



Discharge of Condition No. 24 and 25 – Waste Management Strategy

Union Tower 2, St John's

Union Living Ltd

Prepared by:

SLR Consulting Limited

5th Floor, 35 Dale Street, Manchester, M1 2HF

SLR Project No.: 432.001386.00001

17 July 2024

Revision: 05

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	9 April 2024	Aalisha Sorathiya	Gareth Davis	Gareth Davis
02	12 April 2024	Aalisha Sorathiya	Gareth Davis	Gareth Davis
03	15 April 2024	Aalisha Sorathiya	Gareth Davis	Gareth Davis
04	15 April 2024	Aalisha Sorathiya	Gareth Davis	Gareth Davis
05	17 July 2024	Aalisha Sorathiya	Gareth Davis	Gareth Davis

Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Union Living Ltd (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.



Table of Contents

1.0	Introduction	1
2.0	Waste Policy Context.....	3
3.0	Waste Forecast and Recycling Strategy.....	5
4.0	Refuse Storage.....	9
5.0	Conclusion.....	13

Tables

Table 3.1: Bins Required.....	7
-------------------------------	---

Figures

Figure 1.1: Site Location	1
Figure 2.1: Waste Hierarchy.....	3
Figure 3.1: Waste Forecast for Co-Living	5
Figure 3.2: Waste Forecast for Co-Working Space	6
Figure 3.3: Waste Forecast for Extended Commercial Unit.....	6
Figure 3.4: Waste Forecast for Flexible Amenity Space	7
Figure 4.1: Proposed Bin Sizes.....	9
Figure 4.2: Proposed Bin Store	10
Figure 4.3: Proposed Bin Store for Extended Commercial Unit	11
Figure 4.4: Swept Path Analysis	12

Appendices

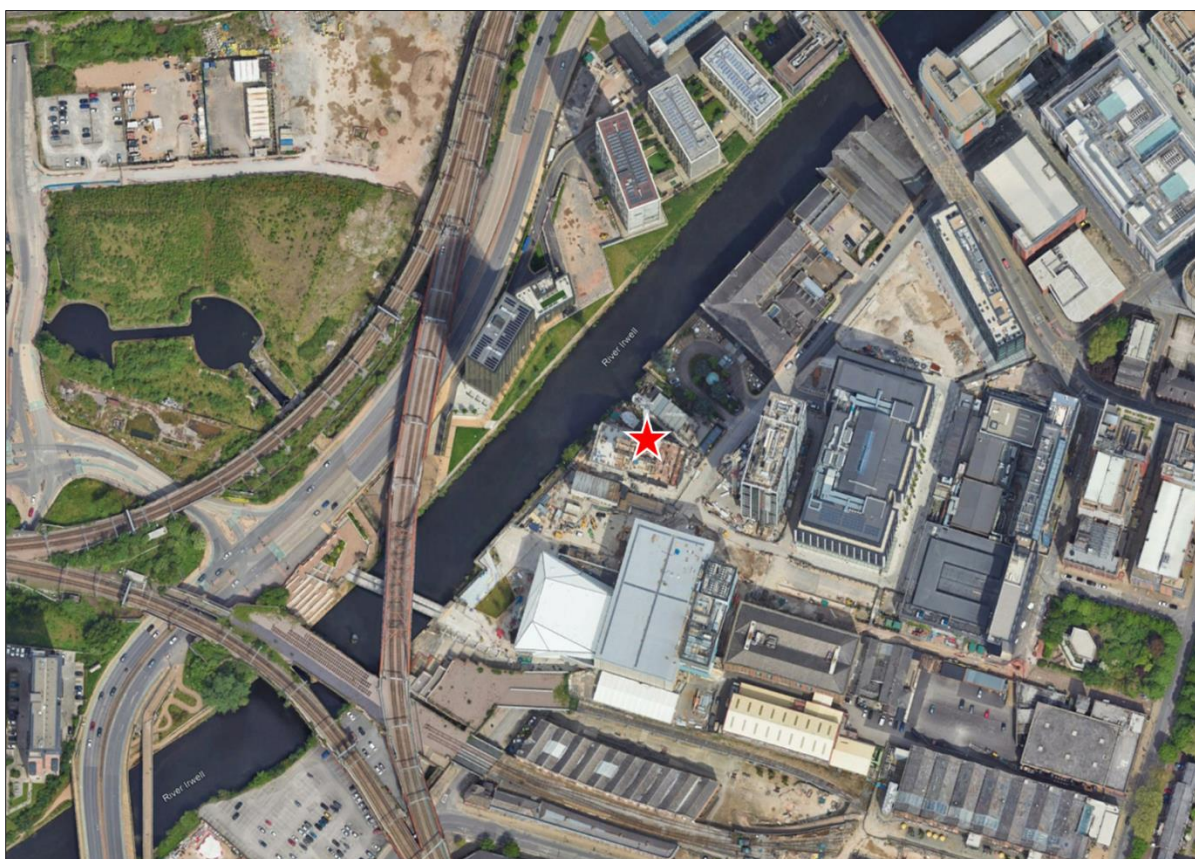
Appendix A	Waste Proforma
Appendix B	Swept Path Analysis



1.0 Introduction

- 1.1 This Waste Management Strategy has been prepared by SLR on behalf of Union Living Ltd in support of the development of Union, Tower 2 (T2), St John's. This co-living development is part of the St John's development area located in Manchester City Centre. **Figure 1.1** demonstrates the approximate site location.

