisation,
 2. all dimensions to be checked before commencement of work on site,
 3. all dimensions in metres unless otherwise stated,
 4. the design is subject to approval of manchester city council,
 5. drawing based on os mapping,

issue/revision		
B	14/10/2024	issued
A	13/09/2024	issued
-	28/11/2023	issued
l/r	date	description

client: chancery gate
project: crabtree lane, manchester
project number: J327475

scale: 1:500@A3
drawing title:
refuse vehicle swept path analysis

drawing number:
J32-7475-PS-005