



Waste Management Report Addendum – Site D

Trinity Islands

Renaker Build Ltd

Prepared by:

SLR Consulting Limited

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SLR Project No.: 410.066136.00001

21 October 2024

Revision: 04

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	18 July 2024	Aalisha Sorathiya	Gareth Davis	Gareth Davis
02	30 July 2024	Aalisha Sorathiya	Gareth Davis	Gareth Davis
03	29 August 2024	Aalisha Sorathiya	Gareth Davis	Gareth Davis
04	21 October 2024	Aalisha Sorathiya	Gareth Davis	Gareth Davis

Basis of Report

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1.0 Introduction

- 1.1 This Waste Management Strategy has been prepared by SLR on behalf of Renaker Build Ltd in support of the development of Trinity Islands, Manchester.
- 1.2 The site is bounded by River Irwell to the north and west, Regent Road to the south and Trinity Way to the east. An aerial image showing the approximate site location is presented in **Figure 1.1**.

Figure 1.1: Site Location



- 1.3 The planning application (ref: 132429/FO/2021) refers to a mixed-use development known as “Trinity Islands” comprising of site C and D. Site D was proposed to accommodate Building D1 containing 532 high quality apartments and 484 in D2. The application was approved in May 2022. The scheme was then updated, and a section 73 permission was granted under 134039/JO/2022.
- 1.4 This report has been prepared to support the wider S73 application. The report will focus on the anticipated implications on waste management strategy resulting from the layout modifications of Building D1. It is noted that Building D2 remains unchanged therefore, the waste strategy for D2 remains unchanged.



2.0 Proposed Scheme Changes

- 2.1 The application deals with a range of architectural and landscaping amendments. The proposed changes would result into increasing the ground floor amenity space and a reduction of ground floor bin store, as shown in **Figure 2.1** and **2.2**. An external bin store is proposed within the service yard which can house up to 16 Euro bins.
- 2.2 Based on the approved ground floor plan, the refuse store was originally allocated an area of approximately 162 sqm. However, the proposed changes involve a reduction of 27 sqm, bringing the total area of the main refuse store to 135 sqm. This reduction in space would result in the loss of capacity to accommodate up to 14 Euro bins.
- 2.3 **Figure 2.2** demonstrates that there is sufficient space to accommodate 41 Eurobins plus some additional space for smaller bins which could be used for food waste.
- 2.4 The external store will be located on the site previously allocated for a generator, which will be relocated elsewhere within the external areas of the site. The external store will cover an area of approximately 37 sqm, bringing the total refuse store area to 172 sqm.
- 2.5 The proposed site layout is presented in **Appendix A**.

