



Piccadilly Warehouse,  
Mindel House & Bloom Street

## Waste Management Strategy

By

**HORIZON**  
fletcher | rae

Architects | Master Planners | Designers

Fletcher-Rae (UK) Limited  
Level 12  
Tower Twelve  
18-22 Bridge Street  
Manchester  
M3 3BZ

T: +44 (0)161 242 1140  
info@fletcher-rae.com  
www.fletcher-rae.com

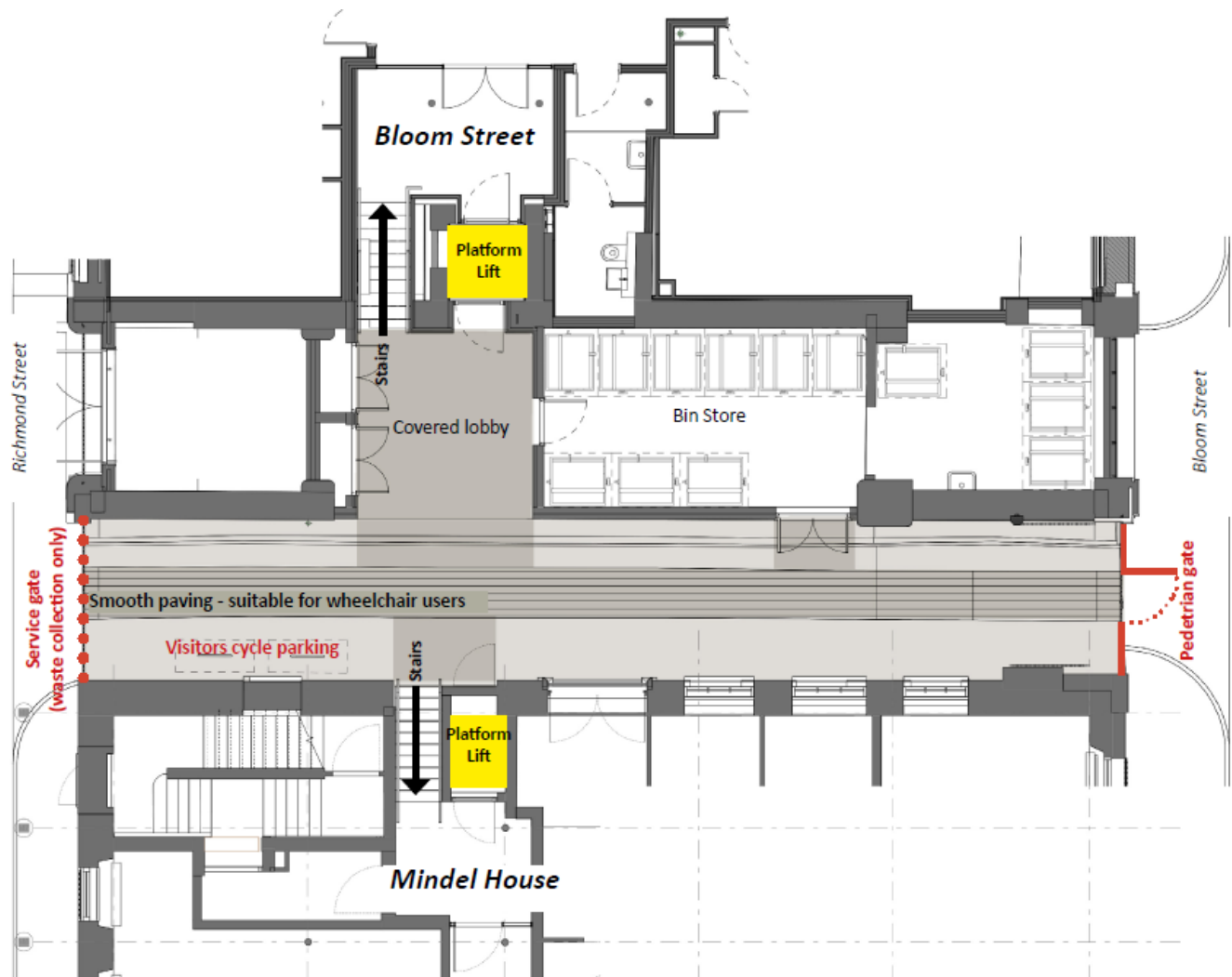
This waste management document has been prepared to support a new Section 73/19 planning and listed building application whereby elements of the approved scheme are being amended, this includes the waste management.

The initial planning application was validated on 12/04/2018 and approved 17/11/2020 with the following reference numbers:

- 119374/FO/2018 (planning permission)
- 119373/LO/2018 (Mindel House LBC)
- 119375/LO/2018 (11 Bloom Street LBC)

This Waste Management Strategy (WMS) has been prepared to consider the potential refuse and recyclable waste volumes of the development, management strategy and collection arrangements.

The below extract layout illustrates the bin store location within the alleyway that serves both buildings and where residents will access the bin store from each building along with where the bins are collected on Richmond Street.



It is proposed that there will be a once per week bin collection by Mindell and Bloom street building share bin store and waste collection is proposed to be done once a week by MCC.

The strategy has been calculated using the waste volume calculation is in accordance to BS 5906:2005 Waste Management in buildings - Code of Practice and MMC Waste Storage and Collection Guidance for New Developments.

In addition to the above guidance, all new developments must comply with the requirements set out in Part H6 of the Building Regulations 2015 which states that adequate means of storing solid waste should be provided and adequate means of access should be provided for people in the building to the place of storage. This WMS proposes waste storage areas that comply with the requirements set by these Building Regulations.

The waste storage requirements has been calculated based on the recommendations set by the Waste Storage and Collection Guidance for New Developments (GD04), Version 7.00. For high rise residential developments this guidance recommends 0.43m<sup>2</sup> of storage space per apartment, which equates to 34.4m<sup>2</sup> required for 80 apartment units. The scheme provides a total of 45.25m<sup>2</sup> of storage area which is above policy requirements.

To determine the actual bin volume storage requirements needed for the scheme, the calculation is as follow:

- No. apartments x[(70lt x average No. of bedrooms)+30]

The total amount for both buildings would be:

- 80 apartments x[(70lt x 2 bedrooms)+30]= 13600 equal to 13 x 1100lt bins.

It is intended that residents will take their waste from their apartments through the alleyway stair/platform lift exit via the common corridor to gain entry to the bin store located within the alleyway between the two buildings, as illustrated in the diagram on the following page.

### Users and bins path diagram



On collection day the building owners management team will wheel the bins from the bin store through the alleyway onto Richmond street to the designated collection point for MCC collection.

The bin stores will be sited on an impermeable surface to aid cleaning and general good housekeeping and the site team will have responsibility for ensuring cleaning is carried out routinely. There will be a dedicated bib tap that will allow washing appliances to be connected to water with a gully to aid in removing dirty water from the bin store. It is proposed that there will be mechanical extract to help remove smells from the bin store in a controlled manner.

Notices will be installed prominently in the bin store communicating to residents and building management staff the refuse / recycling policy and clearly promoting the proposed system. Advice on how to dispose of larger items such as mattresses/washing machines etc. in line with the requirements of Manchester City Council will also be communicated.