

Sparkle Street, Manchester

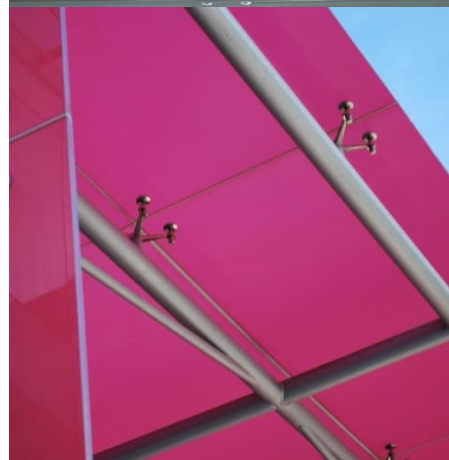
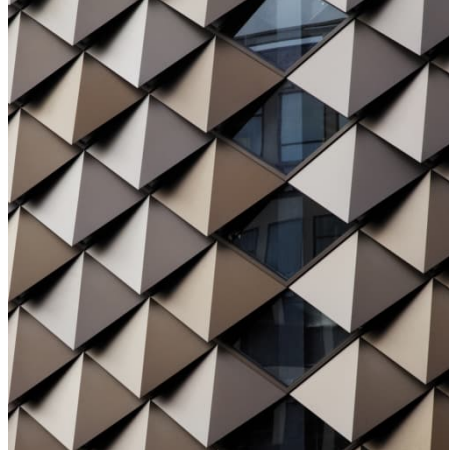
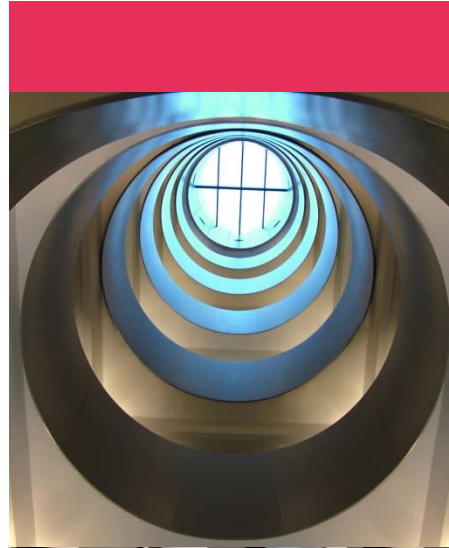
Waste Management Strategy

Curtins Ref: 082142-CUR-XX-XX-RP-TP-00003

Revision: P04

Issue Date: 19 April 2024

Client Name: Foras (Sparkle Street) Limited



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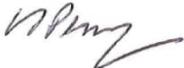


Control Sheet

Rev	Description	Issued by	Checked	Date
P01	Draft	DD	CP	30 June 2023
P02	Final Draft	CP	CP	19 July 2023
P03	Planning issue	DD	DD	09 August 2023
P04	Updated Planning issue	DD	DD	19 April 2024

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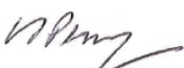
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1.0 Introduction

1.1 Background

- 1.1.1 Curtins has been appointed by Foras (Sparkle Street) Limited (the Applicant) to provide transport and highways advice in relation to a planning application for the Sparkle Street residential development in Manchester.
- 1.1.2 The Applicant seeks to obtain Full Planning Permission for the demolition of existing low rise commercial units and erection of a ground + 27 storey residential development with supporting residential amenity, private terraces and a private shared garden. The proposed site layout is provided in **Appendix A**.

1.2 Purpose of This Report

- 1.2.1 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.

1.3 Structure of the Report

- 1.3.1 Following this introduction, **Section 2** of the report provides a comprehensive description of the site location, including existing use and surrounding highway network whilst relevant local and national waste policy is summarised in **Section 3**.
- 1.3.2 **Section 4** contains the waste forecasting methodology used to establish the likely refuse generation associated with the development proposals, providing details of recycling, waste management and collection procedures. The report is summarised and concluded in **Section 5**.

2.0 Site Location and Highway Layout

2.1 Site Location

2.1.1 The site is located adjacent to Sparkle Street and Store Street, approximately 100 metres north of Piccadilly Railway Station in Manchester City Centre and is approximately 0.25 ha in size.

2.1.2 The site is bound by Store Street to the north, undeveloped land to the east, an existing residential development to the south, and Sparkle Street to the west.