Figure 2.1: Approved Ground Floor Layout



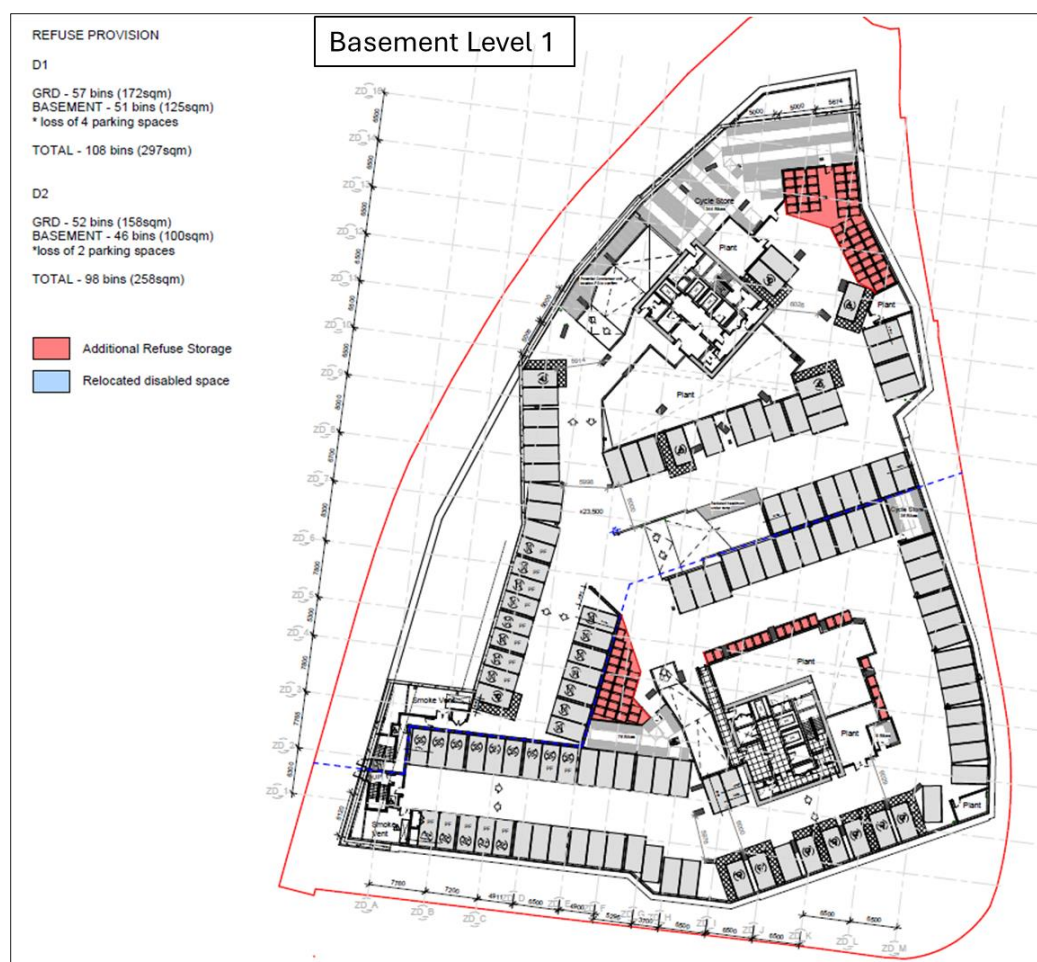
Figure 2.2: Proposed Ground Floor Layout



- 2.6 This report also considers a change in the waste stream allocation to have food waste collected separately, directed via the waste chute and for pulvable waste to be brought to the ground floor bin stores by residents via the lift.
- 2.7 These changes have resulted in a minor change to the waste management strategy. As agreed with the previous application it is intended that each waste stream is collected by MCC on a weekly basis which would be supplemented by private collections whenever required.
- 2.8 Further to this, as mentioned in the previously approved waste strategy if the additional collections cannot be facilitated, a scheme is in place to satisfy the MCC requirements of the GD04 document for space provision for additional bin numbers. **Figure 2.3** presents the approved Basement level 1 layout showcasing the additional storage capacity available should that be needed in the unlikely occurrence that MCC should take over the waste collection strategy. This is therefore a backstop solution.



Figure 2.3: Approved Basement Level 1 Layout



3.0 Recycling Strategy

Waste Forecast

Residential

- 3.1 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'.
- 3.2 Building D1 is proposed to accommodate 532 residential units with ancillary amenity space for residents. The building will be equipped with a Tri-Separator waste chute system. The three waste streams will consist of general waste, food waste and dry mixed recycling. Residents would be required to carry out their pulpable waste including paper and card to the main bin store area.
- 3.3 To provide a robust assessment, the standard residential waste forecasts of 110 litres of waste per week per apartment has been used based on BS5906:2005 and MCC's GD-04. **Figure 3.1** highlights the recycling proportions and associated waste generation.

Figure 3.1: Waste Forecast for D1

D1 Proposed Residential						
No. of Dwellings = 532 units						
Weekly Waste Forecast						
Waste Forecast (110 litres per Apartment per Week)		=	58520 litres per week			
		=	8360 litres per day			
	Residential Accommodation	General Refuse	Food Waste	Mixed Recycling	Pulpable Waste	Total
		50%	5%	25%	20%	100%
	Litres per Day	4180	418	2090	1672	8360
	Collection Frequency/Storage					
	EuroBin lifts per week	27	3	14	11	55

- 3.4 A weekly collection regime is proposed based on the waste forecast, with a weekly collection there is a need to manoeuvre a large number of bins for collections and therefore manpower will be needed to get those to the service yard. Furthermore, it is noted that a single refuse lorry may not be sufficient to service both buildings D1 and D2 effectively so, additional lorries may be needed to server the site.
- 3.5 It is noted that the forecast is kept consistent with the previously discharged condition which concluded a weekly waste collection regime for 55 Eurobins. It is possible that some flexibility will be needed when engaging with MCC in determining the types of bins needed for the individual waste streams.
- 3.6 Additionally, if the management staff determines that additional collections are necessary, an approved private collector will be employed to supplement the council's collection services.

