

Planning Condition 24: Waste Management Strategy – Victoria Riverside

Overview:

The purpose of this strategy is to detail the arrangement for the ongoing waste management at Victoria Riverside, in relation to planning condition 24 of 126944/FO/2020.

This document will detail how waste will be stored, including segregated waste recycling, and how residential and commercial waste will be disposed. Additionally, the collection hour stipulations as set out in planning condition 29, will also be incorporated.

Planning Conditions

Condition 24:

Notwithstanding the Waste and Servicing strategy within the Design and Access statement prepared by Hawkins Brown stamped as received by the City Council, as Local Planning Authority, on the 19 May 2020, prior to the first occupation/use of each phase of the development (save for the enabling works phase), a scheme for the storage (including segregated waste recycling) and disposal of refuse for the residential and commercial elements within that phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The details of the approved scheme shall be implemented as part of each phase and shall remain in situ whilst the use or development is in operation

Condition 29:

Deliveries, servicing and collections including waste collections shall not take place outside the following hours: Monday to Saturday 07:30 to 20:00 Sundays (and Bank Holidays): No deliveries/waste collections

1. Refuse Strategy

1.1. Refuse Strategy Overview

Victoria Riverside has been designed so the residential occupiers of Towers A, B and C will dispose of their waste via tri-separator refuse chutes located on every level

The refuse chutes are located adjacent to the circulation cores, ensuring travel distance is kept to a minimum in order to reduce the requirement for lengthy movement of waste through the buildings.

The residents within the podium units will take their refuse and recycling directly to the refuse stores. Located next to Podium A rear entrance lobby for Podium A units, and within the car park for Podium B units respectively.

The commercial tenants will store their refuse within their units until collection day, when the containers will be presented, by the commercial tenant, at the front of each unit. Movement of the containers from the commercial units to the refuse presentation points will be undertaken by site-based personnel.

It has been calculated that each residential unit is entitled to 110 litres of general waste, 55 litres of paper waste and 55 litres of co-mingled waste and each commercial unit is entitled to 5000 litres per 1000 msq gross floor area, with 50% capacity retained for recycling per week.

1.2. Refuse Room Management

1.2.1. Refuse Room Monitoring

Waste is disposed of into the private collection containers within the refuse rooms.

The development has a dedicated Building Services resource who will monitor the refuse stores during day shift hours, additionally, the development benefits from 24/7 Front of House staffed presence, who are able to remotely monitor the refuse rooms. Additionally, the daily patrol regime undertaken during night shift hours will include all refuse stores.

1.2.2. Refuse Room Cleaning

The refuse rooms will be equipped with an impermeable surface and local bib tap to aid cleaning of the waste containers and the store.

The waste containers will be regularly cleaned by an appropriately trained member of the on-site team or third party.

The development benefits from a rotation of housekeeping personnel and the cleaning of the stores will be included within their daily task brief.

1.2.3. Waste Container Maintenance

All containers will be visually inspected before being moved to ensure they are free from damage and safe to move. Any damaged containers will be removed from rotation and repaired/replaced as soon as reasonably practicable.

1.3. Refuse Collection

1.3.1. Collection Arrangements

Victoria Riverside's Building Services resource will be responsible for refuse presentation and container rotation. The team will ensure the waste containers are collected from the commercial units, pulled out from resident stores, and placed in the designated collection point(s) for collection by the contracted private waste collection company.

Once emptied, the containers will be returned to the refuse stores by the on-site personnel.

1.3.2. Collection Points

Tower A and Podium A:

Railway arch end of the private road bisecting Podium A and Podium B (formerly Bromley Street)

Tower B:

Turning circle at the top of the service ramp

Podium B and Tower C: dropped curb layby on Dantzic Street

1.3.3. Vehicular Access

The refuse vehicle is required to access the following collections points in order to collect refuse from all units across the development.

Tower A and Podium A:

Drive on private road, turning at the railway end

NB. The original location for collections was designated as the layby on Gould Street, due to the presence of buried services this loading bay is no longer viable and informs this strategy for an alternative collection point.

Tower B:

Access service ramp and drive to rear. The ramp has a minimum clear width of 3m and feeds onto the landscaped podium. This area has been designed in parallel with detailed tracking studies to ensure the refuse vehicle can turn in this zone and return to Dantzic Street

Podium B and Tower C: drive along Dantzic Street and collect from dropped curb layby

1.3.4. Noise Management

The collection points are all situated in close proximity to the residential buildings, the minimisation of noise is therefore necessary. The following mitigation measures are to be implemented:

Refuse container movement to collection points:

Using private collections – the collection time will be scheduled for late morning, which is within the parameters as set out in Planning Condition 29. This schedule also ensures the maximum number of commercial units will be staffed and the least number of residents in situ.

The containers will be pulled to the presentation area approximately 1-2 hours prior to the scheduled collection time and returned to the stores immediately after being emptied

Refuse container rotations:

Container rotation will take place in the refuse rooms, which will be carried out as required without unreasonable disturbance to residents.

Refuse container cleaning:

Container cleaning will take place in the refuse rooms, which will be carried out as required without unreasonable disturbance to residents. During cleaning periods appropriate notices will be displayed in situ and notifications issued via the development portal.

1.4. Recycling

Waste recycling in high-density developments and tall buildings is very difficult to achieve, with recycling rates in urban areas generally low, with the lowest rates in flatted accommodation where less than 25% of waste is typically recycled. Therefore, allowing for residents to engage with a meaningful and responsible recycling regime is an integral part of effective waste management.

Effective recycling is achieved when residents:

- Have the correct knowledge – lack of easy access to accurate information can undermine engagement
- Find it sufficiently easy – services that fit with people's homes and routines will feel easier to use, and
- Are motivated – poor past experience can be demotivating, show people the benefits of using the recycling service

It has been calculated that each home is entitled to 55 litres of paper waste (blue waste bins) and 55 litres of co-mingled waste (brown waste bins) per week.

The residents will be provided with an in-home storage solution, consisting of an under-counter caddy, to make it easier for them to recycle.

The in-home storage solution will be easily portable and will enable residents to bring their recycled waste to the refuse chute room on their level where the waste will be disposed in the designated recycling containers, as private collections are being utilised a further segregation will be possible



further downstream in the waste journey, with a documented reporting cycle to facilitate transparency in recycling data.

Clear and visible signage will be displayed on the chutes, and on and above the refuse containers.

Other measures for resident engagement will also consist of:

- Information in the Home User Guide - informing residents what is expected of them
- Recycling leaflet sent to residents once a year (hard copy and digitally)
- Residents informed of what they should do with bulky waste items