2.1.3 **Figure 2.1** below shows the site in a local context relating to the local highway network:

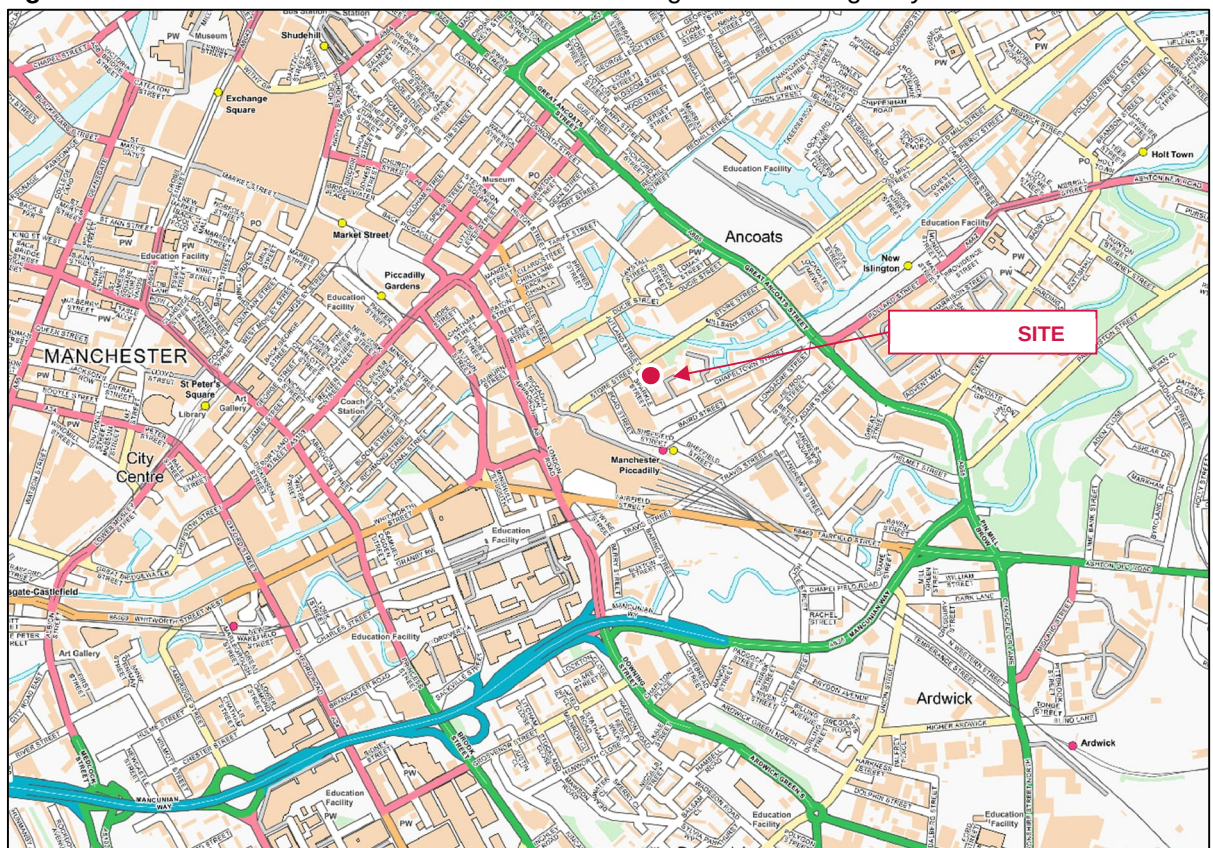


Figure 2.1 – Site Location

(Source: OpenStreetMap, 2023)

2.2 Surrounding Highway Network

2.2.1 **Table 2.1** below presents the key characteristics of the roads immediately surrounding the site:

Road Name	Carriageway Width	Pedestrian Infrastructure	Cyclist Infrastructure	Speed Limit	Street Lighting	Restrictions / Parking / Loading Provision
Store Street	c. 9m	c. 3.5m on either side Tactile paving Dropped kerbs	On-Street cycle lane markings	20mph	Yes	Pay & Display On-street parking bays. EV charging bays
Sparkle Street	c. 7m	c. 2m on either side Tactile paving Dropped kerbs	None	30mph	Yes	Pay & Display On-street parking bays.
A665 Great Ancoats Street	c. 13m	c. 4m on either side Tactile paving Dropped kerbs	Shared cycle/footway	30mph	Yes	Permit parking on south side of the road

Table 2.1 – Surrounding Highway Network Summary

3.0 Waste Management Policy

3.1 Introduction

- 3.1.1 When developing refuse strategies, it is important to be cognisant of the national and local waste management policies. The following section of the report provides an overview of the policies relevant to the proposed development.

3.2 Waste Management Plan for England (January 2021)

- 3.2.1 The Waste Management Plan for England, to be read in combination with the Resources and Waste Strategy issued in 2018, sets out measures to eliminate avoidable plastic waste, tackle confusion over household recycling, and make sure that those responsible for creating polluting products pay for the costs of that pollution.
- 3.2.2 The Resources and Waste Strategy identifies five strategic ambitions:
- *“To work towards all plastic packaging placed on the market being recyclable, reusable or compostable by 2025;*
 - *To work towards eliminating food waste to landfill by 2030;*
 - *To eliminate avoidable plastic waste over the lifetime of the 25 Year Environment Plan;*
 - *To double resource productivity by 2050; and*
 - *To eliminate avoidable waste of all kinds by 2050.”*
- 3.2.3 **Figure 3.1** below, included in the Waste Management Plan, identifies the evolution of *The Waste Hierarchy* through the years, its current status, and the goal for 2030:

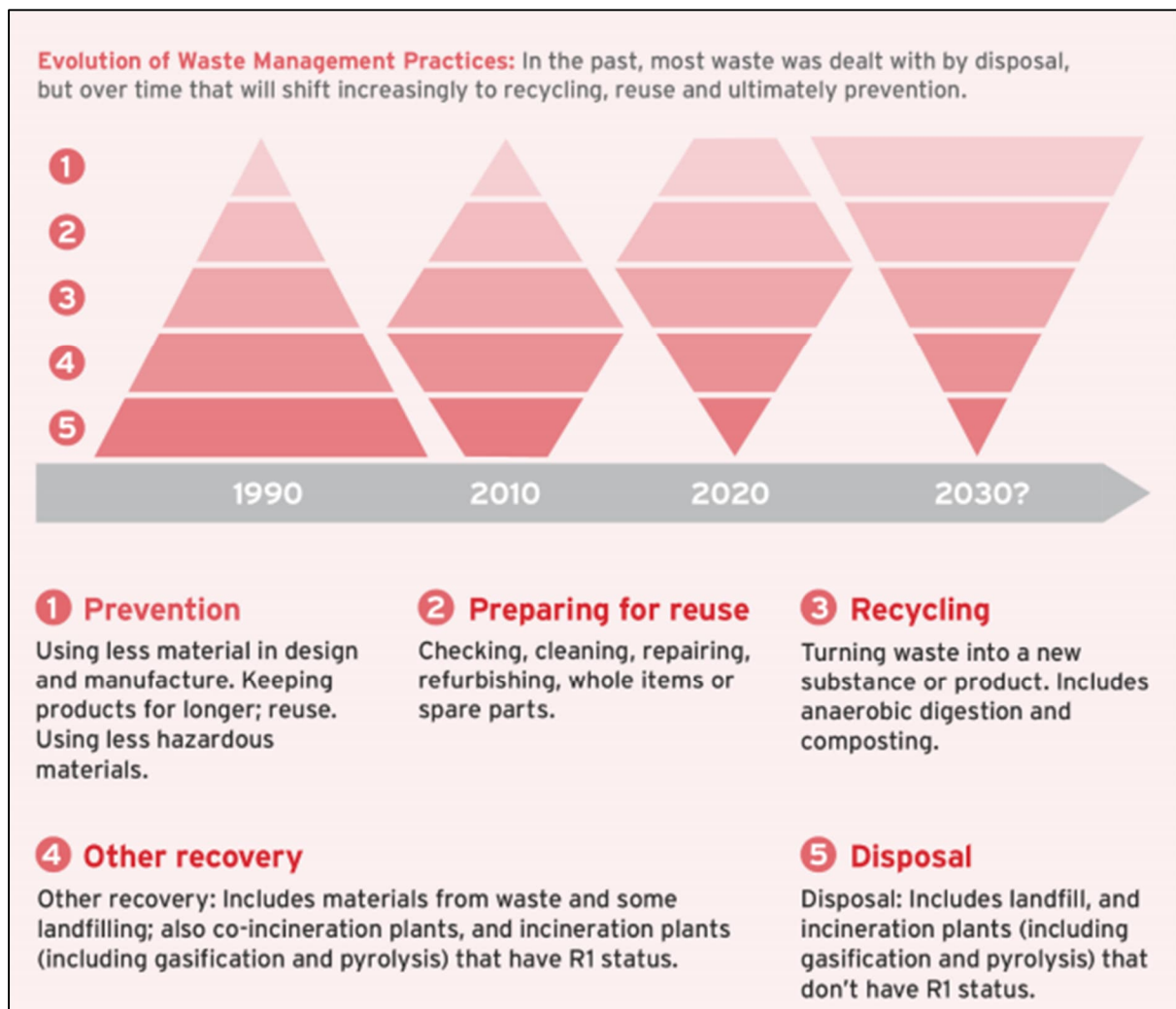


Figure 3.1 – Evolution of Waste Management Practices.

(Source: Defra)

3.2.4 The 2030 hierarchy gives top priority to preventing waste in the first place. When waste is created, it gives priority to preparing it for re-use, then recycling, then recovery, and last of all disposal (e.g. landfill).

3.2.5 This WMS adheres to the above guidance, prioritising recycling.

3.3 Waste Management in Buildings – Code of Practice (BS 5906:2005)

3.3.1 To complement the Waste Management Plan for England, a National Code of Practice (BS 5906:2005) document has been developed and this provides guidance relating to waste forecasting for new developments.

3.3.2 This WMS adheres to the projections set on this code of practice, with the waste forecast prepared as part of this document, based on advice contained within this Code of Practice.

3.4 Building Regulations

- 3.4.1 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.
- 3.4.2 This WMS proposes waste storage areas that comply with the requirements set by these Building Regulations.