Figure 1.1: Site Location



- 1.2 The Site lies to the south of the Spinningfields commercial district of Manchester City Centre, an exemplar of City Centre economic regeneration and the largest City Centre office scheme in the UK.
- 1.3 Continuing south of the Site is Castlefield, an established residential district, set within the City's legacy industrial infrastructure and buildings, and infused with leisure, retail and heritage attractions.
- 1.4 To the east of the Site is the St. John Street district, a mixed-use district characterised by Georgian buildings used as residences and space for professional businesses including legal, accountancy and medical professions.



Proposed Development

- 1.5 The Site comprises developed land located within the Castlefield Conservation Area, which forms part of wider St. John's masterplan development. The proposed development would involve erection of a 36-storey building with a basement to accommodate 372 Co-living units (806 beds), 1995sqm (NIA) of Co-Work space over three floors, public and private amenity space and ground floor flexible amenity / commercial space.
- 1.6 The Planning Application (Ref: 126648/FO/2020) for this development was approved by the council in November 2021, with a subsequent Section 73 amendment application (132952/JO/2022) approved in April 2023, which granted consent for the "Green Room" extended commercial unit. This report has been prepared to discharge conditions no. 24 and 25 which are outlined below:

"24) No development, other than enabling works comprising piling and construction of the sub structure shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse, in association with all co-working and flexible commercial space, have been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

25) No development, other than enabling works comprising demolition, piling and construction of the sub structure, shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse, in association with the co-living units, have been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation."

Report Structure

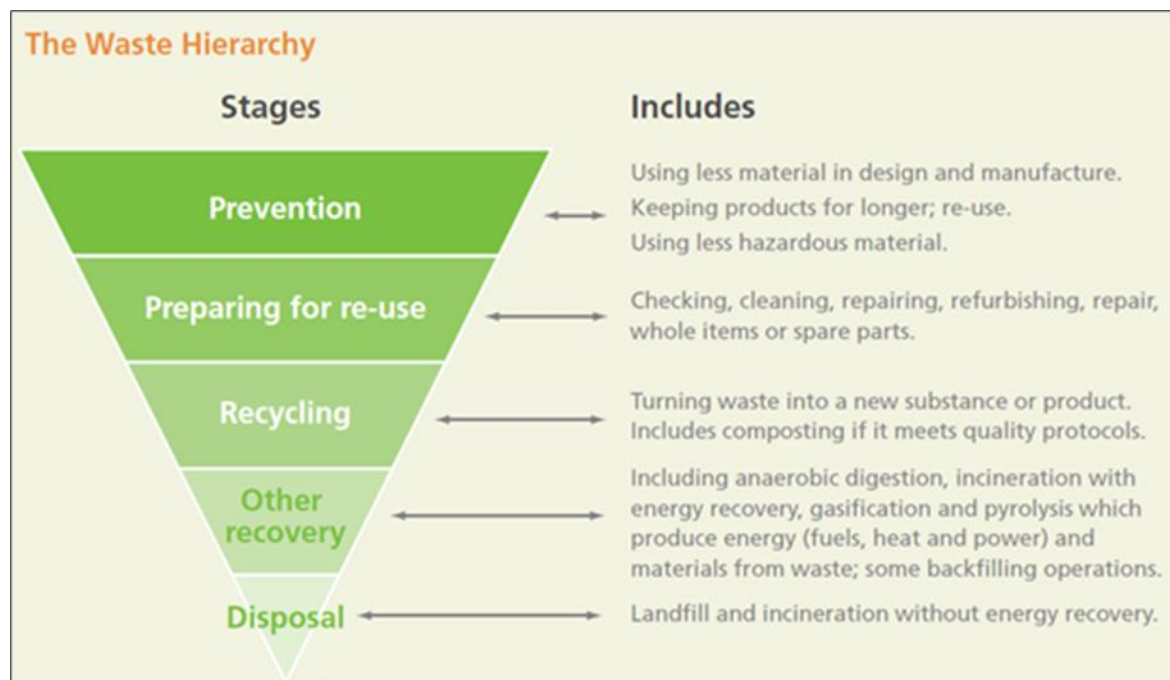
- 1.7 This report sets out the Policy Context for Waste Management and the Government's environmental initiatives aimed at reducing the volumes going to Landfill and best practice in the industry.
- 1.8 The report describes the proposed development strategy and the nature of the bin storage areas, and the types of waste expected.
- 1.9 **Chapter 3** go on to present the daily waste forecasts and describes the waste recycling streams and number of daily bin lifts to be undertaken.
- 1.10 **Chapter 4** describes how waste is expected to be moved from its origin source to the on-street nearby collection point with **Chapter 5** providing a short summary and conclusions.



2.0 Waste Policy Context

- 2.1 Central Government's strategy for minimising waste generation and its transfer to landfill can be most simply described according the 'Waste Hierarchy' as shown in **Figure 2.1**. Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the management company for the site can help meet the government's aspirations.

Figure 2.1: Waste Hierarchy



- 2.2 The waste collection would be overseen by the management company for the site, and they would appoint a licenced waste carrier to remove the waste. The management company would have responsibility to ensure the internal and external areas are kept clean and to move the bins in coordination with the occupiers. Refuse store areas would also be subject to appropriate ventilation.
- 2.3 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:
- Adequate means of storing solid waste shall be provided; and
 - Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority.
- 2.4 Food Waste is subject to the animal by-products controls. Developments which generate large volumes of food waste will have to comply with the requirements of the 'Animal By-Product' Regulations (Defra 2011). This won't comply to the proposed context as the food waste produced forms a smaller share of the total waste generated by the entire building. Still these regulations would be taken as guidance to inform the selection of types of containers and collections used.