Waste Proforma

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

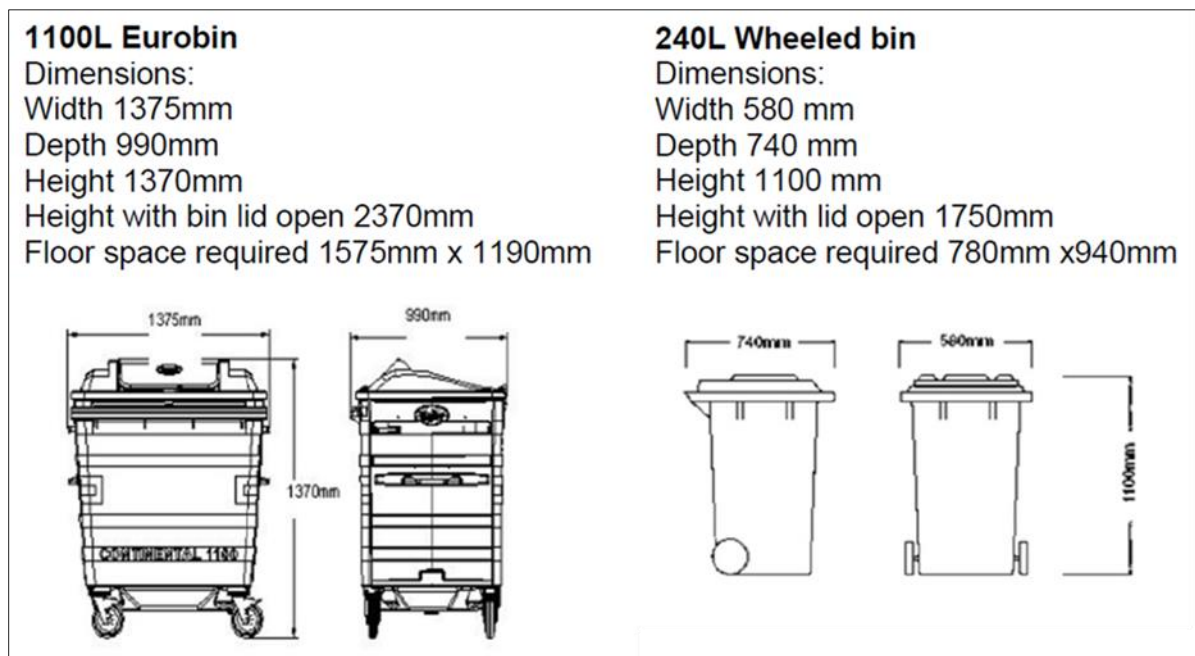


4.0 Refuge Storage

Bin Dimensions

- 4.1 The proposed bin dimensions that will be used on site are detailed below in **Figure 4.1**.

Figure 4.1: Proposed Bin Sizes



- 4.2 Both the 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.

Waste Transfer Route

- 4.3 The main bin store is located on the ground floor towards the north-east corner. Additionally, an external bin store is proposed within the landscaping area. Both the bin stores are presented in the proposed layout plans in **Appendix A**, an extract of this has been presented in **Figure 4.2**.