3.5 Controls on Animal By-Products

- 3.5.1 Organic waste recycling is subject to DEFRA's Controls on Animal By-Products – Guidance on regulation (EC) 1069/2009 and accompanying implementing Regulation (EC) 142/2011, enforced in England by the Animal By-Products (Enforcement) (England) Regulations 2011.
- 3.5.2 The regulations predominantly relate to food waste. These regulations state that if the volume of waste is over 20kg, it must be stored and labelled in a special container and will be collected by a licensed carrier, who records all stages of the waste movement.
- 3.5.3 It is the occupier's responsibility to ensure that a licensed waste company is arranged, and that it complies with the Regulations.

3.6 Waste Storage and Collection Guidance for New Developments (GD 04 – v7.00)

- 3.6.1 At a more local level, Manchester City Council has prepared a Waste Storage and Collection Guidance Note which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set on the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.
- 3.6.2 The note states that all planning applications for new developments and conversions must include a WMS that includes:
- An estimated storage area for the waste produced by the development;
 - Details of internal and external stores for both waste and recycling; and
 - Location of the proposed collection point and details of the route the collection will take.
- 3.6.3 The following sections of this report provide additional information on each of the above points whilst the pro forma document, contained at the rear of the guidance note, is included as **Appendix B**. This guidance has also been used to forecast the likely space required for waste and recycling containers.

4.0 Waste Forecasting and Strategy

4.1 Introduction

4.1.1 A key element of national and local policy is to ensure that new developments maximise recycling while minimising waste generation. It is important to ensure that developments facilitate high recycling rates by providing convenient, attractive and simple means to achieve the Government's goals.

4.2 Waste Forecast

4.2.1 The waste forecast 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 0.43m² of storage space per apartment.

4.2.2 The proposed development involves the erection of a ground plus 27-storey residential tower with 359 residential units (Use Class C3).

4.2.3 To comply with the local requirements set by MCC, an initial 50% recycling rate has been forecast for all uses.

4.2.4 **Table 4.1** forecasts the total weekly forecasted waste volume for the proposed development based on these requirements.

Residential Use	
Waste Stream	Waste Volume (359 Apartments)
Non-recyclable Waste	44,301 l
Dry Mixed Recyclables	21,264 l
Glass Recycling	21,264 l
Organic Recycling	1,772 l
Development Total	88,601 l

Table 4.1 – Development Weekly Waste Volume Forecast

4.3 Bin Types

4.3.1 The main waste streams for the residential uses are:

- General waste (comprising non-recyclable waste);
- Dry Mixed Recycling (comprising: cardboard, paper, plastic and tin);
- Glass recycling; and
- Organic recycling

- 4.3.2 Given the potential volumes involved for the use of the proposed development, the most suitable containers for the general waste and recycling streams would be a combination of 1,100l Eurobin and 240l wheelie bins.
- 4.3.3 **Table 4.2** summarises the number of required waste containers per stream, assuming the waste collection frequencies described in the following **Section 4.5**.

Residential Use	
Waste Stream	Number of bins
Non-recyclable Waste	20 x 1,100l
Dry Mixed Recyclables	10 x 1,100l
Glass Recycling	10 x 1,100l
Organic Recycling	4 x 240l
Development Total	40 x 1,100l + 4 x 240l

Table 4.2 – Number of Required Bins.

4.4 Waste Management Strategy – Internal Arrangements

- 4.4.1 It is proposed that residents within the proposed development would be provided with four bins. One for general non-recyclable waste, one for mixed dry recyclables, another one for glass and a small receptacle for organic recycling (food).
- 4.4.2 The residents would store and segregate waste into four main streams internally before taking it to the closest resident accessible waste store. There are two resident accessible waste stores, conveniently located at ground floor close to each of the cores of the proposed building. These stores will be provided with 'waste hoppers' to segregate the waste, operating in a similar manner to waste chutes.
- 4.4.3 The development proposals also include a main waste store, which is not accessible by residents. The management company will be responsible to move the bins to this room from the resident accessible waste stores.
- 4.4.4 The main waste store has been sized by Simpson Haugh Architects to accommodate and operate the number of bins required in the above **Table 4.2** for the number of collections described below in **Section 4.5**. The waste store size has been determined to maximise activity at ground floor and to reduce the number of bins at the collection point. **Drawing 082142-CUR-00-XX-DR-TP-06006** provides details of the location and size of the waste stores.
- 4.4.5 Nonetheless, additional space is available within the store should it be required to store a larger number of bins, as required to cater for fortnightly MCC collections, should these be required in the future to cover a temporary unforeseen eventuality.

- 4.4.6 It is envisaged that initially 50% of the bins in store would be dedicated to recycling, combining mixed recycling, glass and organic food. This percentage could be increased at any point, with the aim to achieve future government goals.
- 4.4.7 The management company would be in charge of monitoring the recycling rates and promote actively high recycling rates. This could be achieved by providing information on the benefits of recycling and how to segregate waste. The recycling bins should be located closer to the access gates for residents to encourage recycling by making the path to the non-recyclable waste bins longer.
- 4.4.8 The waste storage area will be well lit and ventilated. The floor will comprise an easily cleaned surface and adequate drainage will be provided.
- 4.4.9 The management company would be responsible for keeping the waste storage facilities clean and safe. They would also be responsible for cleaning the bins on a regular basis and arranging for replacing damaged bins when necessary.