- 2.5 Manchester City Council (MCC) have published guidance on the design and management of buildings to produce waste management strategies that maximise the amount of waste that is recycled. This guidance GD04 requests that a Waste Pro Forma is completed to support development applications and this is presented in **Appendix A**.
- 2.6 To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection thus reducing the opportunity for spillage.
- 2.7 In accordance with Section 34 of the Environmental Protection Act 1990, the manager of the development has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.
- 2.8 To demonstrate compliance with regulations, a Waste Transfer Note is required when that waste is collected by the waste carrier. This may be provided electronically. Many carriers are also able to provide environmental reports to inform on the waste management performance.
- 2.9 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by the development can help meet MCC's and the government's aspirations.
- 2.10 The waste collection would be overseen by the on-site management staff for the development, and they would appoint a licenced waste carrier to remove the waste. The management staff would be responsible to ensure the internal and external areas are kept clean and to move the bins in coordination with the occupiers. Refuse store areas would also be subject to appropriate ventilation.



3.0 Waste Forecast and Recycling Strategy

Waste Forecast

- 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 The proposed development incorporates Co-Living units which are different than the standard residential or aparthotel development and this may influence the volume of waste generated. The Duo, Trio and Quad (2, 3 and 4 bed) apartments are considered most likely to form a primary residence and will only be available on tenancies from 6-months upwards in length.
- 3.3 It is expected therefore to differ from standard residential apartments with a different demographic, different occupancy levels due to the greater turnover of occupants, a greater propensity for eating out, or potentially they may have more communal meals than normal, all of which could affect the volume waste generation.
- 3.4 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 Co-Living

Co-Living					
No. of Dwellings = 372 units					
Weekly Waste Forecast					
Waste Forecast (110 litres per Apartment per Week) = 40920 litres per week					
= 5846 litres per day					
Residential Accommodation Streams	Recycling	General Refuse (inc Organic)	Mixed	Pulpable	Total
		53.0%	23.5%	23.5%	100%
	Litres per Day	3098	1374	1374	5846
	Collection Frequency/Storage				
	EuroBin lifts every day	3	2	2	7

- 3.5 The space for Co-Working covers 1995sqm NIA and it is assumed that this would provide accommodation for around 312 employees over 3 floors, assuming a typical 80% occupancy rate. BS5906:2005 forecasts a typical office waste generation at 50 litres per employee per week or 10 litres per day, as shown in **Figure 3.2**.



Figure 3.2: Waste Forecast for Co-Working Space

Co-Working					
No. of Employees = 312					
Weekly Waste Forecast					
Waste Forecast (50 litres per Employee per Week) = 15600 litres per week					
= 3120 litres per day					
Residential Accommodation Recycling Streams	General Refuse	Organic	Mixed	Pulpable	Total
	30%	5%	15%	50%	100%
Litres per Day	936	156	468	1560	2964
Collection Frequency/Storage					
EuroBin lifts every day	1	1	1	2	4
240L lifts every day		1			1

- 3.6 The occupier for the extended commercial unit is yet to be confirmed. For the forecast exercise, it is assumed to be occupied by a Food and Beverage operator providing about 150 - 200 food covers. This is considered to provide a robust forecast as it is likely to incorporate a mix of bar and restaurant use. BS5906:2005 forecasts a restaurant waste generation at 75 litres per cover per week, as shown in **Figure 3.3**.

Figure 3.3: Waste Forecast for Extended Commercial Unit

Commercial Unit (F&B)					
No. of Covers = 200					
Weekly Waste Forecast					
Waste Forecast (75 litres per Cover per Week) = 15000 litres per week					
= 3000 litres per day					
Residential Accommodation	General Refuse	Organic	Mixed	Pulpable	Total
	10%	40%	28%	22%	100%
Litres per Day	300	1200	840	660	3000
Collection Frequency/Storage					
360L lifts every day	1	5	3	2	6
240L lifts every day					5

- 3.7 The flexible amenity space at the Ground Floor level, level 1 and roof terrace is assumed to include a rate based on general retail use. BS5906:2005 gives forecasts for retail at 10 litres per 1 Sqm per week. **Figure 3.4** demonstrates the waste forecast based on Amenity space of 968 Sqm.



Figure 3.4: Waste Forecast for Flexible Amenity Space

Flexible Amenity Space					
Area = 968 Sqm					
Weekly Waste Forecast					
Waste Forecast (10 litres per Sqm per Week)			= 9680 litres per week		
			= 1936 litres per day		
Residential Accommodation	Recycling Streams	General Refuse (inc Organic)	Mixed	Pulpable	Total
		50%	25%	25%	100%
	Litres per Day	968	484	484	1936
	Collection Frequency/Storage				
	EuroBin lifts every day	1			1
	360l lifts every day		2	2	4

Forecast Bin Capacity

- 3.8 The proposed bin storage requirement depends on the frequency of collection as well as the volumes of waste generated. It is proposed that a daily collection would be appropriate to manage the volume of the waste generated. The waste collection required for the proposed development would be carried out by a private collection operator. As described later this would operate in perpetuity for the life of the development at the sole cost of the building owner.
- 3.9 Waste from the Co-Work, and the flexible amenity units would be initially stored within their own demise and then either brought out directly for collection by the occupiers or taken to the main bin store. While a bin store is proposed within the BOH for the extended commercial unit to store their waste. It is expected that this waste would also be collected on daily basis.
- 3.10 **Table 3.1** summarises the no. of bins required to store the waste generated from each of the land use considering it is collected on daily basis.

