



MANCHESTER
CITY COUNCIL

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

Planning Application Number: 140070/F0/2024

Date Submitted: 16/05/24

Estimated volumes / m2 required by the development < 0.46m² (GIVEN REDUCTION FROM LOSS OF 50% COMMERCIAL ELEMENT).

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+)?	4 PERSON P.B.S.A. APARTMENT CONVERSION, PLUS EXISTING REMAINING COMMERCIAL UNIT.

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)	APPLICABLE.
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	



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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) 0.23m² per bedroom is provided for within existing storage areas.	Yes / ~~No~~ (delete as appropriate) How many of each container do you plan to provide? <u>6</u> x general refuse x 1100 litre (based on 110 litres per apartment) <u>2</u> x pulvable Recycling x 1100 litre (based on 55 litres per apartment) <u>2</u> x mixed recycling x 1100 litre (based on 55 litres per apartment) <u>2</u> x food waste x 240 litres (based on 10 litres per apartment) <u>N/A</u> x garden waste (if applicable) x 240 litres → SUBJECT TO SEPARATE CONTRACT INC WASTE REMOVAL. <i>All AS EXISTING.</i>
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)

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 -	<i>INCL. ABOVE.</i> <i>THE COMMERCIAL ELEMENT OF THIS PROJECT IS LIMITED TO THE SMALL (c. 90m²) MANAGEMENT SUITE. THIS IS EXISTING, AND HAS BEEN REDUCED BY c. 50% AREA VERSUS THE EXISTING CONDITION.</i>
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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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> AS
EXISTING.

Internal Stores (Residential and Commercial)

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

THE 1^{NO} APARTMENT AND SMALL MANAGEMENT SUITE HAVE EACH BEEN DESIGNED TO OFFER AMPLE SPACE FOR THEIR OWN INTERNAL BINS ALLOWING SEGREGATION OF WASTE/RECYCLING STREAMS AT SOURCE INTO :- GEN WASTE, DRY RECYCLING, FOOD WASTE.

Storage Areas for Waste Containers (Residential and Commercial)

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

2^{NO} FENCED STORAGE AREAS WITHIN EXTERNAL PRIVATE COURTYARD, EACH CONTAINING 6^{NO} 1100L EURO BINS.
SEE WASTE MANAGEMENT STRATEGY DOCUMENT DATED MAY 2024, APPENDED HEREWITH, FOR AERIAL PHOTOGRAPH (STORES INDICATED BY STARS).

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 AIR FENCED ENCLOSURE (EXISTING).
Hygiene - PERIODIC WASH DOWN TO EXISTING ROAD CULLIES (BY MANAGEMENT COMPANY).

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

<i>MANAGEMENT COMPANY.</i>

Please ensure that you have attached:

Detailed plans of bin stores	☒
Location plans showing stores	☒
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)	☒

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.

→ *SEE APPENDED WASTE MANAGEMENT STRATEGY DOCUMENT DATED MAY 24.*

Chancellor's Court, Fallowfield

Waste Management Strategy

May 2024



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1. Introduction

This Waste Management Strategy has been prepared to support an application for the Change of Use and alterations of an existing commercial unit over two floors. It is proposed to convert the upper floor of the existing unit into a new high quality apartment for student rental, and alter the ground floor of the unit for use as a management suite serving the local rented student residential properties.

2. Management Suite Waste

The commercial element of this development is materially as per existing, but reduced to approximately half the size of its previous established use.

The volume of waste is anticipated to be low.

The unit has a single WC and a small beverage bay kitchenette. Kitchen waste is expected to be slightly lower than previous as full cooking facilities are being removed as part of the refurbishment under this application.

The office functions of the suite are anticipated to produce small amounts of typical office waste; predominantly paper. In line with general reduction in hard copy printing and postage etc over recent years as a consequence of increased digitisation, it is expected that office waste will be lower than was previously produced by the original office and admin functions carried out within this unit.

In summary, the commercial unit is expected to generate very small amounts of:-

- General Waste
- Dry Recyclable waste
- Food waste

All of these streams are expected to be slightly less than 50% of the amount which would have been generated previously by this unit when it was around twice the new proposed size.

3. Domestic Waste

The new apartment created by Change of Use and alterations to which this application relates will be a single 2 Bed 4 person unit.

This can be expected to generate waste in line with the amounts set out in Manchester City Council Guidance Document GD04.

The net increase in waste generated will be offset by the reduction in waste which would previously have been produced by the commercial use (circa 86sqm) which is replaced by the new apartment.

In summary, the single new apartment is expected to generate small amounts of:-

- General Waste
- Dry Recyclable waste
- Food waste

All of these streams are expected to be offset by the discontinued commercial use, and as such the net increase in waste produced will be less than would be expected from a new build apartment of the same type.

4. Storage and Collection

Chancellor's Court is an existing purpose built student accommodation development of multiple rented apartments. The residential blocks are built around a secure private courtyard which includes car parking and two significant dedicated refuse storage compounds. These compounds include facilities for segregation of the 3 relevant waste streams.

It is not anticipated that the net increase from adding a single apartment and reducing the commercial unit by half is at all likely to generate any need to increase refuse storage capacity in the context of the existing wider development. Accordingly, no increase is proposed.

The scale of wider development, refuse storage and collection vehicle route through the site is illustrated on the aerial photograph on the following page.



Existing: 2No Refuse Storage areas and vehicle route through site

Application Site position indicated by **amber box**

The Chancellor's Court complex is fully managed by a local team. Refuse collection is on a periodic basis through a contract with a licensed company. This will continue to be the case following completion of this project, whereupon

The management company will be located on site in the commercial unit. This will allow close monitoring of waste capacity, and additional one-off or general frequency of collections can readily be increased if necessary.