4.5 Waste Management Strategy – Collections

- 4.5.1 Waste collection would be provided by a combination of scheduled Council collections and a private contractor. The private contractor will be appointed in due course.
- 4.5.2 The developer is willing to commit to managing and paying for commercial collections whilst the building is occupied/operational, to be conditioned as part of the planning permission.
- 4.5.3 It is envisaged that the residential uses would be served by weekly collections for the four waste streams:
- General waste (non-recyclable waste);
 - Dry Mixed Recycling (comprising: cardboard, paper, plastic and tin); and
 - Glass Recycling; and
 - Organic.
- 4.5.4 The building management company would be responsible of moving the bins to the collection point on collection day. The waste operators would then transport the bins to the collection point and load them into the refuse vehicle.
- 4.5.5 **Drawing 082142-CUR-00-XX-DR-TP-06006** provides details of the location and size of the waste stores, collection point and routes between the stores and these areas, whilst **Drawing 082142-CUR-00-XX-DR-TP-05002** provides the swept path analysis of a large refuse vehicle.
- 4.5.6 Once the bins have been emptied, containers would be carried immediately back to the bin stores by the management company.

5.0 Summary and Conclusions

5.1 Summary

- 5.1.1 Curtins has been appointed by Foras (Sparkle Street) Limited (the Applicant) to provide transport and highways advice in relation to a planning application for the Sparkle Street residential development in Manchester.
- 5.1.2 The Applicant seeks to obtain Full Planning Permission for the demolition of existing low rise commercial units and erection of a ground + 27 storey residential development with supporting residential amenity, private terraces and a private shared garden, providing 359 new apartments. The proposed site layout is provided in **Appendix A**.
- 5.1.3 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.
- 5.1.4 The waste forecast has been calculated based on the recommendations set by the Waste Storage and Collection Guidance for New Developments (GD04), Version 7.00.
- 5.1.5 The residential uses will be served by weekly collections, to be collected by a mixture of Council collections and a private contractor.
- 5.1.6 The developer is willing to commit to managing and paying for commercial collections whilst the building is occupied/operational, to be conditioned as part of the planning permission.
- 5.1.7 The development will be provided with two resident only waste stores, complete with 'waste hoppers'. A main store is also proposed, to be accessed only by the management company, which will be responsible for moving the bins between the stores.
- 5.1.8 The size of the waste stores has been determined accordingly, with due consideration to segregation and recycling. Additional storage space is available within the store should this be required.

5.2 Conclusions

- 5.2.1 This WMS provides a suitable strategy for the Site. Hence, from a waste management perspective, there are no reasons why the development proposals should not be granted planning approval.