Table 3.1: Bins Required

Land Use	General Refuse	Organic	Mixed	Pulpable
Co-Living	3 x 1100L		2 x 1100L	2 x 1100L
Co-Working	1 x 1100L	1 x 240L	1 x 1100L	2 x 1100L
Extended Commercial Unit	1 x 360L	5 x 240L	3 x 360L	2 x 360L
Flexible Amenity Space	1 x 1100L		2 x 360L	2 x 360L

- 3.11 The review of the proposed site layout highlights that the proposed bin areas in both the blocks are sufficient to accommodate the required no. of bins with additional capacity.



Waste Proforma

- 3.12 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 A**.

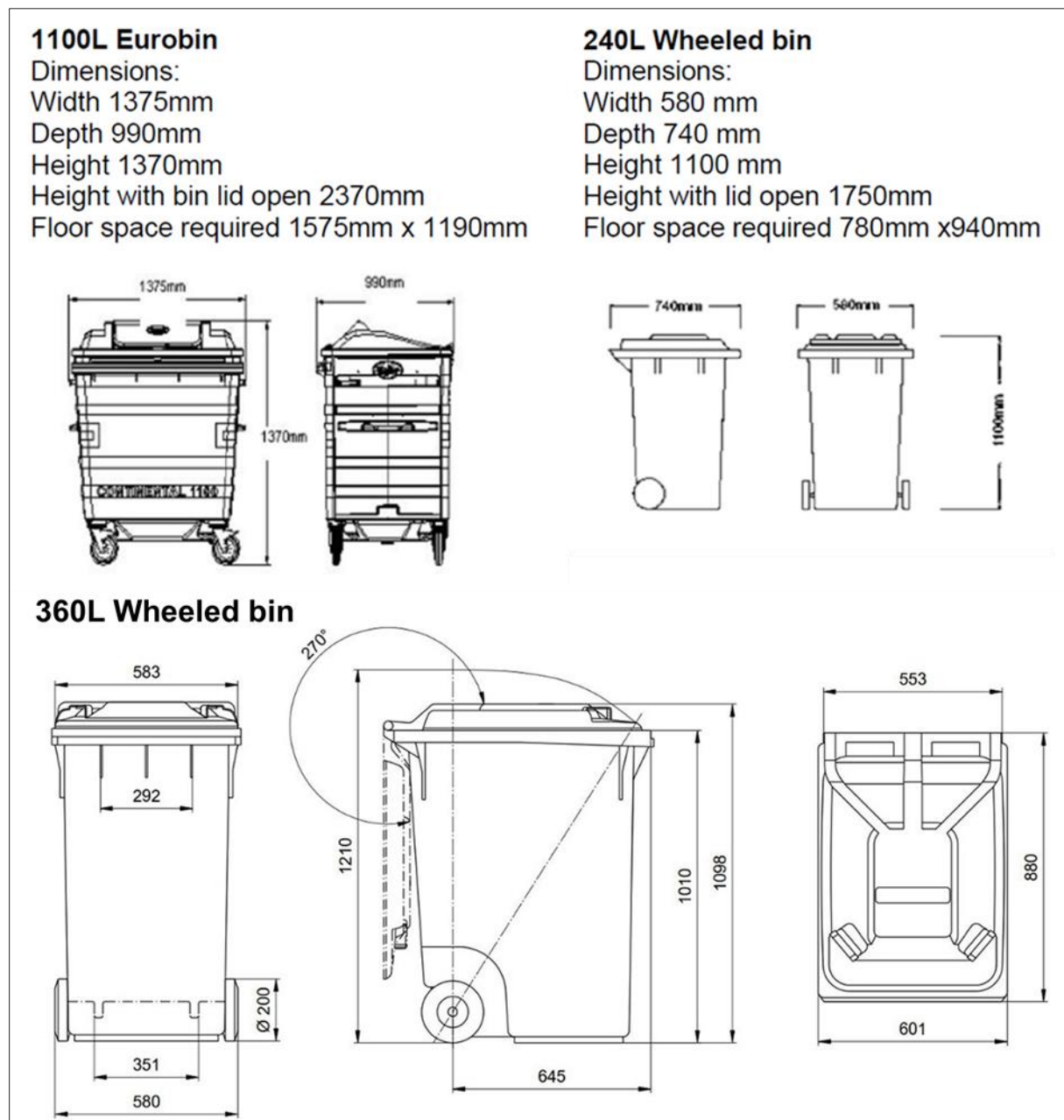


4.0 Refuse Storage

Bin Dimensions

4.1 The proposed bin sizes for the site are detailed below in **Figure 4.1**.

Figure 4.1: Proposed Bin Sizes



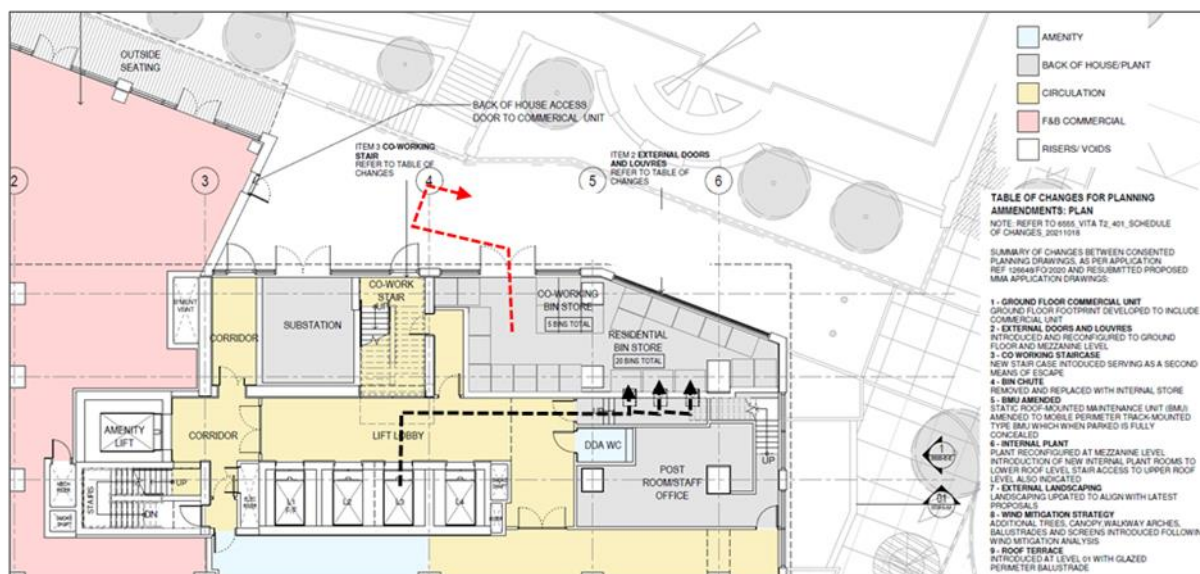
4.2 All bin stores would have impervious floors, bump strips to avoid damage to doors and walls, be appropriately ventilated and to assist in cleaning, the bin stores will benefit from a nearby water outlet. It will be the responsibility of the on-site management team to keep the bin stores and transfer routes clean.



Waste Transfer Route

- 4.3 The location of the bin stores within the wider layout are illustrated in the **Figure 4.2** and **4.3**.
- 4.4 Residents would be required to bring their waste to the bin store and deposit it in the appropriate bins. The occupiers will not have direct access to the bin store so there are 3 refuse hopper doors on the ground floor where residents can drop off their waste into a waiting bin located on the other side of the wall. Each of these hoppers/doors will be colour coded to help waste allocation. Bins within the apartments/kitchens will also be colour-coded to assist in the correct separation of waste at source.