Figure 4.2: Proposed Waste Transfer Route



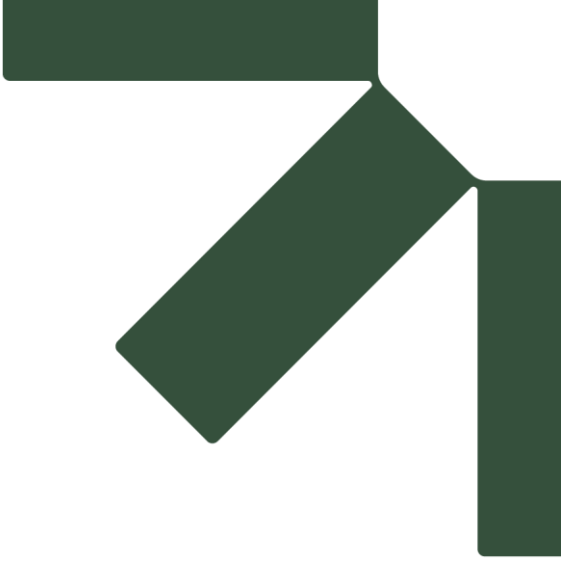
- 4.4 As mentioned earlier, D1 would be equipped with a Tri-separator waste chute system which connects to the proposed refuse store on the ground floor. There will be a waste chute lobby on each floor. Residents will separate their waste into four waste streams within their apartment. One being General Refuse, one for Food Waste and other for Dry Mixed Recycling and one for Pulpable waste (paper and card). 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, Food Waste and Dry Mixed Recycling) and these will direct waste to the appropriate bin in the bin store.
- 4.5 Residents will be required to carry pulpable waste, such as paper, cards, and large cardboards, to the proposed bin store. **Figure 4.2** illustrates the potential waste transfer route from the bin store to its service yard area.
- 4.6 It can be seen that, an external bin store is proposed to complement the main bin store and offer additional capacity whenever required. The external bin store is designed primarily to accommodate recycling bins. Initially, the store will hold empty bins, which will then be swapped with the filled ones by the management staff. It is noted that the external bin store will only be accessible to the management staff.
- 4.7 The staff would then be required to wheel out the bins to the collection point located in the service yard, to the east of the main bin store.



5.0 Summary & Conclusion

- 5.1 SLR has been appointed by Renaker Build Ltd to prepare a Waste Management Strategy to support the wider S73 Application for proposed residential development known as Trinity Islands. This report focuses on the anticipated implications on waste management strategy resulting from the layout modifications of Building D1.
- 5.2 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.
- 5.3 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 number of bins.
- 5.4 A weekly collection is proposed based on a council collection regime. The client may also include for a private collection if that is required. If needed the developer has allocated space in the Basement level B1 for bin storage, if in the unlikely event that the council need to step in and operate the waste collection regime.
- 5.5 The monitoring of bin capacity, cleanliness, and the transfer of bins between bin stores and on street for collection will be managed by the on-site management team.
- 5.6 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 Proposed Site Layout

Waste Management Report Addendum – Site D

Trinity Islands

Renaker Build Ltd

SLR Project No.: 410.066136.00001

21 October 2024



This drawing is copyright
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.

Residential FOH

Amenity

Staff

BOH

Refuse

Terrace

Commercial

NORTH

Rev	Date	Description
P01	2021-10-29	Planning Issue
P02	2022-05-16	Updated to reflect change in phasing
P03	2023-06-23	NMA Issue
P04	2024-08-23	Planning NMA Issue

Project Title
**Trinity Islands
Trinity Way
Manchester**

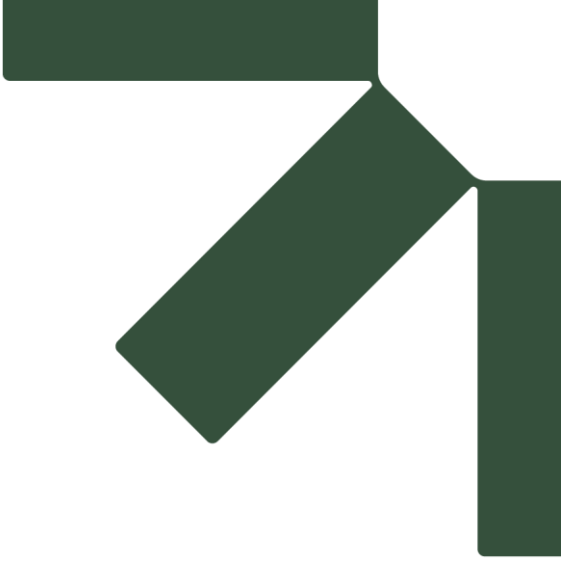
Status
Planning Issue

Drawing Title
**Site D Building 1
General Arrangement
Ground Floor Plan**

Project No 10364	Scale 1 : 100@ A1
Revision 10364-D1-SHP-G200-PL-GRD-B5D801 P04	

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Appendix B Waste Proforma

Waste Management Report Addendum – Site D

Trinity Islands

Renaker Build Ltd

SLR Project No.: 410.066136.00001

21 October 2024



Appendix E - Waste Management Strategy (v7.00 from September 2023) for Building D1