082142 Sparkle Street, Manchester

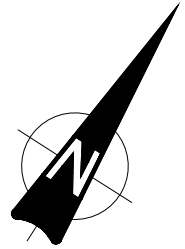
Waste Management Strategy



Drawings

Drawing 082142-CUR-XX-00-D-TP-05002 – Swept Path Analysis – Large Refuse Vehicle

Drawing 082142-CUR-XX-00-D-TP-06006 – Waste Management Strategy

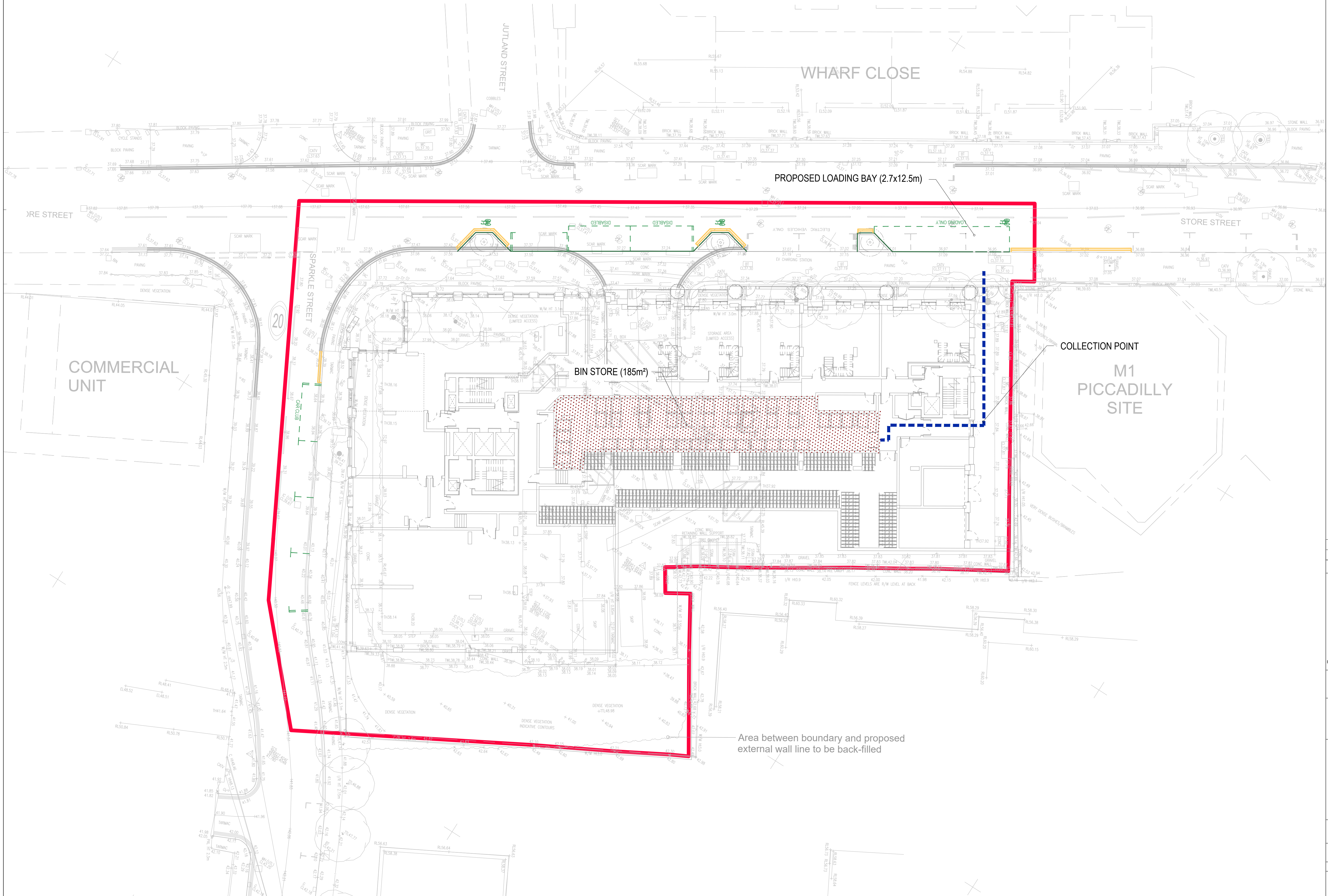


GENERAL NOTES:

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- DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
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- BASED ON RE-FORM'S LAYOUT: '1006-RFM-XX-00-M2-L-0001_P05'
- TOPOGRAPHICAL SURVEY CONDUCTED APRIL 2023 BY MALCOLM HUGHES SURVEYORS. DRAWING REFERENCE: '60159/1'

KEY:

- PROPOSED RED LINE
- PROPOSED RAISED KERB
- PROPOSED DROPPED KERB
- WASTE STORE
- BIN ROUTE



P03	Site layout updated	19/04/24	DD	DD
P02	Site layout updated	09/08/23	DD	DD
Rev:	Description:	Date:	By:	Chk:

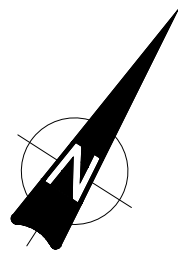
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Status:	PLANNING			
Project:	SPARKLE STREET - MANCHESTER			
Orig Title:	WASTE MANAGEMENT STRATEGY			
Drawn By	MQ	Designed By	MQ	Checked By
				DD
		Date	07/07/23	Scales @ A1
				1:200
Project No - Originator - Function - Spatial - Form - Discipline - Number				Revision
82142 - CUR - ZZ - XX - DR -TP- 06006				P03

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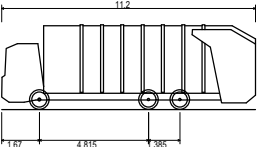