Figure 4.2: Proposed Bin Store



- 4.5 For any large or unusual waste items, the residents would contact reception and arrange for a bespoke collection which may incur a charge.
- 4.6 Waste from the Co-Work, and the flexible amenity units would be initially stored within their own demise and then either brought out directly for collection by the occupiers or taken to the main bin store. As well the main waste streams there may be specific waste streams such as Waste Electrical and Electronic Equipment recycling (WEEE), printer cartridges, confidential waste that is collected separately from the main waste and this is typically stored internally by the occupier and collected with an occasional specific collection.
- 4.7 The Extended Commercial unit would store waste within its own demise. As the occupier for the commercial unit is yet to be confirmed, a draft design layout has been prepared which may be subject to revision in the future.



Figure 4.3: Proposed Bin Store for Extended Commercial Unit



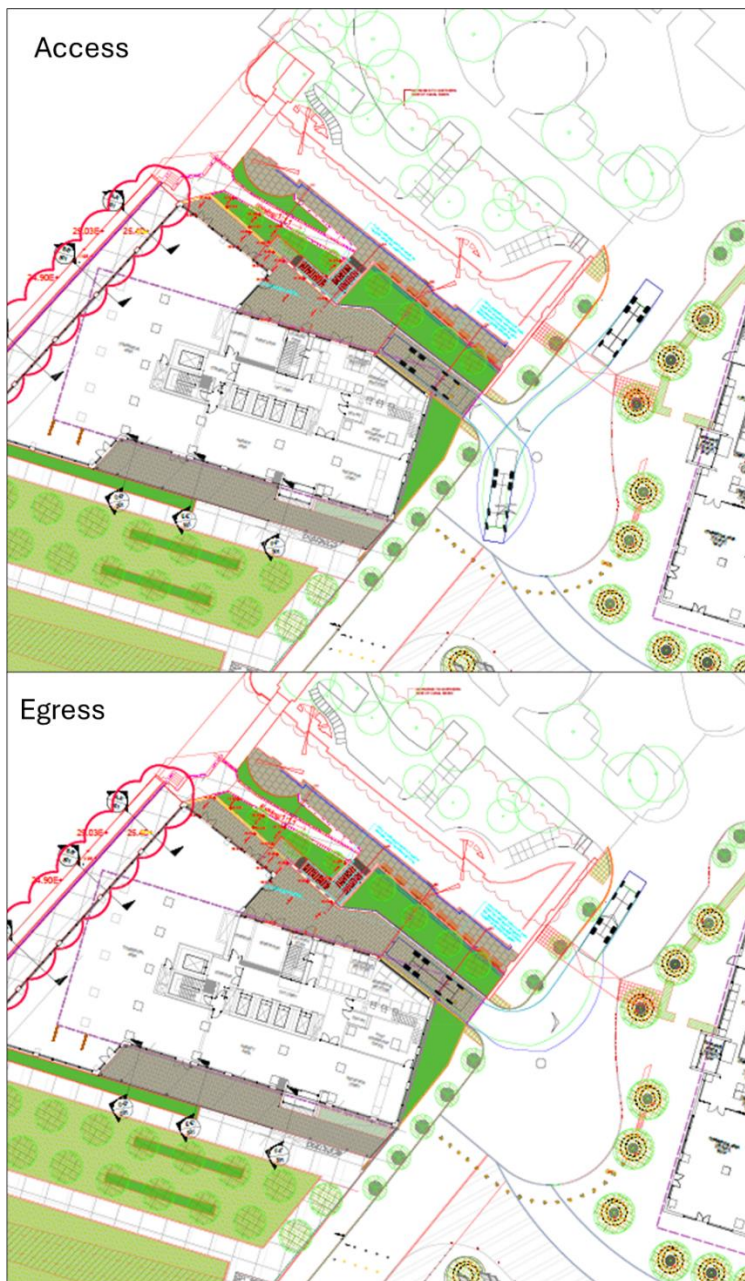
- 4.8 The waste would be brought out for collection by the occupiers immediately prior to and returned immediately after collection.
- 4.9 There may be additional waste streams for the commercial unit that are managed separately from the main waste streams such as a cooking oil collection.
- 4.10 There are different ways of managing these specific waste streams and the building management would ensure there are suitable procedures in place to ensure that this waste is managed according to best practice.

