

Downley Drive Waste Management



Great Places Housing Association | Downley Drive
Waste Management Strategy
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Buttress

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Contents

1.0	Introduction	3
2.0	Development Proposals	3
3.0	Scope of the Report	3
4.0	Policy Context	4
5.0	Waste Forecasts	4
6.0	Waste Management Strategy	5
7.0	Waste Proforma	6

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1.0 Introduction

This Waste Strategy report is prepared by Buttress on behalf of Great Places Housing Association in support of the planning application for the Downley Drive Apartments development.

The site is bounded by the Rochdale Canal to the north-east, green space to the north-west, Kingham Drive to the south-east and houses to the south-west which are being delivered under planning application number 130390/FO/2021.

2.0 Development Proposals

The proposed scheme is a design development of the approved apartment block in planning application number 130390/FO/2021.

Due to the location of an unchartered United Utilities (UU) manhole, a redesign has been required to provide free access to it. This has resulted in section of the building being removed. Whilst it is proposed that the majority of the approved building will remain largely the same, the quantity of apartments has changed which will impact the waste management strategy.

With the reduction in the overall building footprint, four 2B4P apartments are lost. In order to make the scheme viable, an additional floor providing a further 11 apartments is proposed. This results in a net gain of 7 apartments, totalling 52 overall.

3.0 Scope of the Report

This strategy establishes the means of recycling the material generated and sets out the following:

- Forecast waste generation & recycling rates;
- Proposed waste management strategy;
- Proposed waste storage facilities; and
- Forecast the refuse collection frequency.

This report sets out the policy context for waste management, forecast the waste generated, the number of bins required, the collection frequency, the management and oversight of the waste collection strategy.



4.0 Policy Context

The development falls within the City of Manchester and 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. Manchester City Council requests that a Waste Pro Forma is completed to support development applications and this is presented later in this document.

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. 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.

The Waste (England and Wales) (amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate waste-paper, metal, plastic and glass in different waste streams. Another change will be the obligatory use of SIC codes in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as described and published by DEFRA under regulation 15(1) of the Waste (England and Wales) Regulations 2011.

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. There will be food waste generated from the commercial unit / café. Food Waste needs to be covered by the Animal By Products (Enforcement) (England) Regulations 2011. The volumes of waste will be greater than 20kg and therefore need to be stored in a labelled container and collected by a licensed carrier and records kept.

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 can help meet MCC’s and the government’s aspirations.

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.

5.0 Waste Forecasts

Based on the MCC document ‘GD 04 Waste Storage and Collection Guidance for New Developments Version 6’ the developer needs to provide the following:

For each apartment developers must provide 0.43m² of space plus space required to manoeuvre and access all the containers individually.

The recyclable waste streams have been calculated based on a weekly volume per apartment of 110 litres. Refer to Waste Forecast calculation.

Total for Apartments (collected fortnightly) =

General Waste = 6 x 1100 litre bins (6,600 litres)

Paper / Card = 3 x 1100 litre bins (3,300 litres)

Plastic / Glass = 3 x 1100 litre bins (3,300 litres)

Organic / Food Waste = 2 x 240 litre bins (480 litres)

(Note: Each apartment will have a 23 litre caddy to decant food waste from the apartment to the main refuse store)

Collection will be weekly based on predicted waste calculations.

6.0 Waste Management Strategy

The apartment block communal bin store is located on the Ground Floor accessed both from the main entrance corridor through a fire sterile lobby and from the outside through a secure lockable door.

The bin store has been dimensioned to accommodate the standard number of bins for high rise domestic developments i.e. 0.43m² of space per apartment.

There are 52no. apartments and on this basis the bin store area will require a minimum area of 22.36m² plus space required to manoeuvre and access all the containers individually. The proposed bin store area is 46.4 m² providing more than the required amount.

The bin store will be mechanically ventilated.

Resident are required to deposit their waste and recycling in the correct containers in the bin store, accessed via lift or stair core. On collection days the building manager will be responsible for moving the bins to the designated zone at the top of St Vincent Street prior to collection and returned immediately after and to ensure areas are kept clean.

Whilst most residents will make use of the main bin store, some apartment fall outside of the 30m distance allowed. A secondary ‘satellite’ bin store is located to the north of site to serve this units. The building manager will be responsible for moving the bins to the collection zone and ensuring they do not overflow. See site plan on page 3 for location.

The route will be step free and will have a minimum width of 1.54m, ensuring adequate space for a bin to pass.

Collections will be every week for general/organic, paper/card and glass/plastic waste.

Key

 Resident refuse route

 Domestic refuse collection point

 Building manager refuse route



7.0 Waste Proforma

Appendix E Proforma for Planning Applications



Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

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	NA
Pulpable Recycling	140 / 240	1 x wheeled bin	NA
Mixed Recycling	140 / 240	1 x wheeled bin	NA
Garden Waste	140 / 240	1 x wheeled bin	NA
Food Waste	23	1 x 23 litre caddy	NA

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m² 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.	Required space = 0.43m² per apartment Therefore: 52 apartments x 0.43m² = 22.36m² Actual space provided = 46.4m²

Commercial Developments

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

General Waste -	Please refer to calculations in section 5.0
Pulpable Recycling -	
Mixed Recycling -	
Food Waste -	
Industrial Waste -	

Has / will a contract be obtained with a licenced waste carrier?	Yes
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Mixed Use Developments

Are the stores for residential and commercial separate from each other?	NA
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Internal Stores (Residential and Commercial)

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

Please refer to sections 5.0 and 5.1

Storage Areas for Waste Containers (Residential and Commercial)

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

Please refer to sections 5.0 and 5.1

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 stores will be provided with mechanical ventilation
Hygiene -	The floor and walls of the refuse stores will be constructed and finished in materials that are impervious and easily kept clean. Overall waste management will be undertaken by the management company who will monitor the cleanliness on a regular basis and will 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

The management company staff will ensure that the bins are presented in a designated area within the demise of the development at the 'back of pavement' off St.Vincent Street, ready for collection and will return the bins to the bin stores immediately after collection has taken place.

Please ensure that you have attached:

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

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

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