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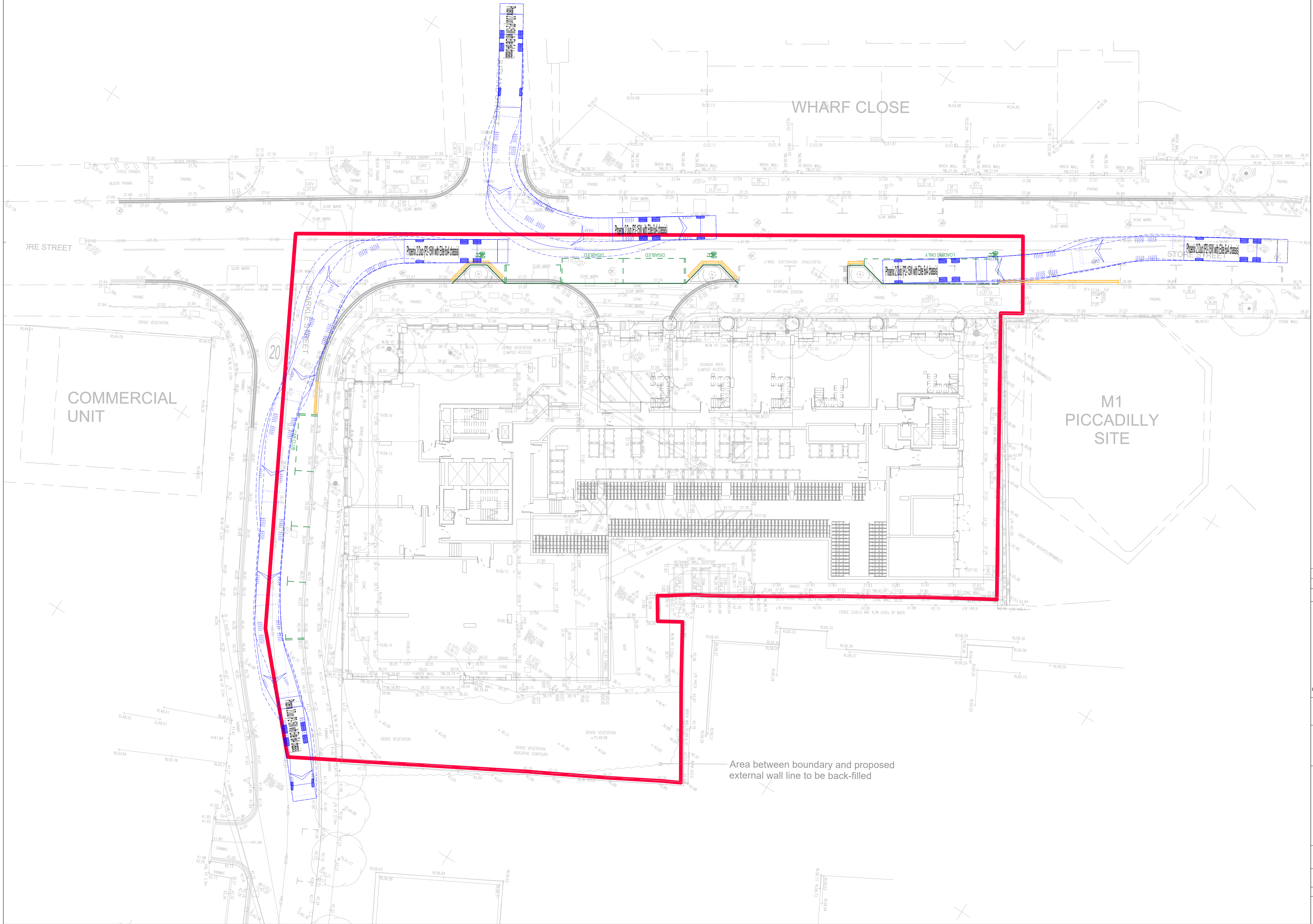
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- TOPOGRAPHICAL SURVEY CONDUCTED APRIL 2013 BY MALCOLM HUGHES SURVEYORS. DRAWING REFERENCE: '160159/1'

KEY: — PROPOSED RED LINE
— PROPOSED RAISED KERB
--- PROPOSED DROPPED KERB

VEHICLE PROFILE:



Phoenix 2 Duo P2-15W with Elite 6x4 chassis
Overall Length 11.200m
Overall Body Height 3.500m
Min Body Ground Clearance 3.500m
Track Width 4.000m
Lock to lock time 4.000m
Left to Right Turning Radius 10.000m



P03	Site layout updated	19/04/24	DD	DD
P02	Site layout updated	09/08/23	DD	DD
Rev:	Description:	Date:	By:	Chkd:

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Status:	PLANNING			
Project:	SPARKLE STREET - MANCHESTER			
Dwg Title:	SWEPT PATH ANALYSIS 11.2m REFUSE			
Drawn By	MQ	Designed By	MQ	Checked By
				DD
		Date	07/07/23	Scales @ A1 1:200
Project No - Originator - Function - Spatial - Form - Discipline - Number				Revision
82142 - CUR - ZZ - XX - DR -TP- 05002				P03

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082142 Sparkle Street, Manchester

Waste Management Strategy



Appendix A – Proposed Site Layout

Appendix E Proforma for Planning Applications



**MANCHESTER
CITY COUNCIL**

Planning Application – Waste Management Strategy

Planning Application Number: TBC

Date Submitted: 31/07/23

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	
Pulpable Recycling	140 / 240	1 x wheeled bin	
Mixed Recycling	140 / 240	1 x wheeled bin	
Garden Waste	140 / 240	1 x wheeled bin	
Food Waste	23	1 x 23 litre caddy	

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	185m ² of waste store, sufficient to accommodate all bins required. The strategy is to combine Council collections with private collections, to be secured via planning condition

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -
Pulpable Recycling -
Mixed Recycling -
Food Waste -
Industrial Waste -

Has / will a contract be obtained with a licenced waste carrier?



Mixed Use Developments

Are the stores for residential and commercial separate from each other?



Internal Stores (Residential and Commercial)

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

Storage Areas for Waste Containers (Residential and Commercial)

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

The residents would store and segregate waste into four main streams internally before taking it to the communal waste storage room, conveniently located at ground floor close to the core of the proposed building.

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 -	Consideration has been given to appropriately ventilate the waste storage facilities. Details have been provided in relevant documentation.
Hygiene -	Storage rooms will be constructed in permeable materials. The management company will be responsible of cleaning the facilities.