Waste Management

- 4.11 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. This arrangement with a private waste management company will be maintained in perpetuity at the sole cost of the building owner.
- 4.12 The refuse containers will be wheeled a short distance from the refuse store to the collection vehicle. The path between the ground floor refuse store and the collection vehicle using the service road to the east of the building.
- 4.13 The route will be step free and will have a minimum width of 1.54m, ensuring adequate manoeuvring space. It is also noted that waste collection for T2 could be aligned with the wider collection activities taking place at St Johns to improve efficiency and reduce the number of refuse vehicles needing to serve the site.
- 4.14 The Swept path analysis showing the collection arrangement is included at **Appendix B**. An extract of this is illustrated in **Figure 4.4**.



Figure 4.4: Swept Path Analysis



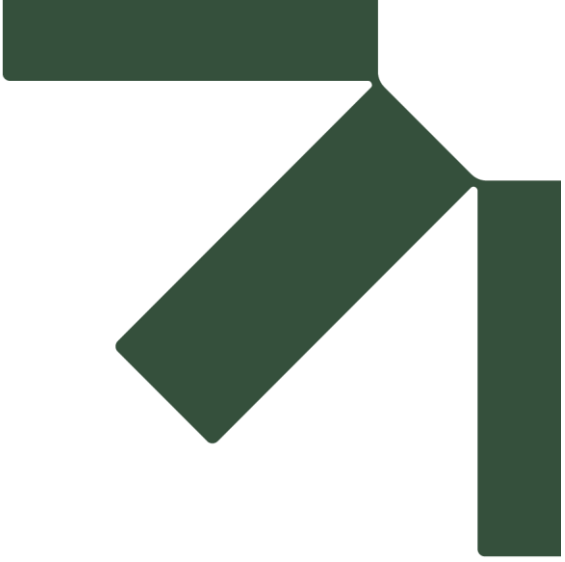
- 4.15 These bin stores would be kept clean and there will be a water tap in the bin store to help with spills. Management will oversee the waste operations and as well as direct observations, they will use CCTV to ensure compliance and to monitor how full each bin becomes.



5.0 Conclusion

- 5.1 This Waste Management Strategy has been prepared by SLR on behalf of Union Living Ltd in support of the development of Union, Tower 2 (T2), St John's. This co-living development is part of the St John's development area located in Manchester City Centre.
- 5.2 The Planning Application (Ref: 126648/FO/2020) for this development was approved by the council in November 2021. This report has been prepared to discharge the given conditions no. 24 and 25.
- 5.3 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.
- 5.4 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 no. of bins.
- 5.5 It is proposed that a daily collection would be appropriate to manage the volume of the waste generated. The waste collection required for the proposed development would be carried out by a private collection operator in perpetuity at the sole costs of the building owner.
- 5.6 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.
- 5.7 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 Waste Proforma

Discharge of Condition No. 24 and 25 – Waste Management Strategy

Union Tower 2, St John's

Union Living Ltd

SLR Project No.: 432.001386.00001

17 July 2024



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

Planning Application Number: 126648/FO/2020

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
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.

Co-Living Units Waste Forecast

The proposed development incorporates Co-Living units which are different than the standard residential or aparthotel development and this may influence the volume of waste generated. To provide a robust assessment, the standard residential waste forecasts of 110 litres of waste per week per apartment has been used based on British Standard 'Waste Management in Buildings — Code of Practice' (BS5906:2005) and MCC's GD-04.

Co-Living					
No. of Dwellings = 372 units					
Weekly Waste Forecast					
Waste Forecast (110 litres per Apartment per Week)			=	40920 litres per week	
			=	5846 litres per day	
Residential Accommodation Streams	Recycling	General Refuse (inc Organic)	Mixed	Pulpable	Total
		53.0%	23.5%	23.5%	100%
	Litres per Day	3098	1374	1374	5846
Collection Frequency/Storage					
EuroBin lifts every day		3	2	2	7

Co-Working Space Waste Forecast

The space for Co-Working covers 1995sqm NIA and it is assumed that this would provide accommodation for around 312 employees over 3 floors, assuming a typical 80% occupancy rate. BS5906:2005 forecasts a typical office waste generation at 50 litres per employee per week or 10 litres per day.

Co-Working					
No. of Employees		=	312		
Weekly Waste Forecast					
Waste Forecast (50 litres per Employee per Week)			=	15600 litres per week	
			=	3120 litres per day	
Residential Accommodation Recycling Streams	General Refuse	Organic	Mixed	Pulpable	Total
	30%	5%	15%	50%	100%
Litres per Day	936	156	468	1560	2964
Collection Frequency/Storage					
EuroBin lifts every day	1		1	2	4
240L lifts every day		1			1

Flexible Amenity Space Waste Forecast

The flexible amenity space at the Ground Floor level, level 1 and roof terrace is assumed to include a rate based on general retail use. BS5906:2005 gives forecasts for retail at 10 litres per 1 Sqm per week.