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. <table><tr><th colspan="6">D1 Proposed Residential</th></tr><tr><td>No. of Dwellings</td><td>=</td><td>532 units</td><td></td><td></td><td></td></tr><tr><td>Weekly Waste Forecast</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Waste Forecast (110 litres per Apartment per Week)</td><td>=</td><td>58520 litres per week</td><td></td><td></td><td></td></tr><tr><td></td><td></td><td>8360 litres per day</td><td></td><td></td><td></td></tr><tr><td></td><td>Residential Accommodation</td><td>General Refuse</td><td>Food Waste</td><td>Mixed Recycling</td><td>Pulpable Waste</td></tr><tr><td></td><td></td><td>50%</td><td>5%</td><td>25%</td><td>20%</td></tr><tr><td></td><td></td><td>4180</td><td>418</td><td>2090</td><td>1672</td></tr><tr><td></td><td>Litres per Day</td><td></td><td></td><td></td><td></td></tr><tr><td></td><td>Collection Frequency/Storage</td><td></td><td></td><td></td><td></td></tr><tr><td></td><td>EuroBin lifts per week</td><td>27</td><td>3</td><td>14</td><td>11</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>55</td></tr></table>	D1 Proposed Residential						No. of Dwellings	=	532 units				Weekly Waste Forecast						Waste Forecast (110 litres per Apartment per Week)	=	58520 litres per week						8360 litres per day					Residential Accommodation	General Refuse	Food Waste	Mixed Recycling	Pulpable Waste			50%	5%	25%	20%			4180	418	2090	1672		Litres per Day						Collection Frequency/Storage						EuroBin lifts per week	27	3	14	11						55
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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 – Not Applicable
Dry recycling (include material type details) – Not Applicable
Food Waste – Not Applicable
Industrial Waste – Not Applicable
Other – Not Applicable

Has / will a contract be obtained with a licenced waste carrier?	Not Applicable
--	----------------

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?	Not Applicable
--	----------------

Internal Stores (Residential and Commercial)

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

Building D1 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. Residents will separate their waste into four waste streams within their apartment which are General Refuse, Food Waste, Dry Mixed Recycling and Pulpable waste (paper and card). 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, Food Waste and Dry Mixed Recycling), and these will direct waste to the appropriate bin in the bin store.

Residents will be required to carry pulpable waste, such as paper, cards, and large cardboards, to the proposed bin store.

The external bin store is designed primarily to accommodate recycling bins. Initially, the store will hold empty bins, which will then be swapped with the filled ones by the management staff. It is noted that the external bin store will only be accessible to the management staff.

Storage Areas for Waste Containers (Residential and Commercial)

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

The main bin store is located on the ground floor towards the north-east corner. Additionally, an external bin store is proposed within the landscaping area. Below figure illustrates the potential waste transfer route.



The staff would then be required to wheel out the bins to the collection point, located to the east of the main bin store.

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

The bin store will benefit from ventilation, impermeable surfaces and a nearby water tap to assist in cleaning. There is no intention to compact or process the waste on site.

Hygiene

The floor and walls of the bins store will be constructed and finished with materials that are impervious and easily kept clean and a tap would be available. Overall waste management would be undertaken by the on-site staff member/management company who would monitor the cleanliness on a regular basis and would ensure that all areas of the site are kept clean as required.

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. Additionally, If the management staff determines that additional collections are necessary, an approved private collector will be employed to supplement the council's collection services.

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.

It is also noted that waste collection for the development could be aligned with the wider collection activities taking place at Trinity Islands to improve efficiency and reduce the number of refuse vehicles needing to serve the site.

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 Specification – 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.



Making Sustainability Happen