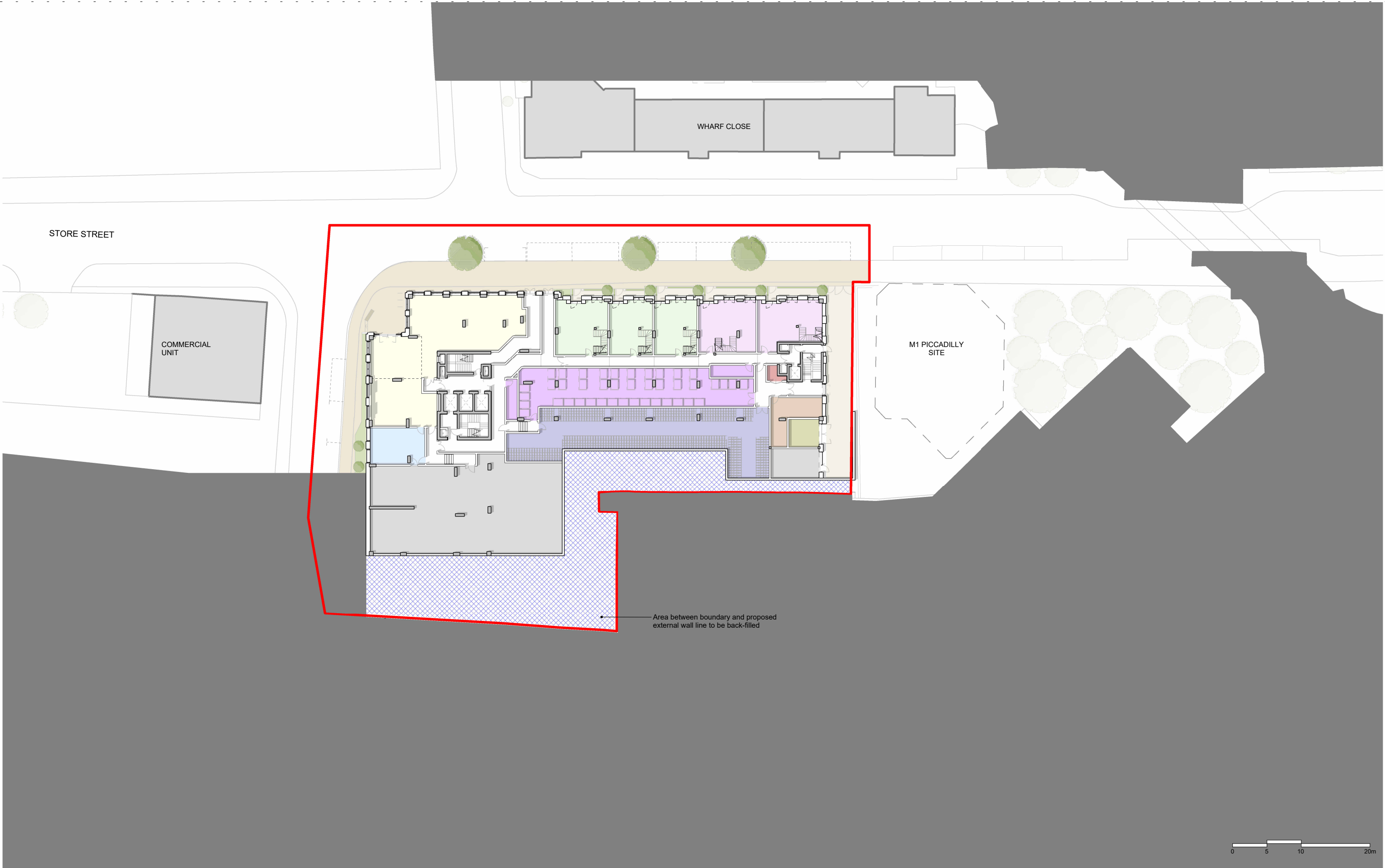
Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

The management company.

Please ensure that you have attached:

Detailed plans of waste stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection vehicle will take	☒

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments



DO NOT SCALE OFF DRAWING. REFER TO INDICATED DIMENSIONS ONLY.

DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.

INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.

ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE MHE ENGINEER DETAILS.

THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

Planning boundary

Amenity

Management Suite

Cycle Store

Refuse Spaces

Comms Room

LV

Substation

Plant

1-Bed, 1-Person Apartment

1-Bed, 2-Person Apartment

2-Bed, 3-Person Apartment

2-Bed, 4-Person Apartment

2-Bed, 4-Person Townhouse

3-Bed, 6-Person Townhouse

Sparkle Street	10413-SHP-Z0-A-B5D8-G200-PL-00-001	
PLANNING ISSUE	April 2024	P03
Site Wide - Proposed General Arrangement Plan Level 00	10413	1 : 500 @A3

simpsonhaugh

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Appendix B – MCC Waste Pro Forma

Our Locations

Birmingham

2 The Wharf
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T. 0121 643 4694
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Bristol

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