Flexible Amenity Space					
Area		= 968 Sqm			
Weekly Waste Forecast					
Waste Forecast (10 litres per Sqm per Week)				=	9680 litres per week
				=	1936 litres per day
Residential Accommodation	Recycling Streams	General Refuse (inc Organic)	Mixed	Pulpable	Total
		50%	25%	25%	100%
Litres per Day		968	484	484	1936
Collection Frequency/Storage					
EuroBin lifts every day		1			1
360l lifts every day			2	2	4

Extended Commercial Unit Waste Forecast

The occupier for the extended commercial unit is yet to be confirmed. For the forecast exercise, it is assumed to be occupied by a Food and Beverage operator providing about 150 - 200 food covers. This is considered to provide a robust forecast as it is considered likely to incorporate a mix of bar and restaurant use. BS5906:2005 forecasts restaurant waste generation at 75 litres per cover per week.

Commercial Unit (F&B)					
No. of Covers		= 200			
Weekly Waste Forecast					
Waste Forecast (75 litres per Cover per Week)		= 15000 litres per week			
		= 3000 litres per day			
Residential Accommodation	General Refuse	Organic	Mixed	Pulpable	Total
	10%	40%	28%	22%	100%
Litres per Day	300	1200	840	660	3000
Collection Frequency/Storage					
360L lifts every day	1		3	2	6
240L lifts every day		5			5

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

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
--	-----

Internal Stores (Residential and Commercial)

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

Co-Living Waste

In the apartments and kitchens within the Co-Living space three bins will be provided which will be colour coded to match the waste streams directed through the waste hopper system located on the ground floor.

Co-Work Waste

Waste in the Co-Work space will be stored in bins split into 4 recycling streams in the offices and communal areas and then would be carried into the main proposed bin store at the end of the day.

Flexible Amenity Space

This waste will be stored within the demise of flexible amenity units and then either brought out directly for collection by the occupiers or taken to the main bin store.

Extended Commercial Unit

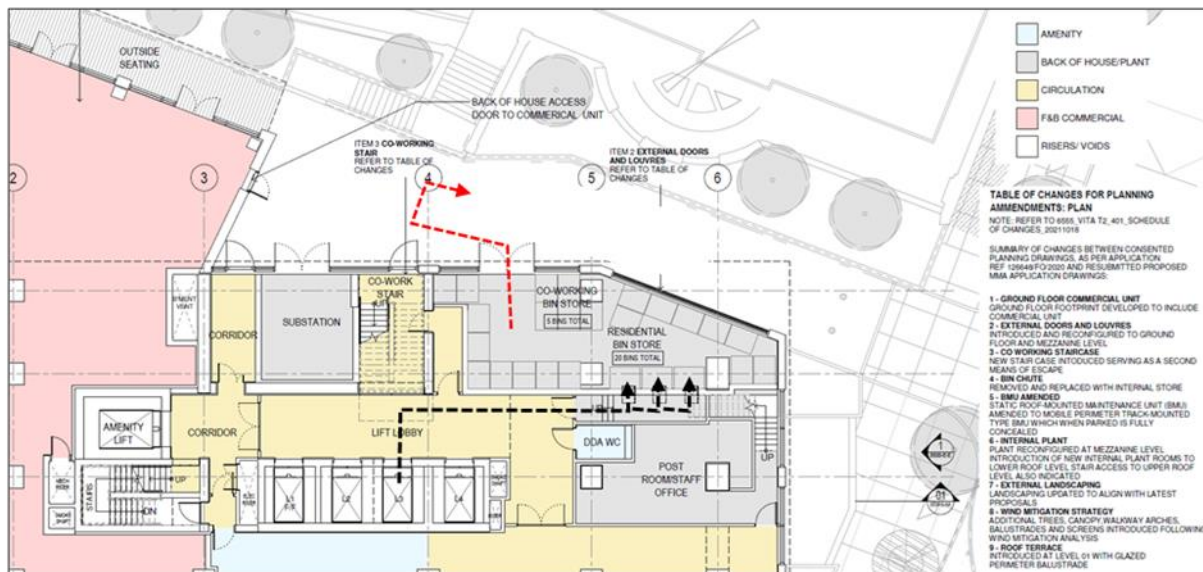
The Extended Commercial unit would store waste within its own demise. As the occupier for the commercial unit is yet to be confirmed, a draft design layout has been prepared which may be subject to revision in the future. According to the draft layout the bin store will be proposed on the ground floor which would have a direct access to the service area in the east.

Storage Areas for Waste Containers (Residential and Commercial)

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

Co-Living

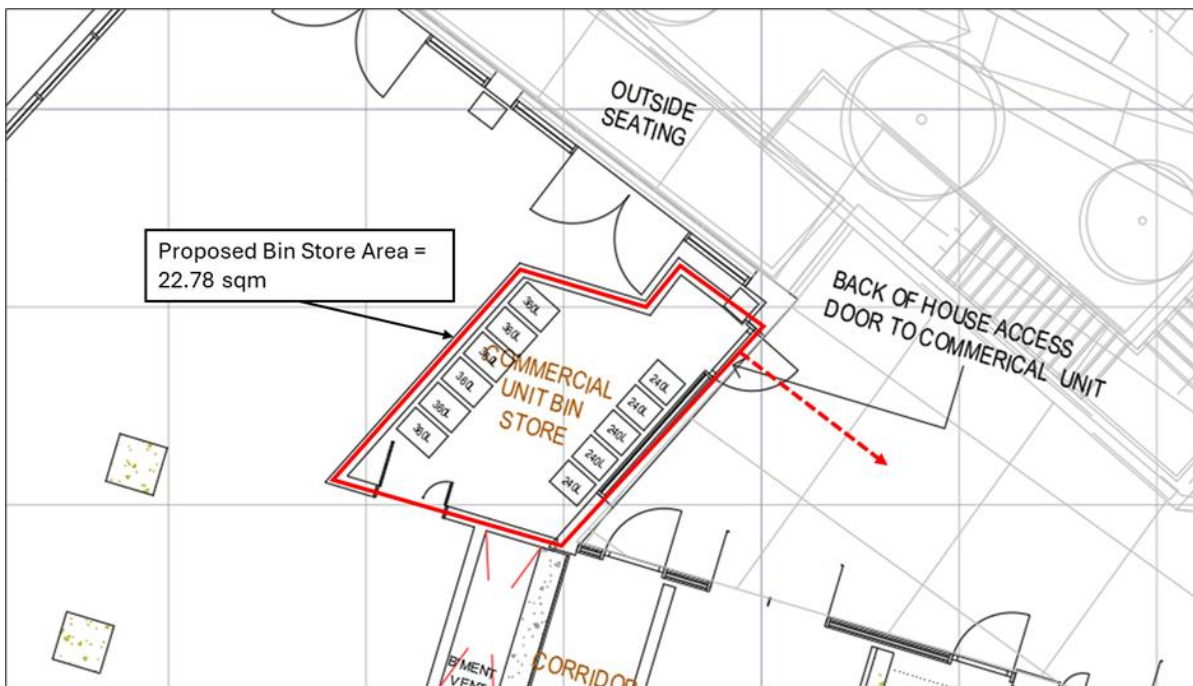
Residents would be required to bring their waste to the Bin Store and deposit it in the appropriate bin. The occupiers will not have direct access to the bin store so there are 3 refuse hopper doors on the ground floor where residents can drop off their waste into a waiting bin located on the other side of the wall. Each of these hoppers/doors will be colour coded to help waste allocation. Bins within the apartments/kitchens will also be colour-coded to assist in the correct separation of waste at source.



For any large or unusual waste items, the residents would contact reception and arrange for a bespoke collection which may incur a charge.

Waste from the Co-Work, and the flexible amenity units would be initially stored within their own demise and then either brought out directly for collection by the occupiers or taken to the main bin store. As well the main waste streams there may be specific waste streams such as Waste Electrical and Electronic Equipment recycling (WEEE), printer cartridges, confidential waste that is collected separately from the main waste and this is typically stored internally by the occupier and collected with an occasional specific collection.

The Extended Commercial unit would store waste within its own demise. As the occupier for the commercial unit is yet to be confirmed, a draft design layout has been prepared which may be subject to revision in the future.



The waste would be brought out for collection by the occupiers immediately prior to and returned immediately after collection.

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. This arrangement with a private waste management company will be maintained in perpetuity at the sole cost of the building owner.

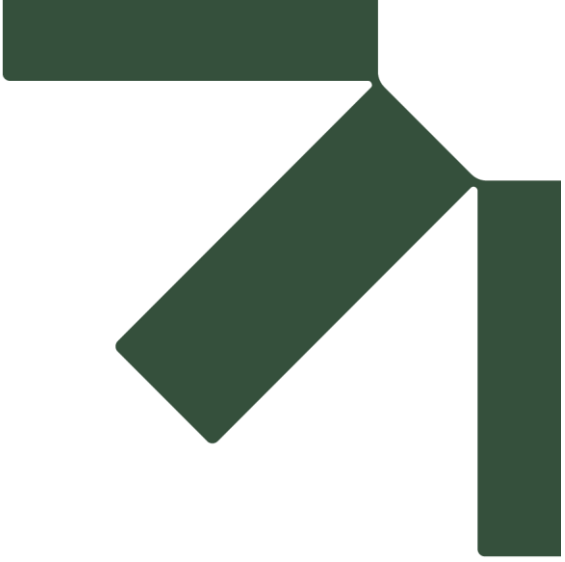
Refuse containers will be wheeled a short distance from the refuse store to the collection vehicle. The path between the ground floor refuse store and the collection vehicle using the service road to the east of the building. The route will be step free and will have a minimum width of 1.54m, ensuring adequate maneuvering space.

It is also noted that waste collection for the development could be aligned with the wider collection activities taking place at St Johns 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.



Appendix B Swept Path Analysis

Discharge of Condition No. 24 and 25 – Waste Management Strategy

Union Tower 2, St John's

Union Living Ltd

SLR Project No.: 432.001386.00001

17 July 2024

Access

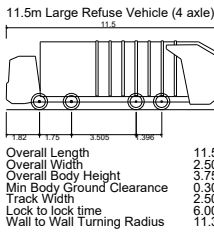


Ordnance Survey © Crown copyright 2019.
All rights reserved. Licence No. 100052073.
NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN VECTOS (NORTH) LTD.
IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.

REV.	DETAILS	DRAWN	CHECKED	DATE

Notes:

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.



Egress



Union Tower 2, St John's

Union Living Ltd

Swept Path Analysis - Refuse Vehicle



DRAWN: WD	CHECKED: AS / GD	DATE: 08.04.24	SCALES: 1:500 at A3	DRAWING NUMBER: VN222278-TR103	REVISION: .
-----------	------------------	----------------	---------------------	--------------------------------	-------------

